

BROOKFIELD

BUCKLE UP

333 Liggett Street
Downtown Durham, NC 27701

Modern office space in historic tobacco warehouse

AVISON
YOUNG

PROPERTY OVERVIEW

The **Brodie Duke Building** is a 91,168 square-foot brick building rich with history. Originally used as a tobacco warehouse and built by Brodie Duke in 1878, the building is said to be one of the oldest and largest post-Civil War era structures of its kind in Downtown Durham. Today, the property is located in the heart of the Warehouse District; surrounded by vibrant Downtown Durham, with restaurants, retail, entertainment and housing nearby. Building features include a central courtyard, brick walls, high ceilings with exposed rafters and giant windows. There is ample parking around the building for an additional fee.

\$33.00/sf

full service lease rate

±56,784 sf

office space available

Up to 24 ft

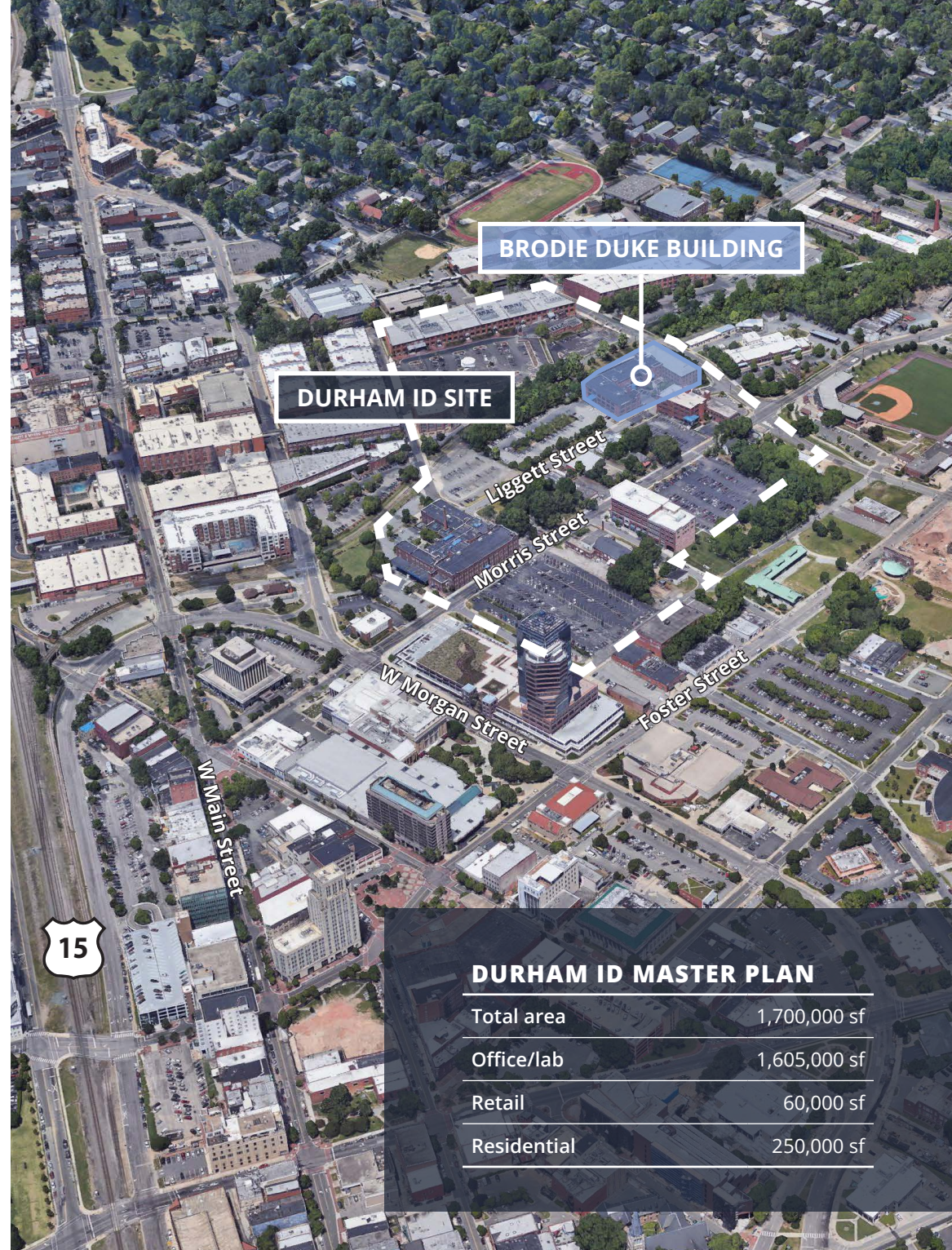
ceiling height

1878

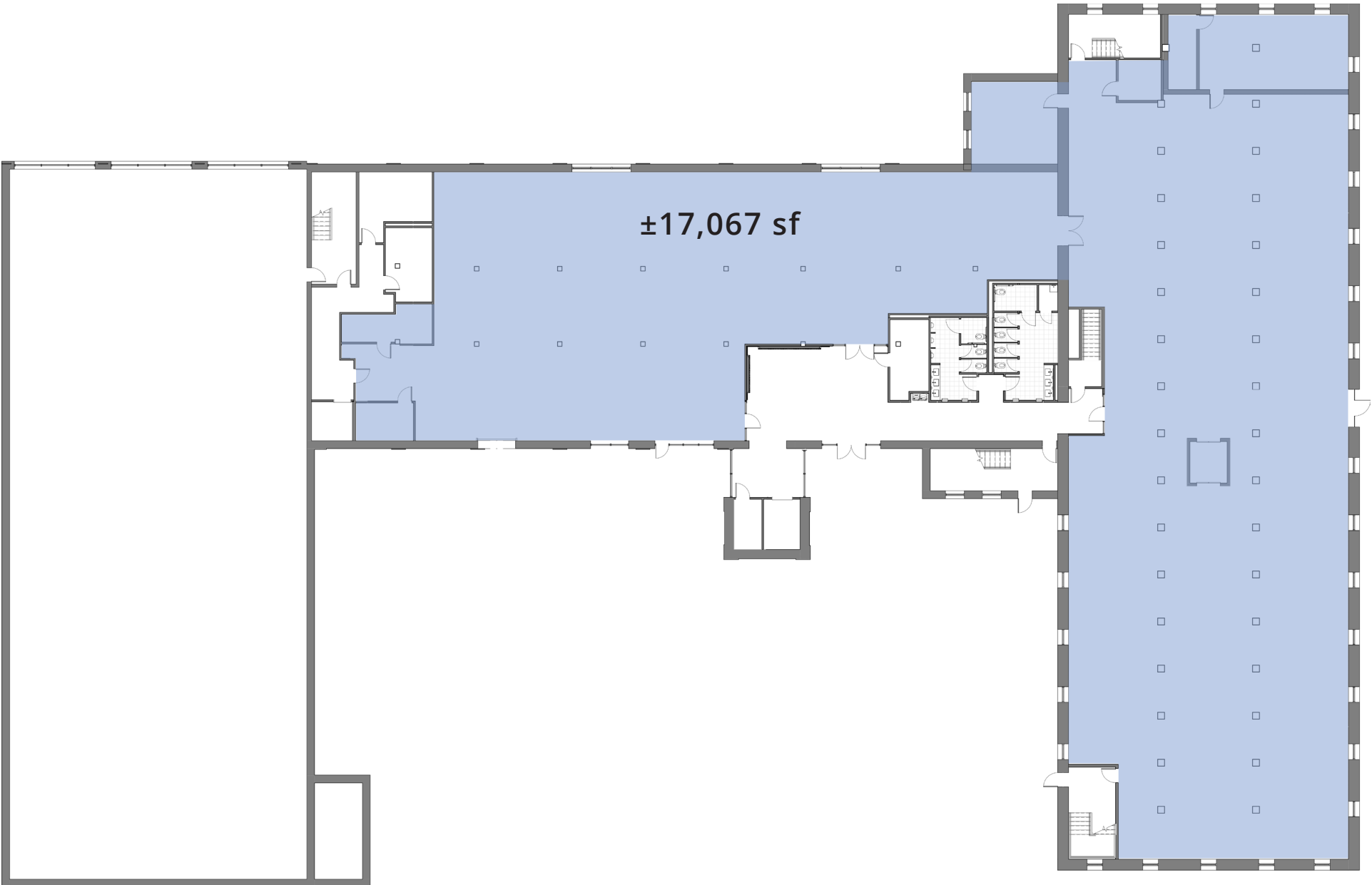
