



THE TOWER AT
**MUTUAL
PLAZA**

411 West Chapel Hill Street | Durham, NC

N C MUTUAL LIFE N C MUTUAL LIFE



NAI Carolantic Realty



EXPECT THE UNEXPECTED

PROPERTY OVERVIEW

BUILDING: Class A Office & Retail
183,835 SF
14 stories
Iconic building built in 1965

AVAILABLE: *Options from 1,000 SF to 48,000 SF*
48,290 RSF - Four full-floor Office floors
1,346 RSF - Street-level Retail
3,068 RSF - Street-level Office
Co-Working Options ***All Sizes Available***
Up to 3000 RSF - Concourse Level
Up to 9,000 RSF - Mezzanine Level

PARKING: 3 spaces per 1,000 SF included

LEASE RATE: \$30.50 per RSF, Full Service

BUILDING HIGHLIGHTS: Centralized downtown Durham location
Urban environment & walkable amenities
Stunning views of downtown
Visibility from NC-147
Frontage on Chapel Hill St./Duke St.
Heart of Durham's Mutual District
Unbeatable access to NC-147 & I-40

CAPITAL IMPROVEMENTS: \$11M building renovations delivered
Enhanced tenant amenities
Modernized lobby and common areas
Upgraded exterior
Restored building façade

WEBSITE: www.toweratmutualplaza.com
[Drone Video](#)

