



MUTUAL TOWER

NOW LEASING

A Durham Original, Reimagined

N C MUTUAL LIFE



WiredScore
CERTIFIED



411 WEST CHAPEL HILL STREET, DURHAM, NC

Iconic Work-Life Since 1968



ADDRESS

411 West Chapel Hill Street, Durham, NC 27701

SIZE

200,156 RSF

NO. OF STORIES | AVERAGE FLOORPLATE SIZE

14 | ~14,000 RSF

SF AVAILABLE

2,163 - 27,941 RSF

4TH & 9TH FLOOR TOWN HALL SPEC SUITE PROGRAM - AVAILABLE NOW!
27,941 RSF BIG BLOCK - 11TH & 12TH FLOORS - TOP FLOOR VIEWS OF DOWNTOWN!

YEAR BUILT | YEARS RENOVATED

1968 | 2019 & 2021

ON-SITE AMENITIES & FEATURES

- » Outdoor Plaza + Greenspace
- » Outdoor Seating + Wifi
- » Secure Indoor Bike Storage
- » Grab-and-Go Concession
- » Renovated Lobby
- » One-of-a-kind Views of Downtown Durham
- » Locker Rooms + Fitness Center
- » Conferencing Center and Tenant Lounge
- » A BOMA 360 Performance Building
- » WiredScore Certified
- » Fitwel Certification
- » **NOW OPEN! FARE & FELLOW** Lobby Coffee Shop and Cocktail Bar

[» BROWSE THEIR MENU <<](#)

FARE&FELLOW



A Durham Landmark

In the early decades of the 1900s, Durham acquired a national reputation for entrepreneurship. Businesses owned by African Americans lined Parrish Street, and among them was North Carolina Mutual Life Insurance Company.

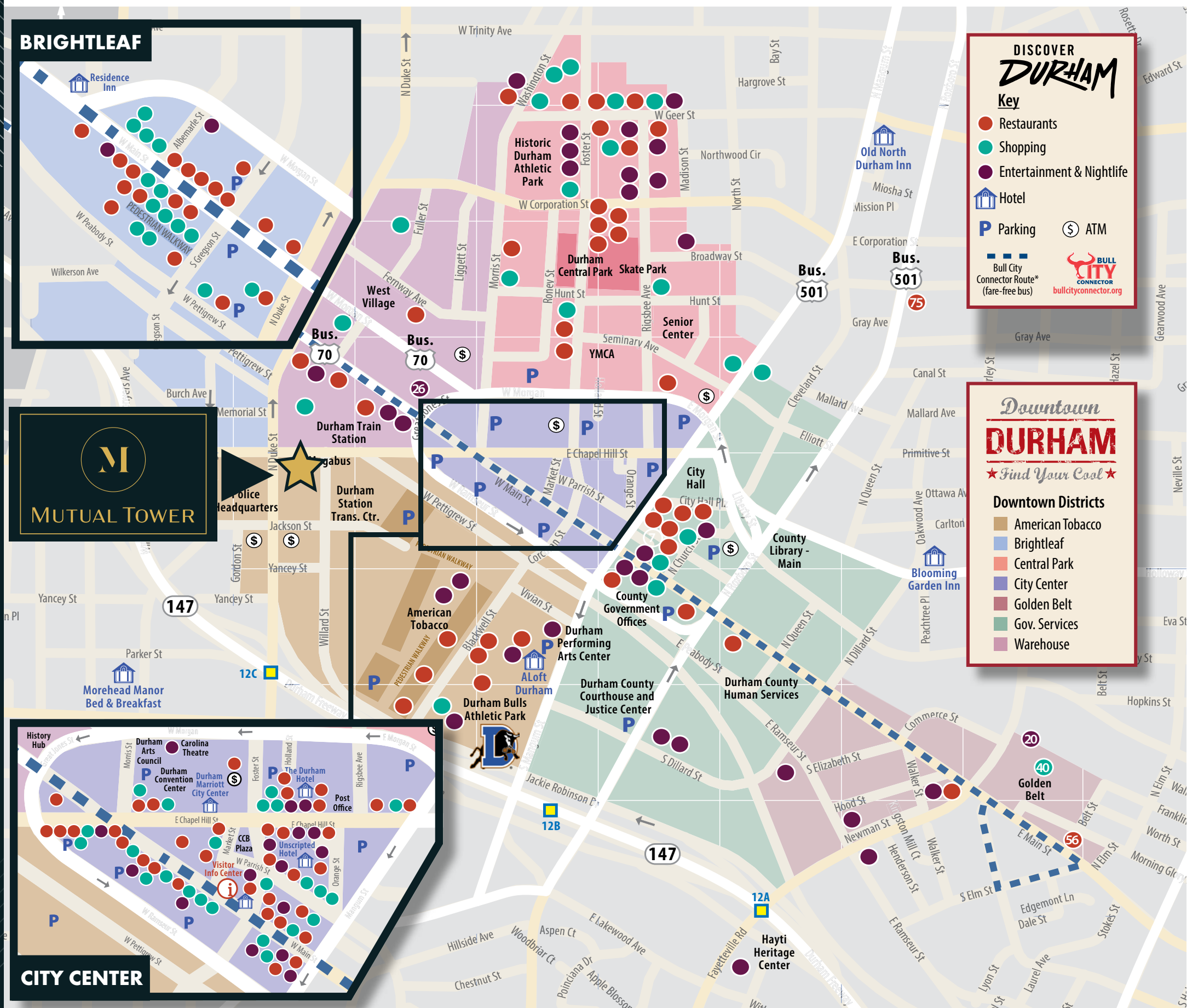
For much of the 20th century, North Carolina Mutual was the largest Black-owned company in the United States, serving the needs of over two-million Americans through employment, mortgages, and premiums in its first 115 years.

