



DURHAMITE SOUTHCOURT

DURHAM, NC
3211 SHANNON ROAD





Durhamite SouthCourt

A NEW CHAPTER IN MODERN OFFICE SPACE

Durhamite SouthCourt has unveiled an exciting transformation under new ownership. With extensive renovations recently completed, this iconic building is set to redefine the Durham office landscape. From a sleek new lobby to a new patio, every detail has been carefully considered to enhance your work experience. The building offers a range of on-site amenities including a cafe, private meeting spaces, membership fitness studio, and ample parking.



6 STORIES
of premium
office space



ON-SITE
Joe Van Gogh
coffee shop



4/1,000 SF
parking ratio



SIGNAGE
prominent
opportunities



MINUTES
from downtown
Durham



**EASY
ACCESS**
to major highways



RENOVATIONS
to the property recently
completed

Tenant Benefits

Embrace the future of office space in a building that combines premium location with cutting-edge amenities. Durhamite SouthCourt offers the perfect blend of professional atmosphere and personal comfort, creating an environment where innovation thrives and businesses flourish.

**PRIVATE TENANT
BALCONIES FOR FRESH
AIR AND INSPIRATION**

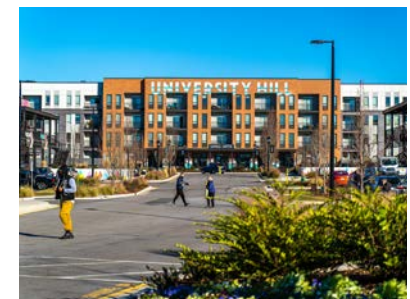
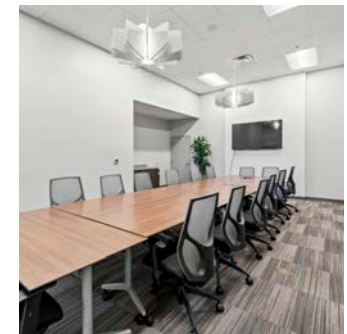
**SHARED CONFERENCE
CENTER**

**DEDICATED TENANT
LOUNGE AREAS**

**LARGE, SHADED
OUTDOOR COURTYARD
WITH AMPLE SEATING**

**ON-SITE JOE VAN GOGH
COFFEE WITH CAFÉ**

**STEPS FROM AMENITIES
AT UNIVERSITY HILL**



Lobby Renovations

TRANSFORMING ENTRY IMPRESSIONS

The newly completed lobby renovations at Durhamite SouthCourt embody the building's new brand identity with a modern elevated aesthetic. Featuring sleek finishes, contemporary furnishings, and a carefully curated color palette, the redesigned space reflects the forward-thinking spirit of Durham's business community. This dynamic, multi-functional area serves as more than just an entrance; it's a space where tenants and visitors can connect, collaborate, or find moments of quiet focus.