make a memorable

FIRST IMPRESSION

TRANSFORMATIONAL NEW FEATURES

Building facade restoration

New entry & patio

New two-story lobby

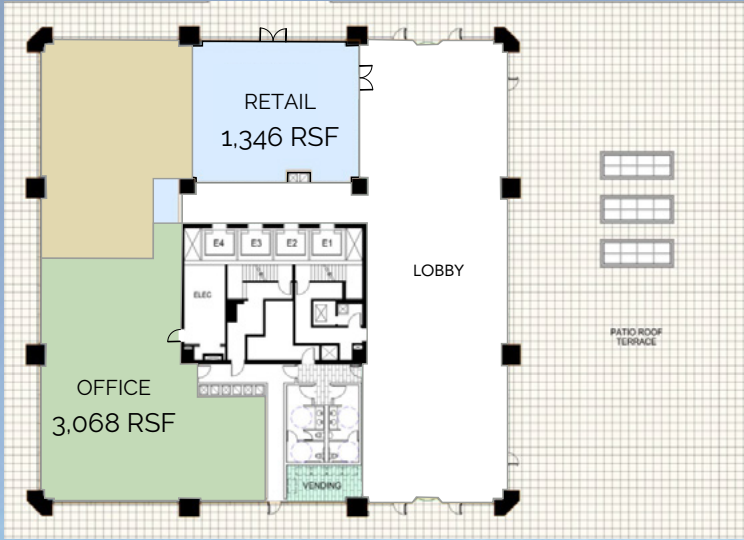
New outdoor plaza

Mechanical & HVAC modernization

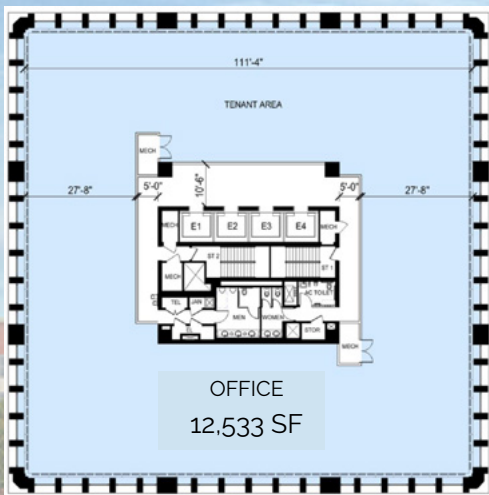
Restroom renovations

Card access

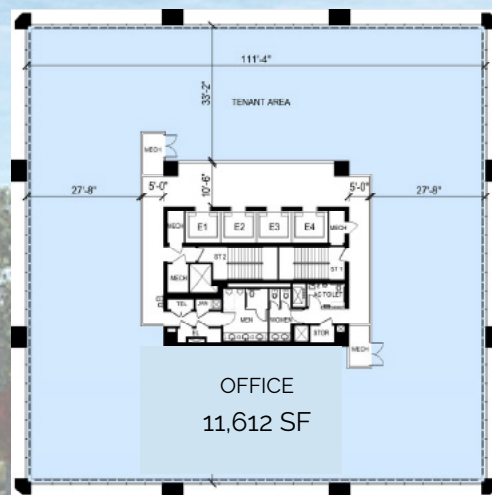
AVAILABLE SPACE



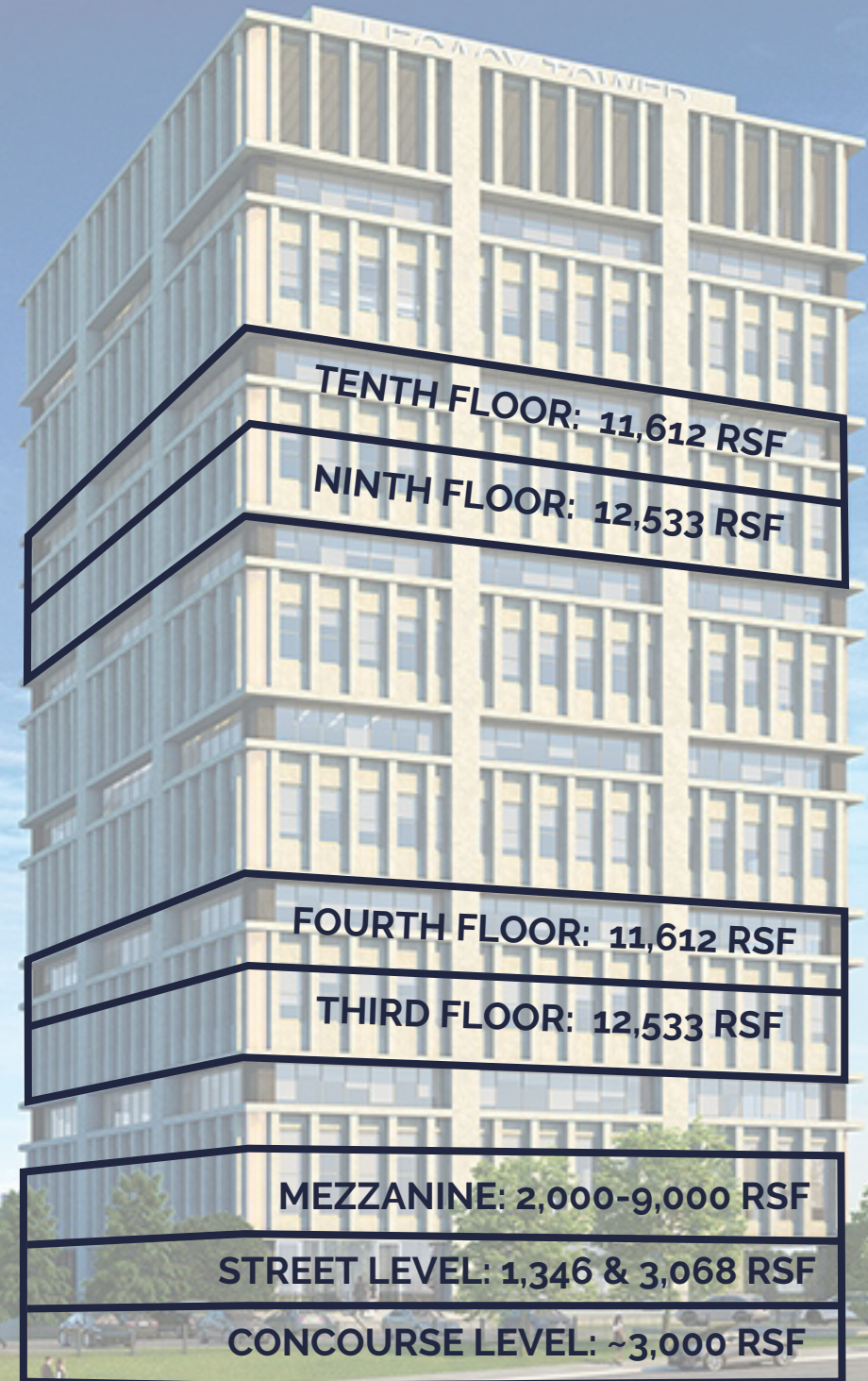
LOBBY LEVEL



ODD NUMBERED FLOORS



EVEN NUMBERED FLOORS





COWORKING SPACE

Provident1898 is an inclusive coworking community of diverse entrepreneurs, innovators, and artists who are passionate about building a progressive and equitable workplace. Located on the historic grounds of NC Mutual