As NC Mutual outgrew its original headquarters on Durham's famed Parrish Street, the company acquired land that once housed the Duke family estate, building a thoroughly modern headquarters tower in 1963 - now Mutual Tower. The NC Mutual headquarters was not only the tallest building in Durham until 1987, but also the tallest Black-owned building anywhere in the U.S.



Easily accessible to everything Durham has to offer

Centrally located in Downtown Durham with a **Walkscore of 93**, Mutual Tower is as in-the-mix as it is on the city's cultural map. The building is just steps from dozens of shops and restaurants, and offers immediate access to NC-147 with connections to I-40 and I-85.



SOURCE: DOWNTOWNDURHAM.COM

A “face lift” for the face of the building

LOBBY FEATURES

- » Brand new double-height lobby, including glazing, millwork, and stone
- » Multiple seating areas for small group meetings and shared workspaces and Wi-fi
- » **Now Open! Fare & Fellow Lobby Coffee Shop and Cocktail Bar**

>> BROWSE THEIR MENU <<

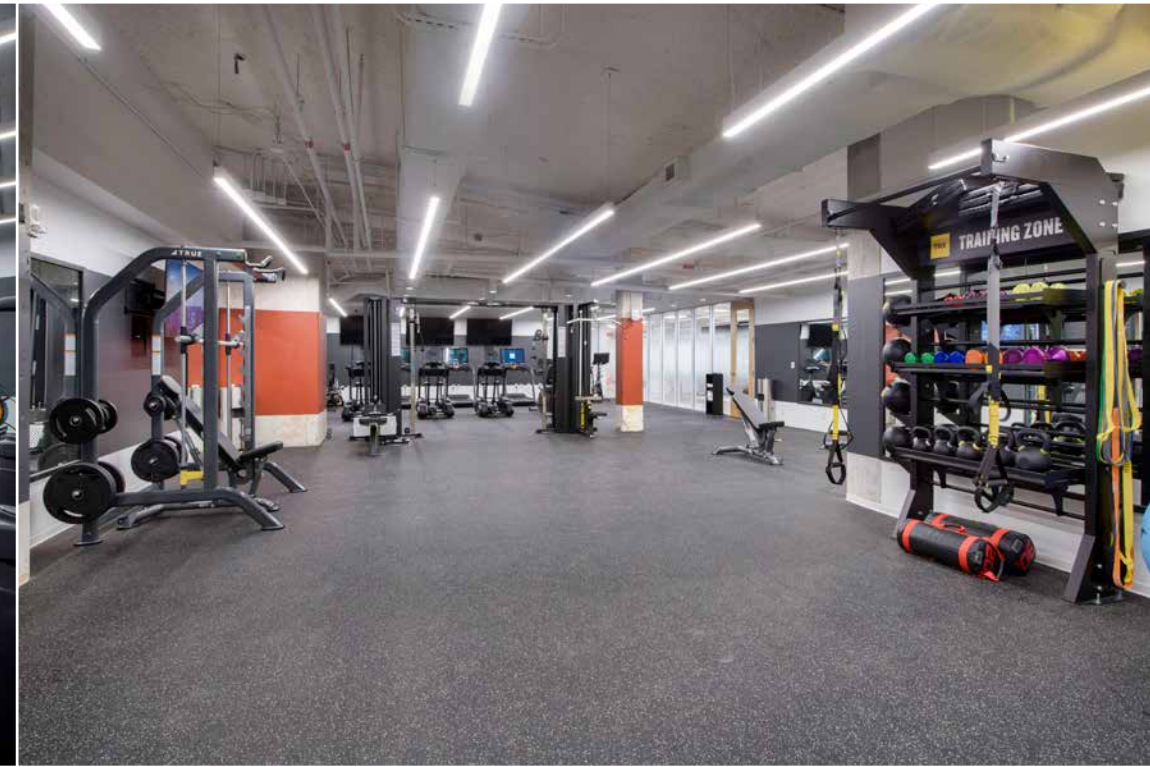
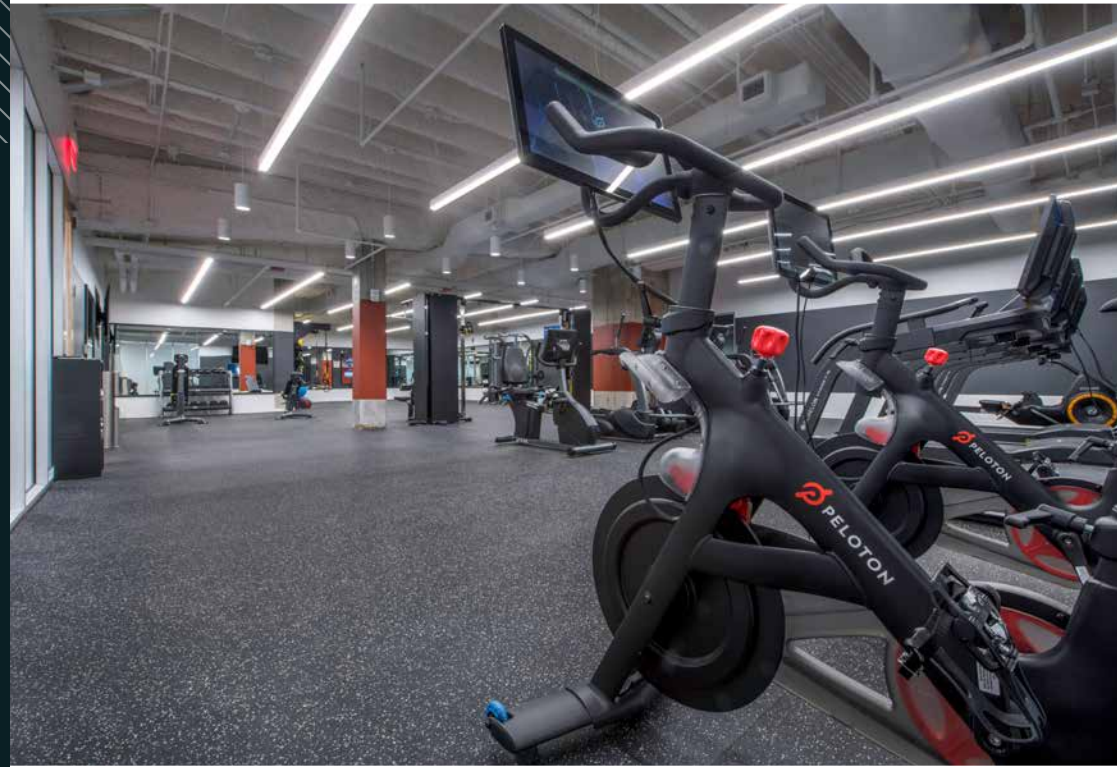
FARE&FELLOW