year built

3.00/1,000 sf

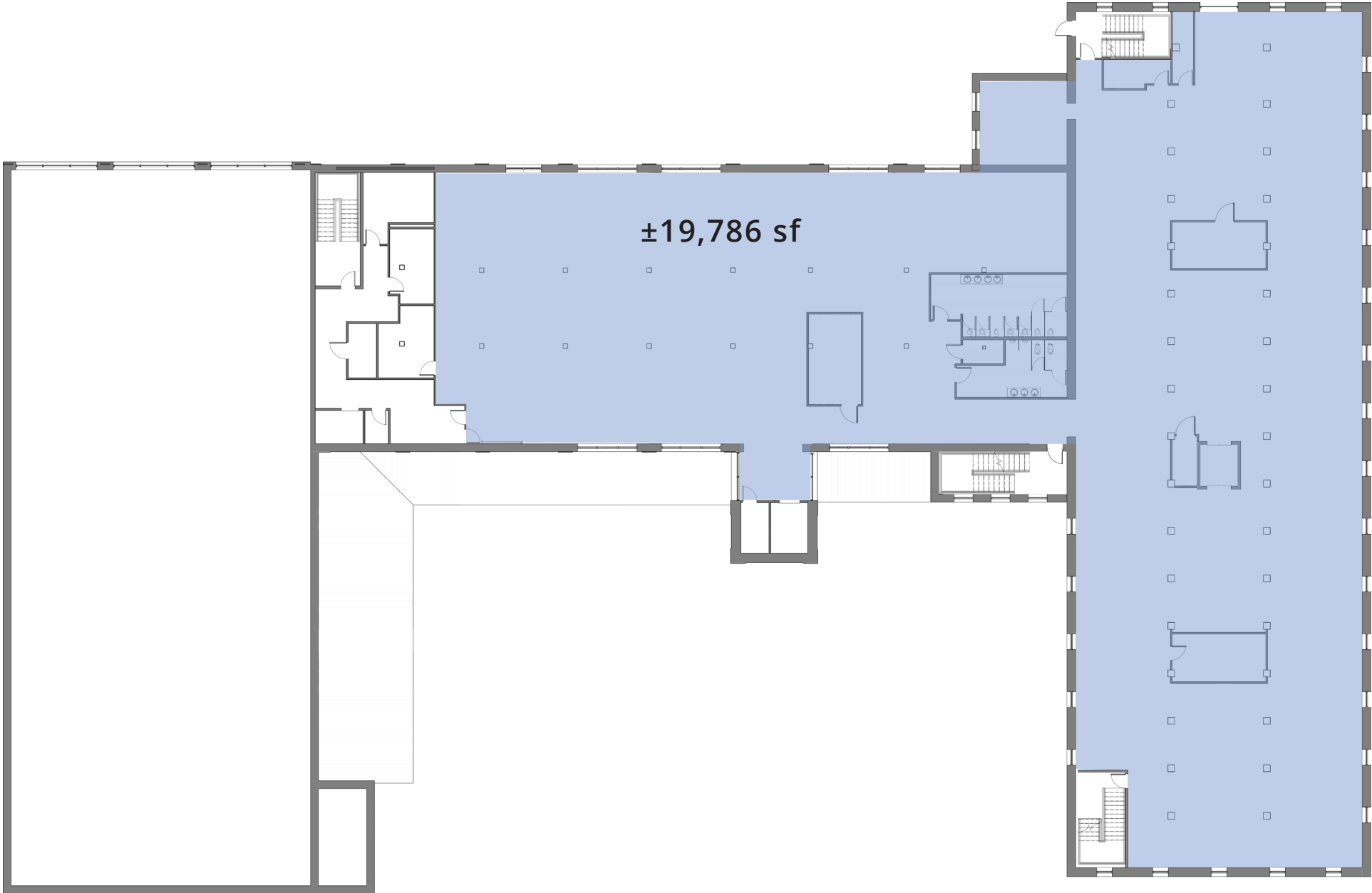
parking ratio



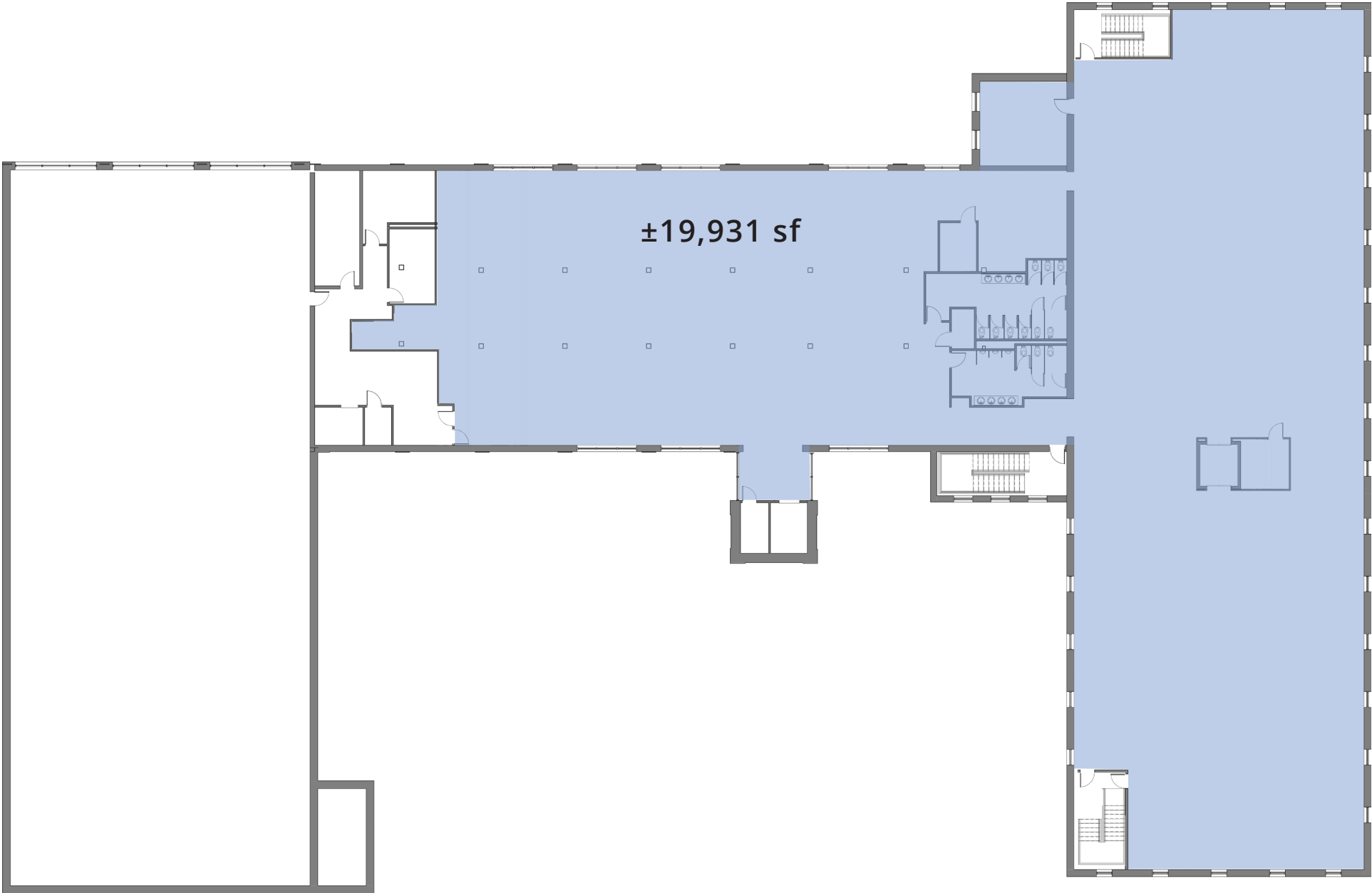
FIRST FLOOR PLAN



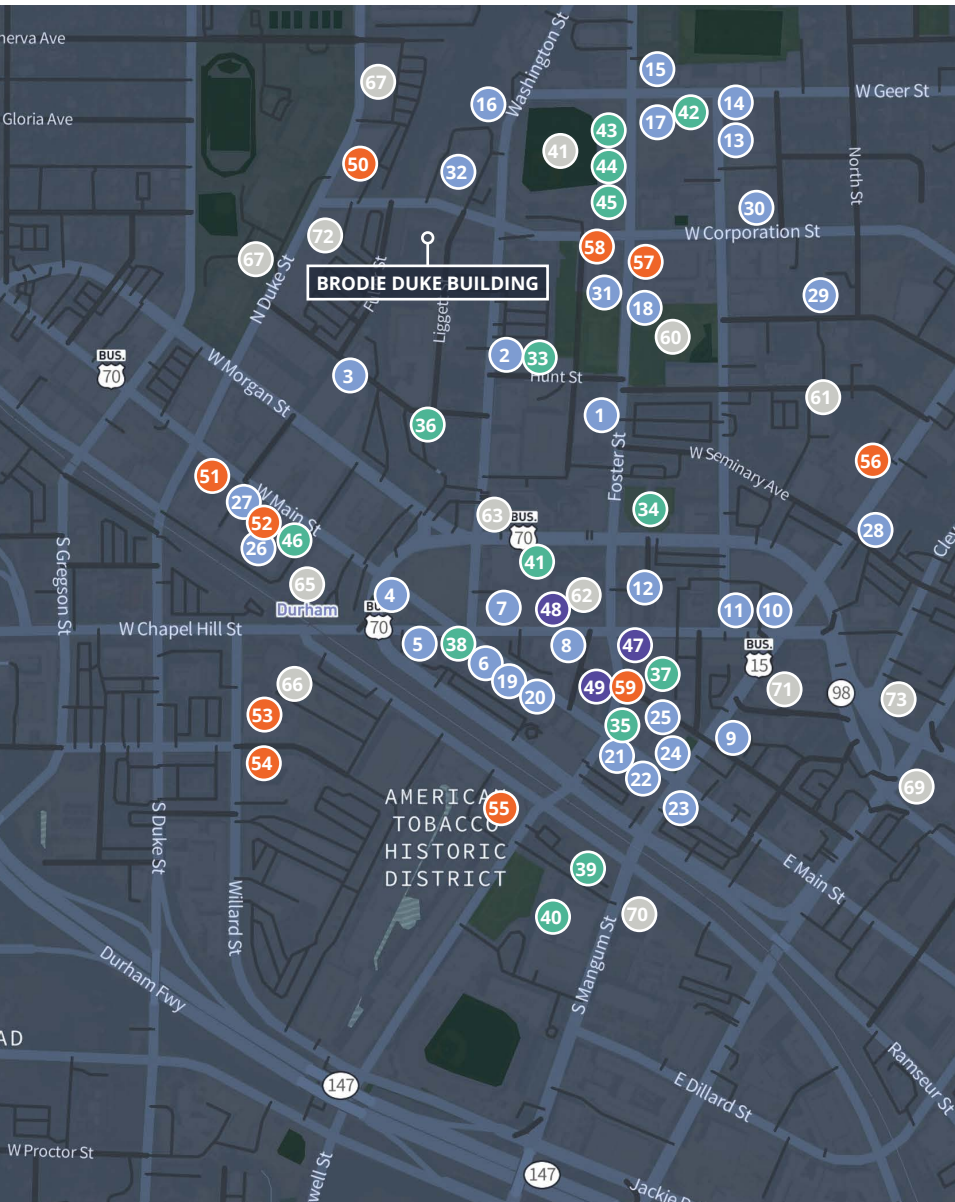
SECOND FLOOR PLAN



THIRD FLOOR PLAN



CENTRAL LOCATION



RESTAURANTS + BARS + BREWERIES

- 1 Rise Durham Downtown
- 2 Beer Durham
- 3 Gonza Tacos y Tequila
- 4 Bull McCabe's Irish Pub
- 5 Mateo Bar de Tapas
- 6 Beyú Caffé
- 7 Pizzeria Toro
- 8 The Parlour
