

RETAIL PROPERTY
FOR LEASE



ONE CITY CENTER

DURHAM, NC 27701



ONE CITY CENTER - OFFICE

110 CORCORAN STREET, DURHAM, NC 27701

PROPERTY SUMMARY



PROPERTY DESCRIPTION

One City Center stands as a 130,195 SF Class-A office destination with 22,828 SF of ground-floor retail, nestled in the vibrant Downtown area of Durham. Its architecture seamlessly blends the city's rich historical character with contemporary elements, offering a dynamic space that pays homage to the past while embracing the future.

PROPERTY HIGHLIGHTS

- Enhanced Building and Floor Security Measures
- Access Control via Electronic Keycards
- Parking garage accessibility
- Flexible Meeting Spaces
- Panoramic Rooftop Terraces
- Multipurpose Event Areas
- Private Phone Booths
- Diverse Classroom Facilities

OFFERING SUMMARY

Lease Rate: Negotiable
Available SF: 6,105 - 31,038 SF

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|----------|----------|
| Total Households | 8,622 | 38,421 | 79,559 |
| Total Population | 18,438 | 99,038 | 197,858 |
| Average HH Income | \$101,057 | \$80,316 | \$91,433 |

SPACES

Third Floor - Suite 320
•Grey Shell Delivery

Fourth Floor
•Demisable

SPACE SIZE

6,105 SF

31,038 SF

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3RD FLOOR



Legend

- Available Space
- Terrace

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4TH FLOOR



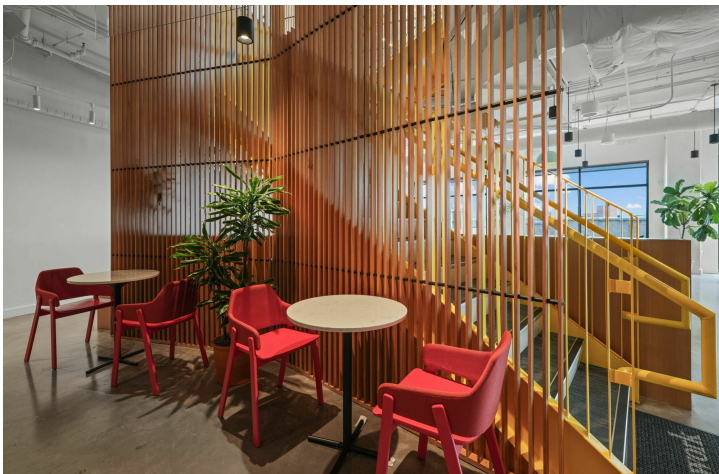
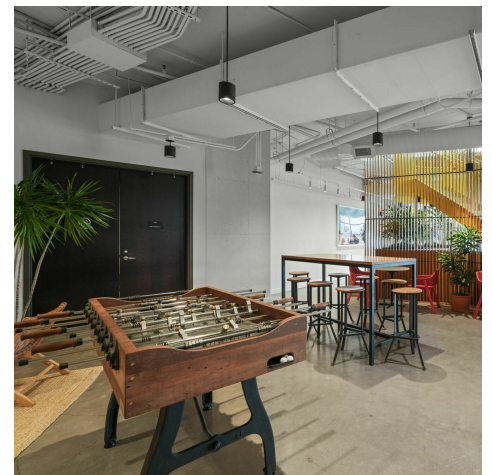
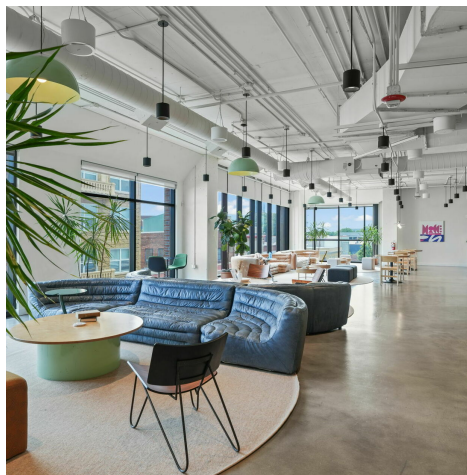
Legend