EXTENSIVE LOBBY
RENOVATIONS COMPLETED

New Dedicated Tenant Amenity



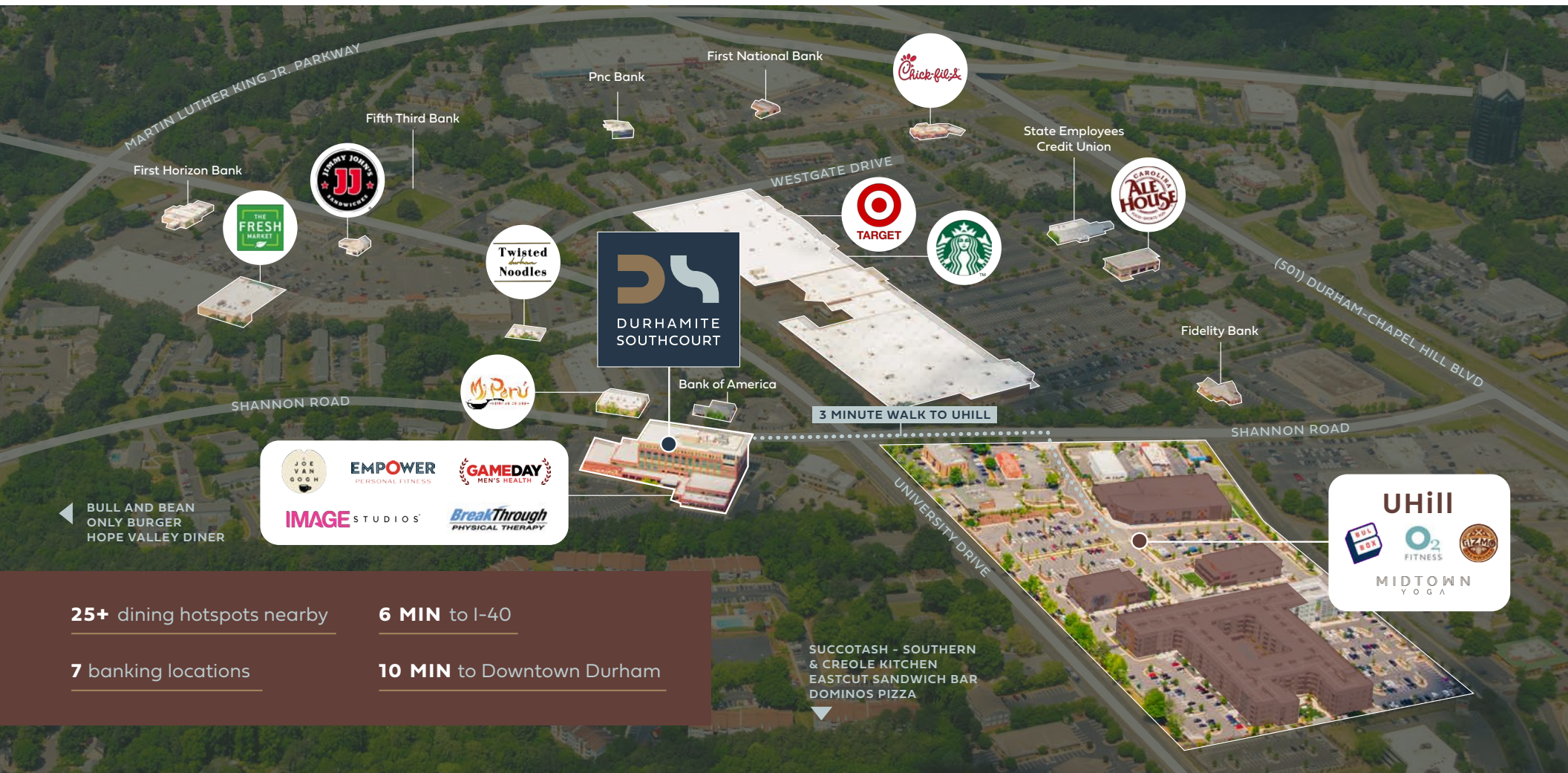
YOUR GROUND-FLOOR RETREAT

Experience the best of work and play in Durhamite SouthCourt's new ground floor tenant amenity space. From the cutting-edge collaboration conference room to the inviting full kitchen and bar, game room, and cozy lounge, this versatile area is designed to enhance your workday. Whether you're brainstorming with colleagues or unwinding after hours, this space offers the perfect blend of functionality and relaxation.

NEW DEDICATED TENANT
AMENITY COMPLETED

Unrivaled Convenience in Durham

Prime location meets modern workspace at Durhamite SouthCourt. Minutes from downtown and major highways, with easy access to top talent from UNC Chapel Hill and Duke. Steps away from UHill's bustling dining and retail scene. On-site and nearby conveniences include cafés, fitness centers, and a variety of banking options to support your daily operations and financial needs. Enjoy newly renovated offices with ample parking, all in one central, accessible location. At Durhamite SouthCourt, everything your business needs is right at your doorstep, streamlining your workday and boosting productivity for you and your team.



25+ dining hotspots nearby

7 banking locations

6 MIN to I-40

10 MIN to Downtown Durham

Retail Spotlight



IMAGE STUDIOS

IMAGE Studios, our newest tenant at Durhamite SouthCourt, revolutionizes the beauty industry by offering salon professionals the opportunity to run their own business without the typical overhead of salon ownership. This innovative concept provides luxurious, private salon suites where beauty entrepreneurs can create their own brand, set their own prices, and enjoy scheduling flexibility. With its modern design and practical amenities, IMAGE Studios creates an inspiring environment that empowers beauty professionals to thrive while adding a dynamic, creative element to our building's community.