- 9 Bull City Burger and Brewery
- 10 Dashi
- 11 Rue Cler
- 12 M Sushi + M Kokko
- 13 Fullsteam Brewery
- 14 The Pit Durham
- 15 Cocoa Cinnamon
- 16 The Blue Note Grill + Durham Distillery
- 17 Geer Street Garden
- 18 Durham Food Hall + Dame's Chicken & Waffles
- 19 Taberna Tapas
- 20 Thai@ Main Street
- 21 Pie Pushers
- 22 Copa
- 23 Bar Virgile
- 24 Luna Rotisserie and Empanadas
- 25 Loaf
- 26 Cucciolo Osteria
- 27 It's a Southern Thing
- 28 EverLou Coffee Co
- 29 Durty Bull Brewing Company
- 30 The Dankery
- 31 The Glass Jug Beer Lab
- 32 Plum Southern Kitchen & Bar

RETAIL + FITNESS + ENTERTAINMENT

- 33 360 Approach
- 34 Downtown Durham YMCA
- 35 Bulleuga Urban Market
- 36 Bull City Veterinary Hospital
- 37 Chet Miller
- 38 Vert + Vogue
- 39 Durham Performing Arts Center (DPAC)
- 40 Durham Bulls Athletic Park
- 41 The Carolina Theatre
- 42 Motorco Music Hall + Parts & Labor
- 43 Boxcar Bar & Arcade
- 44 Urban Axes
- 45 The Rickhouse
- 46 West End Billards