Life Insurance, in the Tower at Mutual Plaza, Provident1898 is inspired by Durham's legacy of Black entrepreneurship and business success. Our flexible, multi-industry workspace offers a range of customizable options for organizations at various stages of development with the ability to scale. Membership plans include traditional workplace amenities along with thoughtful, contemporary perks, and lots of space for members to collaborate.

PROVIDENT 1898

- LOUNGE
- MEETING ROOMS
- DEDICATED OFFICES
- BATHROOMS
- PHONE ROOMS
- BIKE ROOM
- MEDITATION ROOM
- NURSING ROOM
- UTILITY ROOMS





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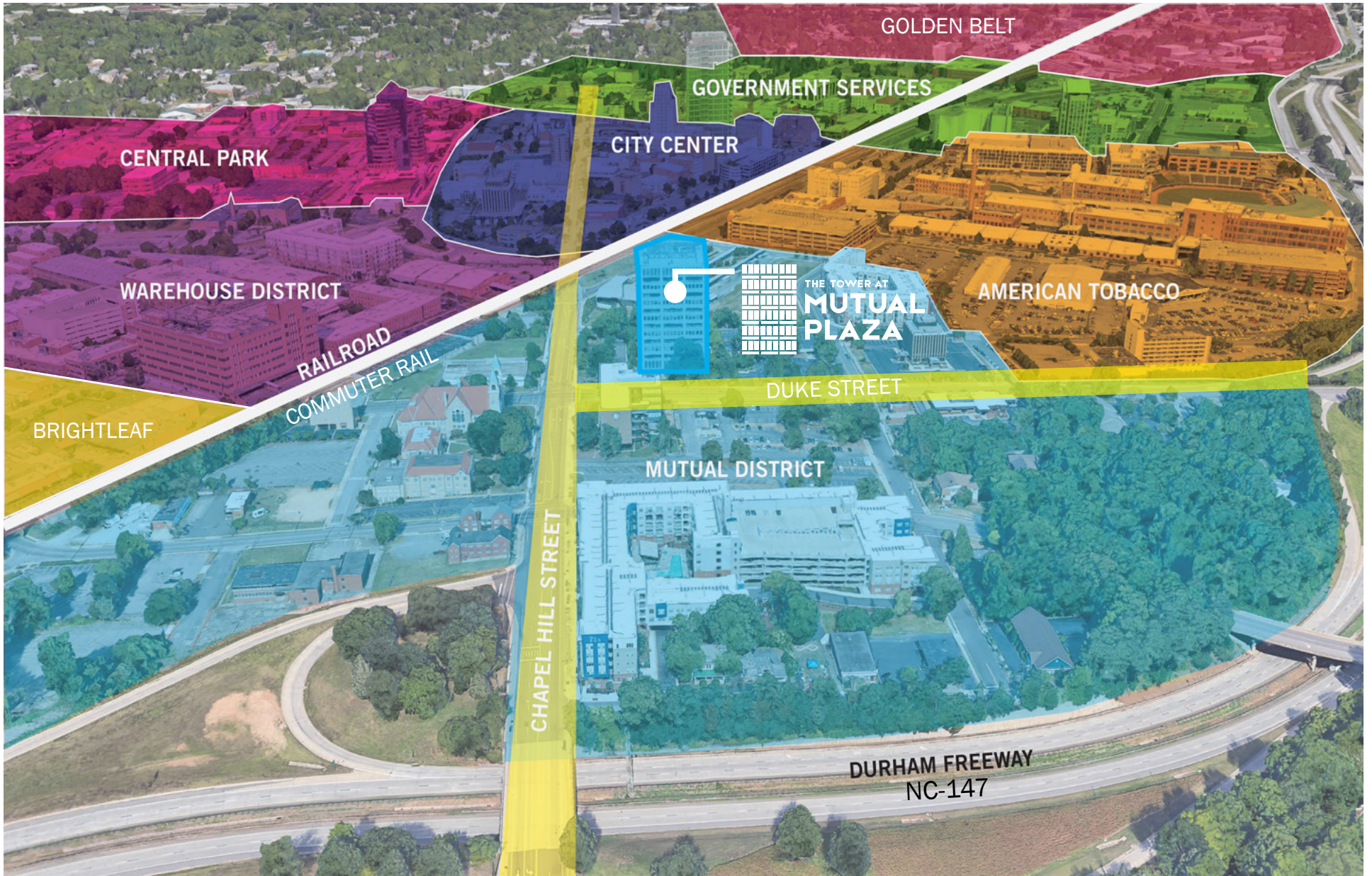
TENANT AMENITIES