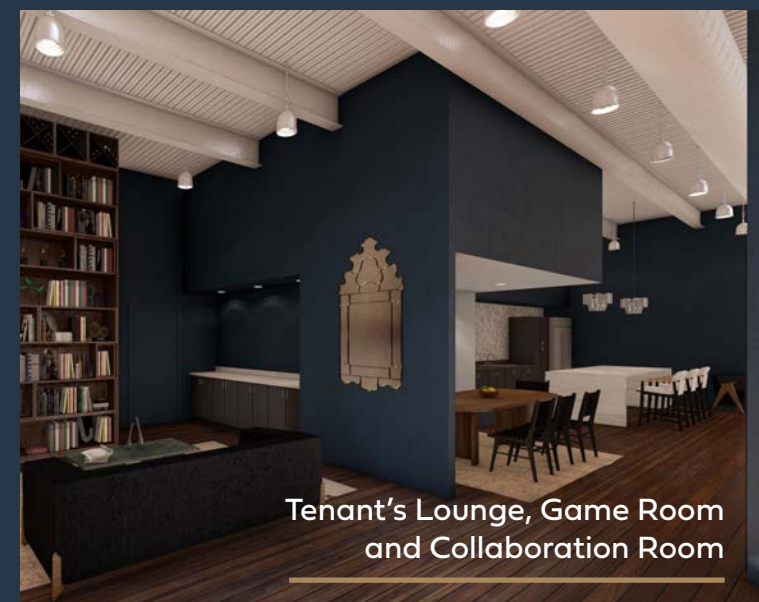
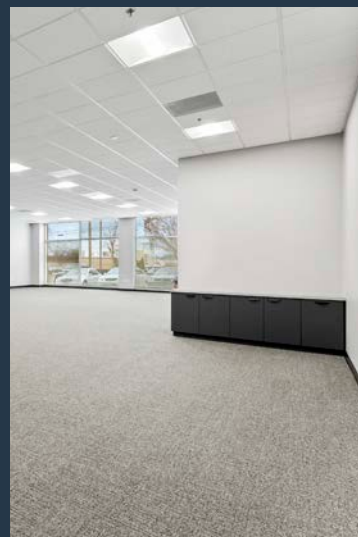
GAMEDAY MEN'S HEALTH

Gameday Men's Health, a recent addition to Durhamite SouthCourt, specializes in men's hormone health and wellness. This innovative clinic offers personalized treatments in a professional, comfortable environment. With a focus on efficient service and individualized care, Gameday addresses key aspects of men's health, contributing to the diverse array of services available in our building.



EMPOWER FITNESS

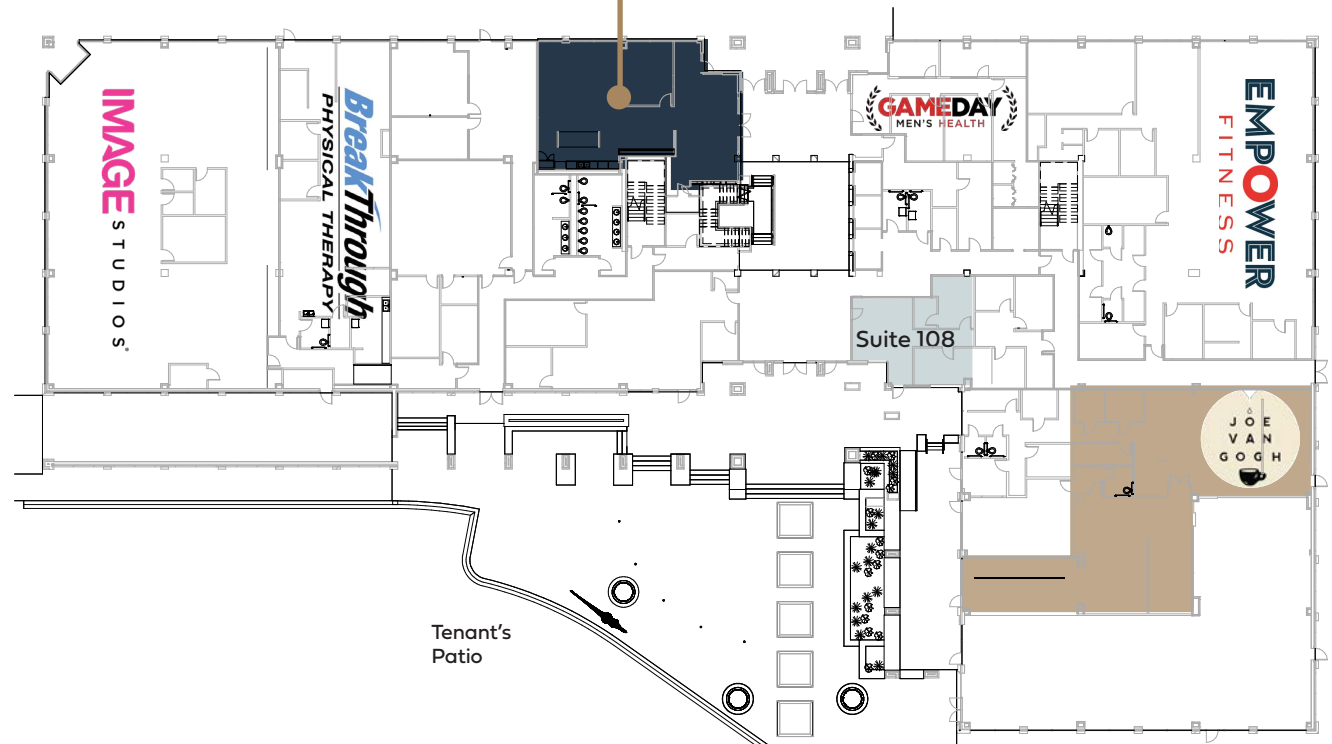
Empower Fitness, a valued tenant at Durhamite SouthCourt, offers a comprehensive approach to health and wellness. This innovative fitness center caters to individuals of all ages, backgrounds, and fitness levels, providing a welcoming environment for pursuing personal health goals. Empower's team of highly qualified trainers, each with diverse expertise, delivers personalized services ranging from strength training to wellness coaching. By focusing on both physical and holistic well-being, Empower Fitness enhances our building's amenities, supporting our community's health and lifestyle needs.