State-of-the-art fitness for modern well being

FITNESS CENTER FEATURES

- » Cardiovascular, free weight, and floor exercise areas featuring Peloton bikes and TRX systems
- » Spa-quality locker rooms and showers



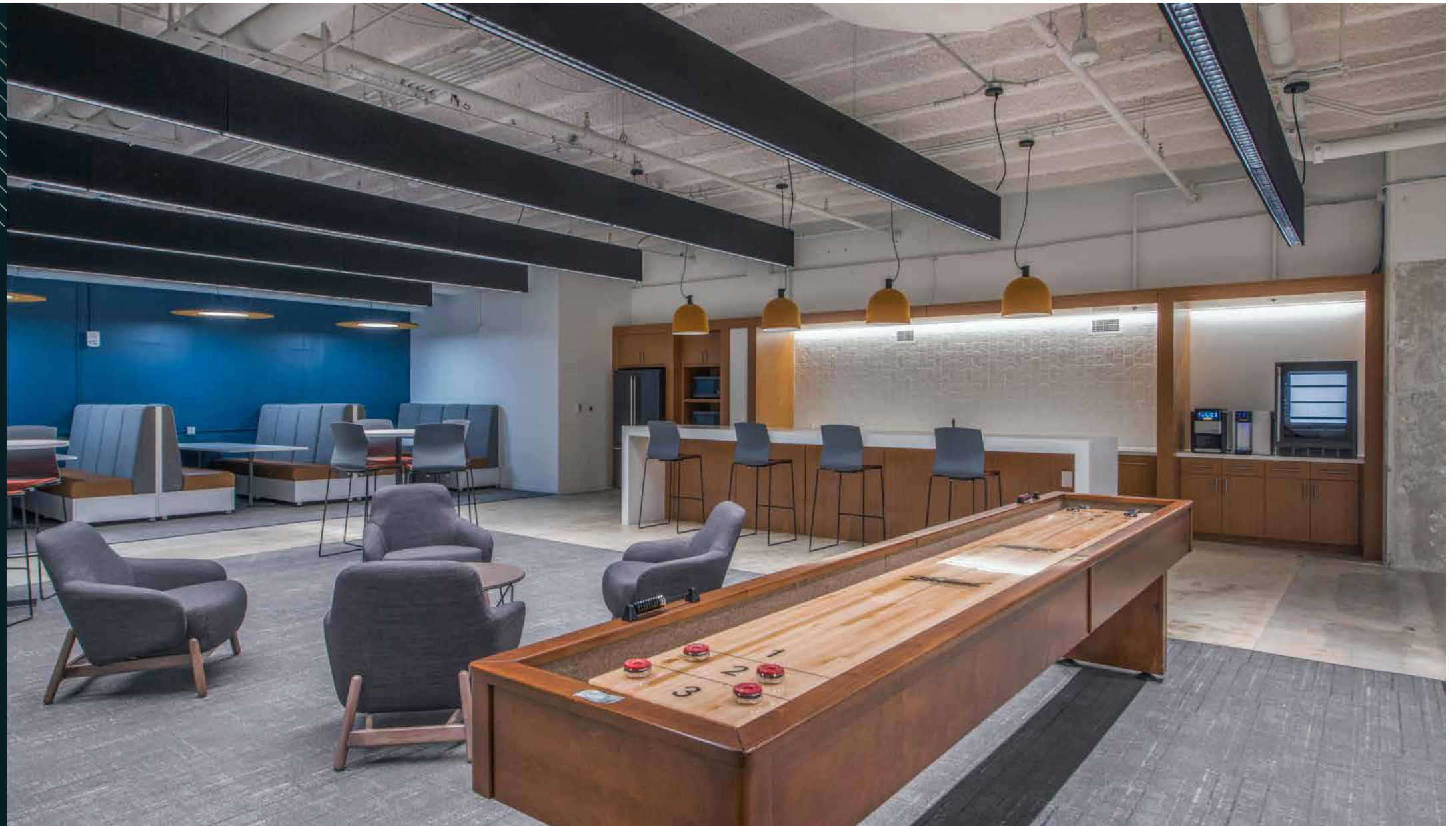
Priority #1: Our tenant's priorities

CONFERRING & TENANT LOUNGE FEATURES

- » Conferencing facility with capacity for up to ~200 people and ability to host multiple simultaneous meetings along with a pre-function area for hosting events
- » Video-conferencing, AV system, flexible seating arrangements (board room, classroom and event seating)
- » Televisions and Wifi
- » Grab-and-go food and beverage
- » A BOMA 360 Performance Building
- » **NEW!** WiredScored certified