- Outdoor plaza with seating/WiFi/games
- Lobby grab-and-go concessions
- Provident1898 – CoWorking + Creative Workplace
- The Understudy – shared studio space for artists
- Provident 1898 conference rooms
- Fitness Center, showers and lockers
- Secure interior bike racks
- 24/7 security
- Parking garage

amenities that

ATTRACT & RETAIN TALENT

DURHAM DISTRICTS





RESTAURANTS, BARS, + COFFEE

1. 106 Main
2. 9th Street Bakery
3. AllDay Cafe
4. Bar Brunello
5. Bar Virgile
6. Beyu Cafe
7. B.Good
8. Boxcar Bar & Arcade
9. Bull City Burger + Brewery
10. Bull Durham Beer Co.
11. Bull McCabe's Irish Pub
12. Clouds Brewing
13. Copa
14. Criterion
15. Dames Chicken & Waffles
16. Dashi
17. Devine's
18. Dos Perros
19. Durty Bull Brewing Co.
20. El Rodeo
21. Federal
22. Fullsteam Brewery
23. Gonza Taco Y Tequila
24. Goorsha
25. It's A Southern Thing
26. Juicekeys
27. King's Sandwich Shop
28. Loaf
29. Lucia
30. Luna Rotisseries
31. Mateo Bar de Tapas
32. Maverick's
33. Mellow Mushroom
34. Miel Bon Bons
35. M Kokko
36. M Pocha
37. Moe's Southwest Grill
38. M Sushi
39. Mothers & Sons Trattoria
40. Mount Fuji
41. Only Burger
42. Parker and Otis
43. Peabody Pizza Company
44. Pinhook
45. Pizzeria Toro
46. Pompieri Pizza
47. Pour Taproom
48. Quarter Horse Bar & Arcade
49. Ramblers
50. Rise
51. Rose's Noodles
52. Rue Cler
53. Saint James Seafood
54. Saladelia
55. Saltbox Seafood Joint
56. Satisfactions
57. Skewers
58. Social Games and Brews
59. Subway
60. Sugarfish
61. Taberna Tapas
62. Table South Kitchen & Bar
63. Thai@Main St
64. The Atomic Fern
65. The Blue Note Grill
66. The Little Dipper
67. The Parlour
68. The Pit
69. Toast
70. Tobacco Road
71. Toreros
72. Viceroy
73. West End Billiards
74. West End Wine Bar