First Floor

SUITE 108: 899 RSF

retail or office space

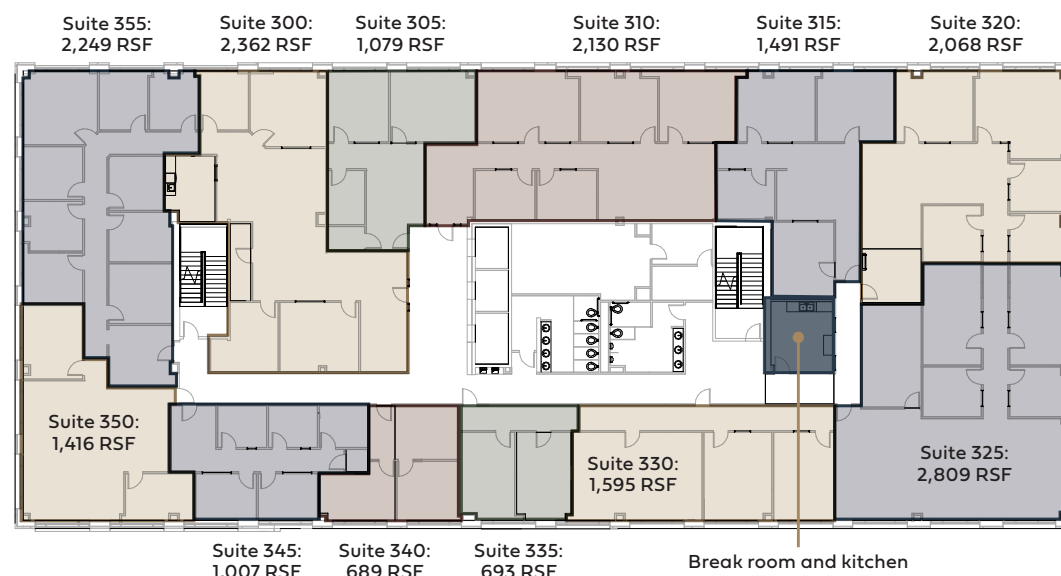




The Perfect Fit for Growing Businesses

DISCOVER DURHAMITE SIGNATURE

Durhamite Signature on Durhamite SouthCourt's third floor offers flexible, move-in-ready suites designed for small to medium-sized businesses. These professional spaces feature private workspaces plus a shared central kitchen and break room that foster community collaboration. Perfect for growing startups and established local businesses, Durhamite Signature adapts to your unique operational needs while supporting your company's growth.