WiredScore
CERTIFIED



A comprehensive approach to well-being

Ownership has invested **\$6 million to fully overhaul and replace the building's HVAC system**, creating a quieter, more efficient, and importantly, cleaner indoor environment to tenants, their employees, and their guests.

Ownership believes Mutual Tower is **one of the best ventilated office buildings in North Carolina**.

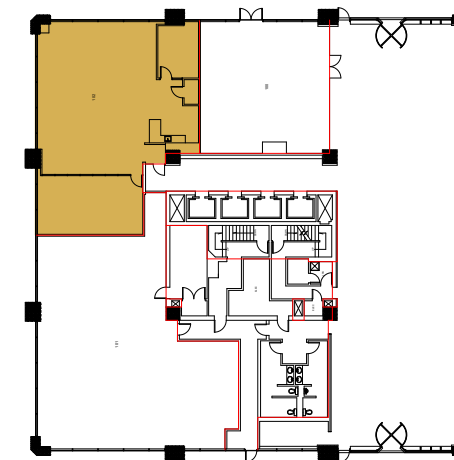
FULL HVAC REPLACEMENT THAT PROVIDES AMONG THE CLEANEST AIR OF ANY OFFICE BUILDING IN NORTH CAROLINA

- Increased ventilation - #1 recommendation of CDC
 - Up to 100% fresh air
 - Nearly double the air changes required by code
 - Continuously monitored air quality and responsive system
- MERV-13 filtration - #2 recommendation of CDC
- Phenomenal Aire air cleaning technology which uses needlepoint bipolar ionization to neutralize viruses and pathogens; kill mold, bacteria, and fungi; and eliminate odors and smoke – Mutual Tower is likely the only building in Durham utilizing this technology
- Nighttime Purge Sequence ensures the building starts each day with air free of any human contaminants. This is the #1 recommended control sequence by ASHRAE to reduce transmission of airborne pathogens like COVID-19
- Smart controls over individual tenant zones, including from a smartphone
- System efficiency – 30% energy savings versus a typical office building



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Availabilities



1ST FLOOR • 2,645 RSF
PLUG & PLAY

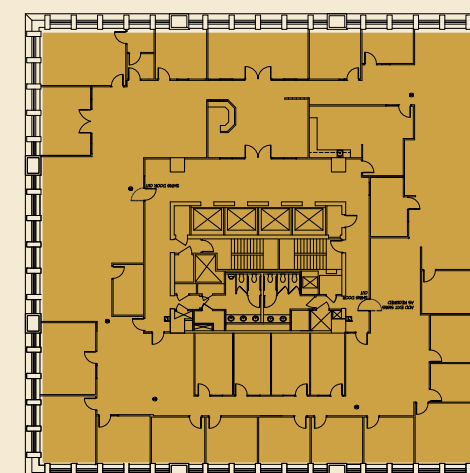


4TH FLOOR
ONLY 2 SPEC SUITES LEFT!

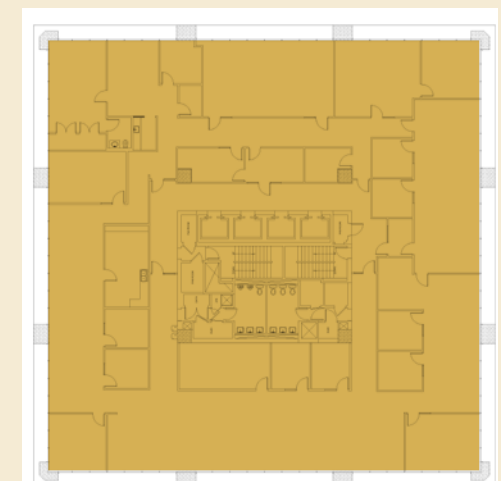


9TH FLOOR
ONLY 1 SPEC SUITES LEFT!