- Meeting Room
- Shared Workspace
- Office Space
- 31,038 SF Demisable Space

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ADDITIONAL PHOTOS



ONE CITY CENTER - OFFICE

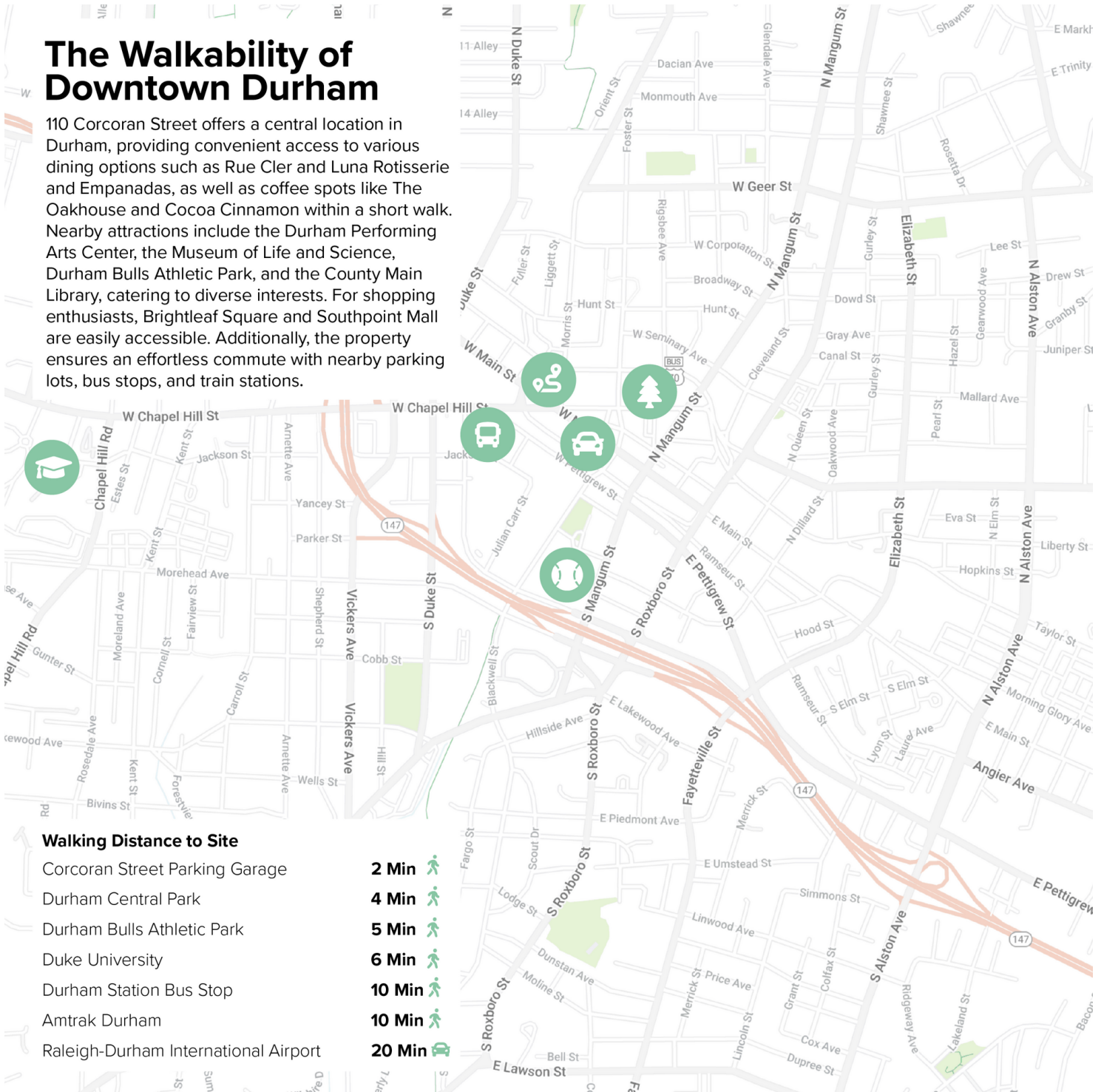
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WALKING MAP



The Walkability of Downtown Durham

110 Corcoran Street offers a central location in Durham, providing convenient access to various dining options such as Rue Cler and Luna Rotisserie and Empanadas, as well as coffee spots like The Oakhouse and Cocoa Cinnamon within a short walk. Nearby attractions include the Durham Performing Arts Center, the Museum of Life and Science, Durham Bulls Athletic Park, and the County Main Library, catering to diverse interests. For shopping enthusiasts, Brightleaf Square and Southpoint Mall are easily accessible. Additionally, the property ensures an effortless commute with nearby parking lots, bus stops, and train stations.





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