FLEXIBLE
SUITE SIZES



SHARED
KITCHEN &
BREAK ROOM



GROWTH-
FRIENDLY
OPTIONS



FLEXIBLE
LEASE
TERMS



ACCESS TO
BUILDING-WIDE
AMENITIES



PROXIMITY
TO LOCAL
TALENT POOL



Orenge Coworking

COMING SOON TO SOUTH DURHAM

Experience a cutting-edge co-working space designed to inspire innovation and community. As a sister location to the thriving Orenge Downtown Durham, this new 17,000 square-foot facility offers a dynamic environment for professionals to connect, create, and collaborate.

State-of-the-art coworking spaces

Large conference capabilities

Versatile multi-purpose room for events and gathering available to both co-working members and building tenants

Access to Orenge Downtown Durham for additional meeting options

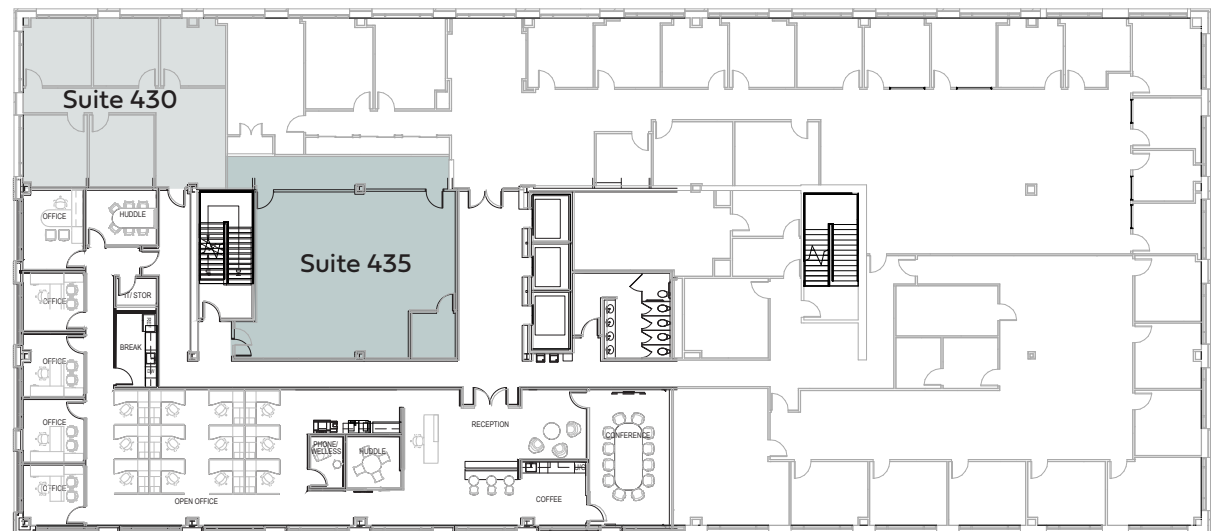
Suitable for board meetings, lectures, screenings, and training sessions

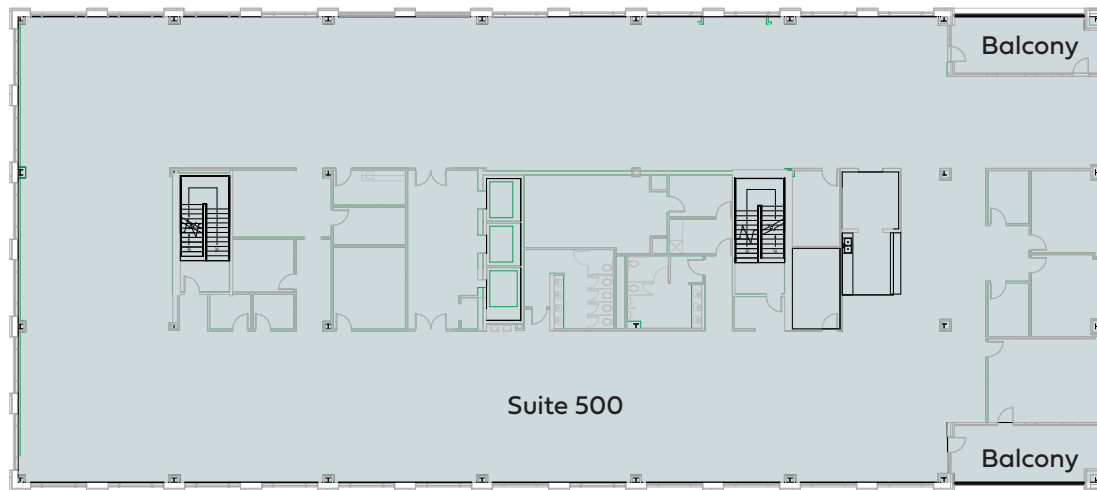


Fourth Floor

SUITE 430: 1,391 RSF
SUITE 435: 1,664 RSF

move-in ready spec suites
 available 9/1/2026
 Suites 430 and 435 can be
 combined for a total
 of 3,055 RSF