FITNESS

75. Crossfit Durham
76. SyncStudio
77. YMCA

TRANSPORTATION

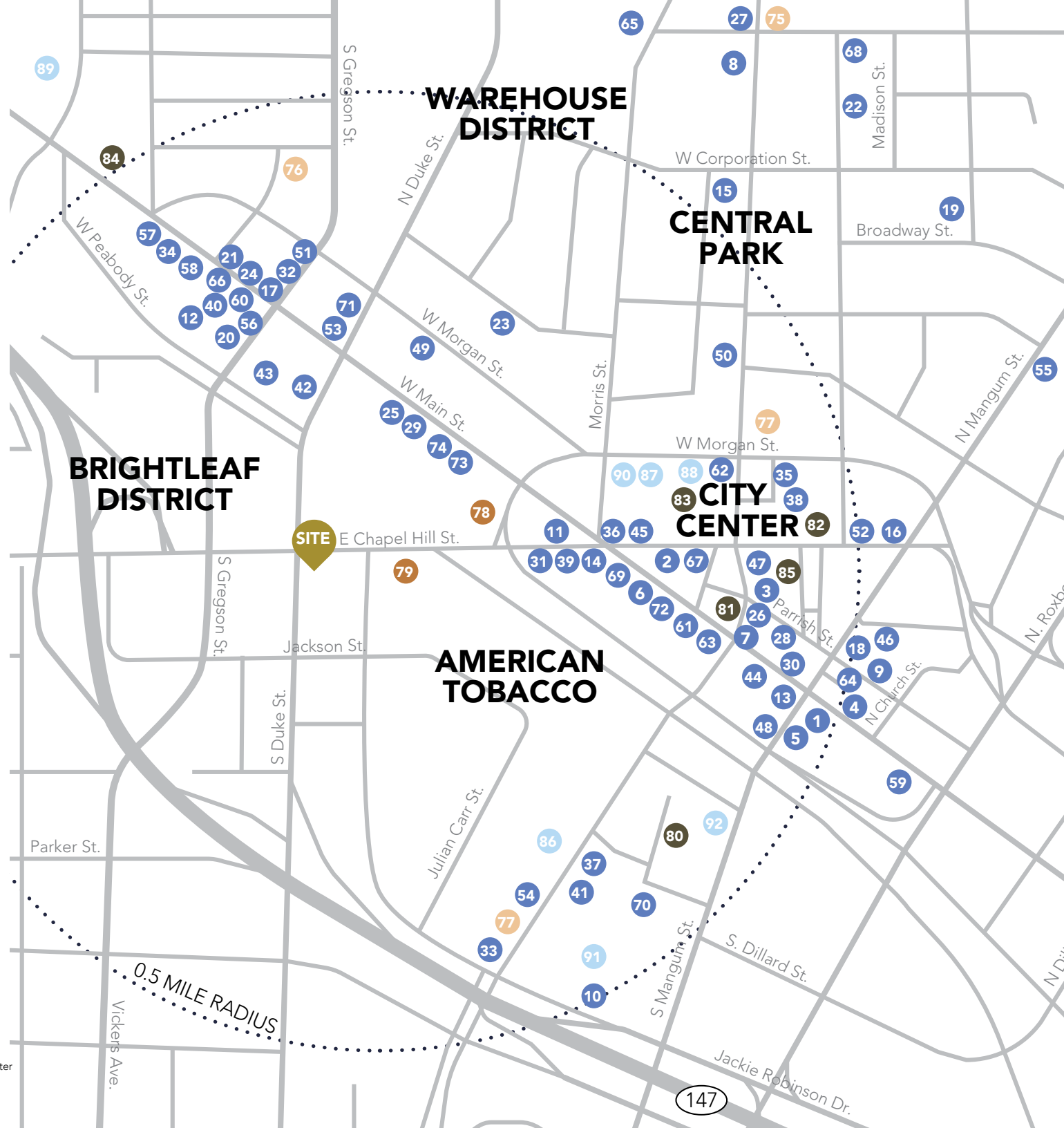
78. Durham Amtrak
79. Durham Station

HOTEL

80. Aloft
81. 21c Museum Hotel Durham
82. The Durham Hotel
83. Marriott City Center Hotel
84. Residence Inn
85. The Unscripted

