



PENNY FURNITURE BUILDING - EST. 1905

AVAILABLE FOR LEASE - SPRING 2026

Rent a piece of Durham history.

111 E Chapel Hill St.

*Historic Penny Furniture Building
Downtown Durham, NC*

TOTAL SPACE AVAILABLE

3,000+ sq ft

LOFT - 1 BR / 2 BA 1,700 sf

REAR OFFICE SUITE 1,300 sf

Lease together or separately · Live, work,
or commercial

AVAILABLE SPRING 2026

THE SPACE

A rare opportunity to lease the **entire second floor** of the historic Penny Furniture Building — over 3,000 sq ft of architecturally striking space in the heart of downtown Durham, **designed by Center Studio Architecture**. Take the full floor, or lease the loft and office suite separately — the choice is yours.

The full floor comprises two distinct areas: a **1,700 sq ft residential loft** and a **1,300 sq ft rear office suite**, each with its own character and infrastructure, yet seamlessly connected for live/work or fully commercial use. The loft features an expansive open plan, exposed brick, stained concrete floors, custom steel metalwork, soaring ceilings, and a chef's kitchen with concrete countertops. The rear suite operates independently with its own **bathroom, kitchenette, hardwood floors, and private rear entrance** — ideal for a separate team, studio, or client-facing operation.

Together, the spaces offer flexibility that's nearly impossible to find downtown: a bold commercial headquarters, creative campus, or live/work environment — entirely on your terms.

FEATURES & FINISHES

<ul style="list-style-type: none"> • 15+ ft open ceilings 	<ul style="list-style-type: none"> • Exposed original brick
<ul style="list-style-type: none"> • Stained concrete floors 	<ul style="list-style-type: none"> • Custom steel metalwork
<ul style="list-style-type: none"> • Dual kitchen islands 	<ul style="list-style-type: none"> • Office: private bath + kitchenette

GALLERY



LEASE OPTIONS

Take the full floor — or lease the loft and office separately.

FULL FLOOR — ENTIRE SECOND FLOOR

\$5,200/mo

1,700 sf loft + 1,300 sf office =
3,000+ sf total
Plus utilities

LEASE SEPARATELY — CHOOSE ONE

LOFT ONLY

\$3,200/mo

1,700 sf · 1 BR
/ 2 BA

OFFICE ONLY

\$2,200/mo

1,300 sf · bath
+ kitchenette

NEIGHBORHOOD

- Toast · Pizzeria Toro
- Bull McCabe's
- Carolina Theatre
- Bulls Athletic Park
- DPAC

FLOOR PLAN — CENTER STUDIO ARCHITECTURE





PREVIOUSLY LIVED IN — SHOWN FURNISHED



IMAGINE THE POSSIBILITIES

What will you do with *3,000 sq ft* of Durham history?

+ Live / Work Loft

The layout flows across one level, with the loft and office suite as distinct, separate spaces. Live in one, work in the other — or use the full 3,000 sq ft however your business or lifestyle demands. Rare in any downtown market.

📄 Creative Studio or Design Office

Architects, filmmakers, and designers do their best work in spaces that inspire. The exposed brick, soaring ceilings, and open plan give room to think big and meet clients in a setting that speaks for itself.

🕒 Boutique Tech or Professional Firm

The rear 1,300 sq ft office suite supports private offices and collaboration while the loft serves as an impressive principal's residence. One address, two environments.

🖼️ Gallery or Showroom

High ceilings, concrete floors, and abundant natural light make this a natural exhibition space. Use the rear suite for operations and staff — a turnkey cultural or commercial venue in the heart of downtown Durham.

CONTACT

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