Fifth Floor

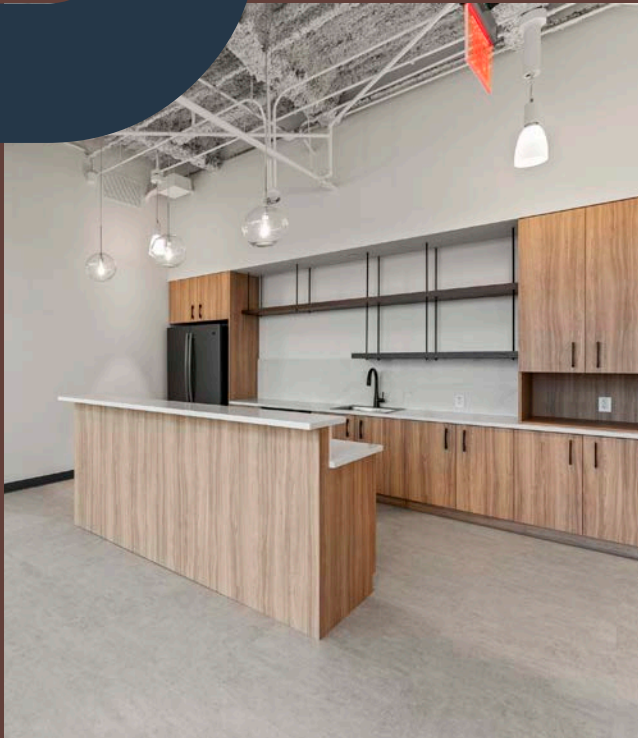
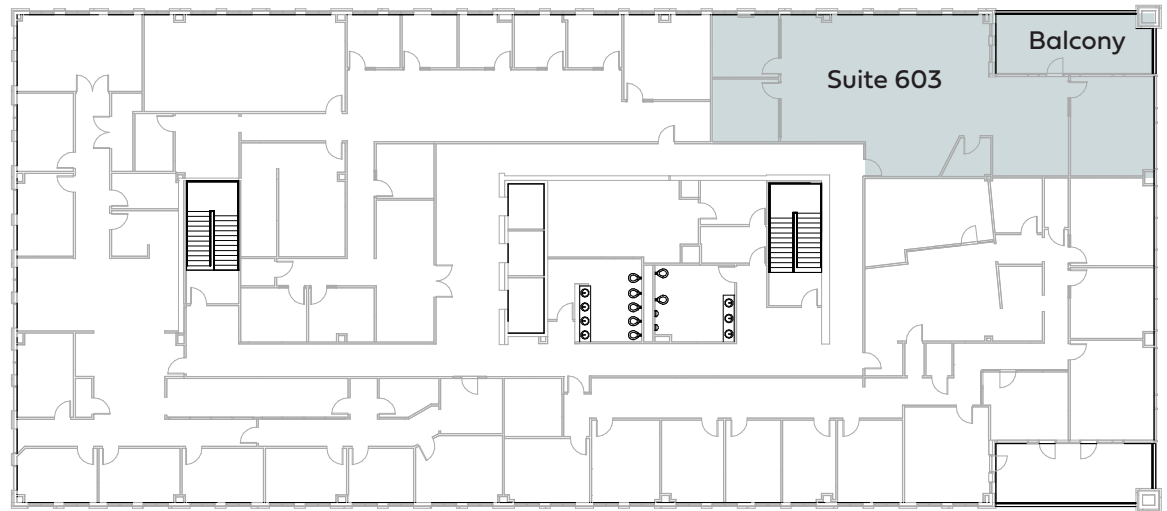
SUITE 500: 19,351 RSF



Sixth Floor

SUITE 603: 2,977 RSF

move-in ready spec suite





DURHAMITE SOUTHCOURT

DENNIS HURLEY

dennis.hurley@jll.com

+1 919 649 6630

TAYLOR MCCUISTON

taylor.mccuiston@jll.com

+1 336 602 0200

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2025 Jones Lang LaSalle IP, Inc. All rights reserved.