OTHER

86. American Tobacco Campus
87. The Carolina Theatre
88. Convention Center
89. Duke University East Campus
90. Durham Arts Council
91. Durham Bulls
92. Durham Performing Arts Center



WAREHOUSE DISTRICT

CENTRAL PARK

BRIGHTLEAF DISTRICT

CITY CENTER

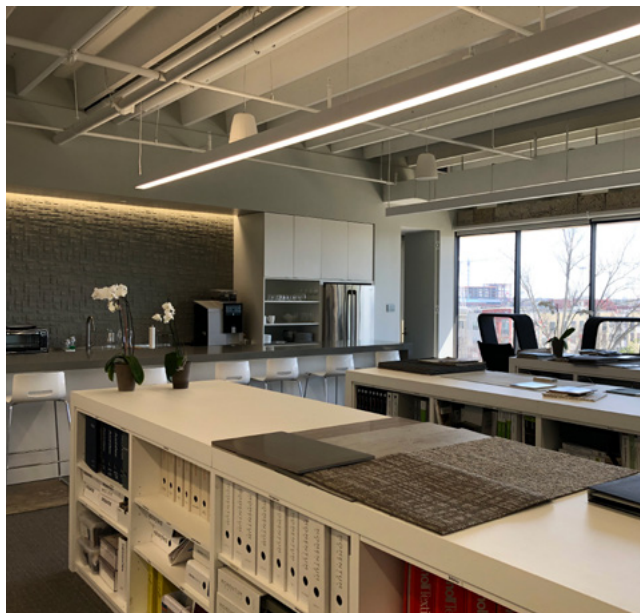
AMERICAN TOBACCO

SITE E Chapel Hill St.

0.5 MILE RADIUS

147

TENANT UPFITS



#2

**STATE FOR
BUSINESS**
(Sparefoot | 2018)

#2

**AREA WITH HIGHEST
NUMBER OF TECH JOBS**
(New York Times | 2016)

#3

**BEST PLACE FOR
BUSINESS AND CAREER**
(Forbes | 2016)

#4

**AMONG THE BEST
PLACES TO LIVE IN THE U.S.**
(WalletHub | 2018)

#5

**STATE NATIONWIDE FOR
ATTRACTING NEW & EXPANDED
CORPORATE FACILITIES**
(NerdWallet | 2016)

#5

**BEST CITY FOR
NEW BUSINESS**
(WalletHub | 2018)

DOWNTOWN DURHAM FACTS

| | |
|--|-------------|
| TOTAL NUMBER OF EMPLOYEES | 47,000 |
| OFFICE OCCUPANCY | 97.4% |
| SQUARE FEET OF OFFICE OR MIXED-USE SPACE | 3.4 MILLION |
| % OF RESIDENTS WITH BACHELOR'S DEGREES OR HIGHER | 50% |
| POPULATION OF MILLENNIALS | 27.6% |
| HOUSING UNITS | 3,987 |
| HOTEL ROOMS | 813 |
| JAMES BEARD NOMINEES SINCE 2015 | 3 |



An office that stands for more...

CULTURE

Born in Durham, North Carolina Mutual was the largest Black-owned company in the U.S. for much of the 20th century.

COMMUNITY

The cornerstone of Durham's world famous "Black Wall Street," NC Mutual served the needs of over two-million Americans in its first 115 years.

STRENGTH

Built in 1965, the Tower remains a beacon of Durham's entrepreneurial spirit – a testament to the resiliency of the city.



a transformational
HISTORY

NAI Carolantic Realty

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