27,941 RSF Big Block | Top Two Floors | Stunning Views of Downtown | Building Signage Available



11TH FLOOR • 14,357 RSF
FULL FLOOR!
Available 11/1/2026



12TH FLOOR • 13,584 RSF
FULL FLOOR!

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4th Floor Town Hall Spec Suite Concept

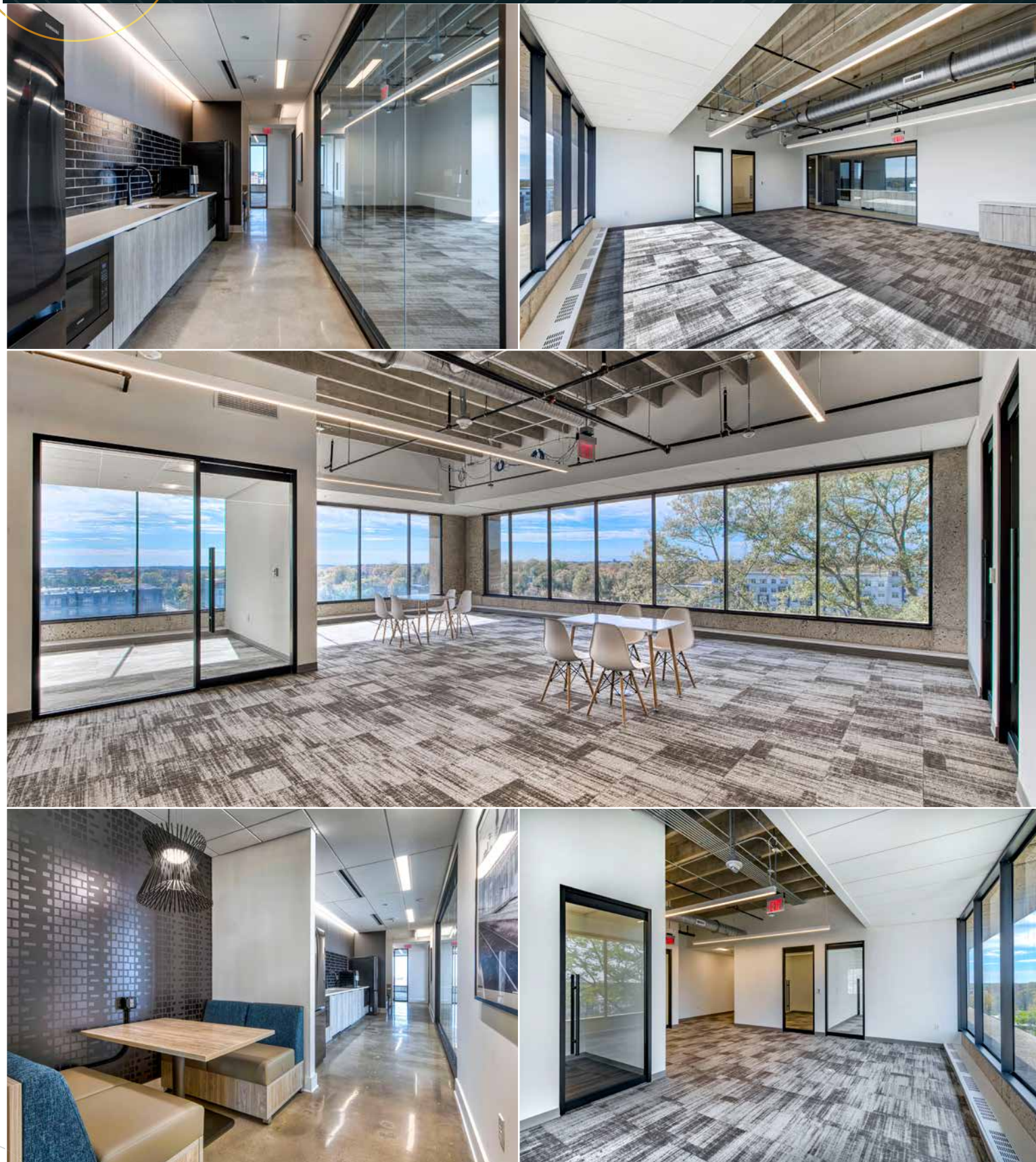


4th floor move-in-ready spec suites **available now!**

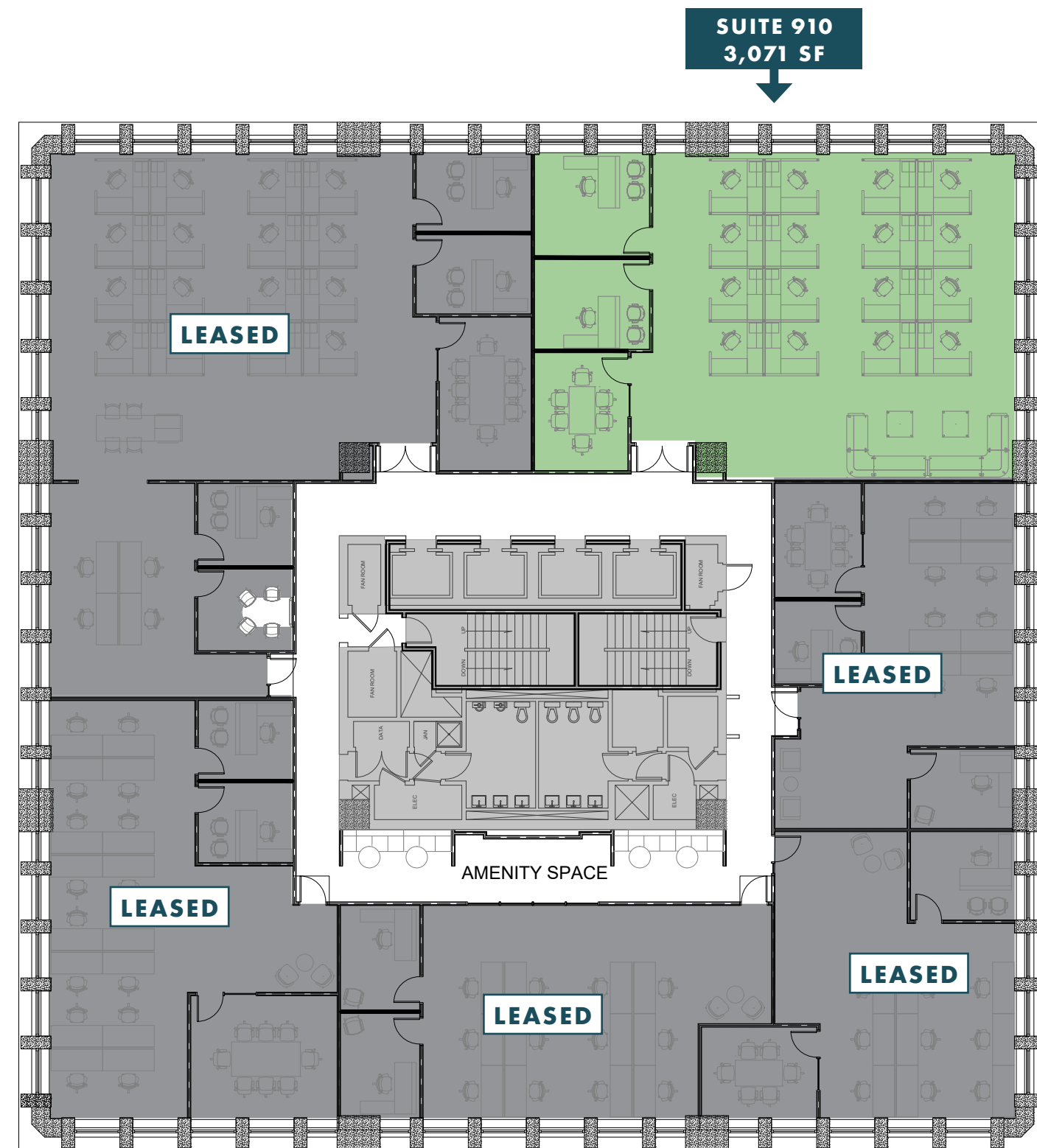


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Town Hall Spec Suite Photos



One remaining 9th floor move-in-ready spec suite!



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TURNBRIDGE
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