HOTELS

- 47 Unscripted Durham Hotel
- 48 Durham Marriott City Center
- 49 21c Museum Hotel Durham

MAJOR RESIDENTIAL

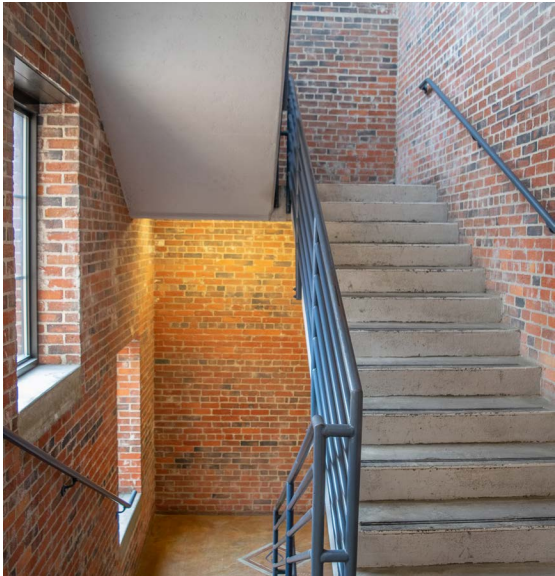
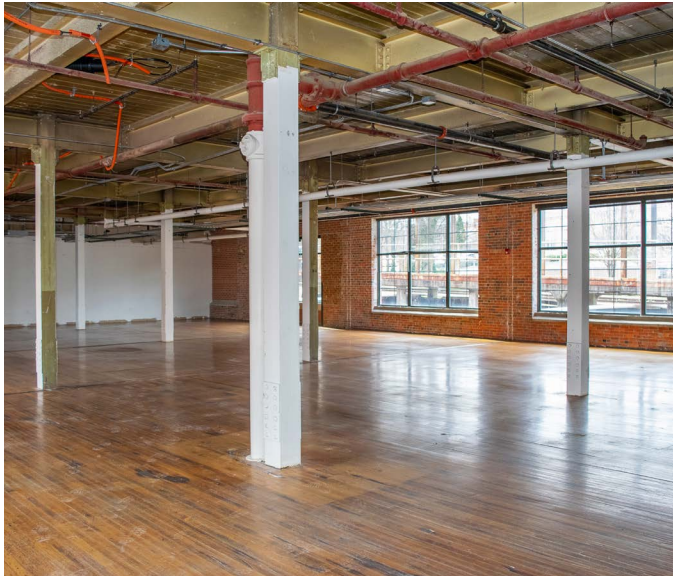
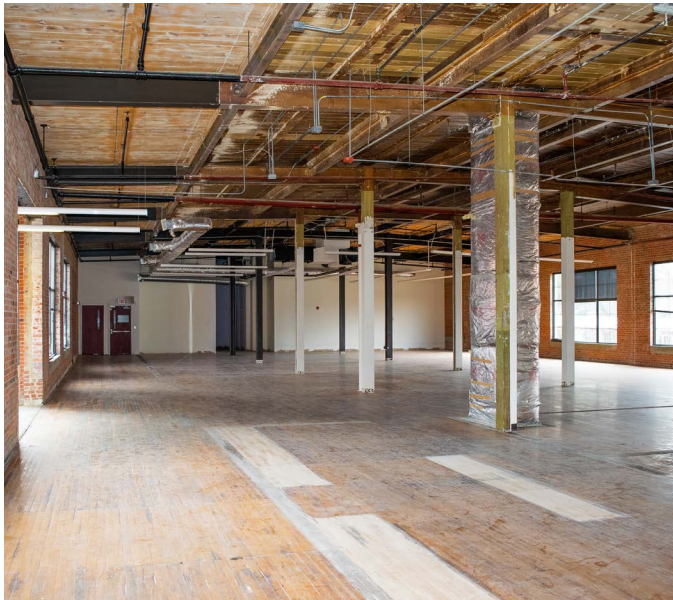
- 50 Bullington Warehouse Loft Condos + Treyburn
- 51 Chesterfield
- 52 West Village
- 53 Willard Street Apartments
- 54 Whetstone Apartments
- 55 Apartments at American Tobacco
- 56 Mangum Flats
- 57 Liberty Warehouse + Foster St. Coffee
- 58 Foster on the Park
- 59 One City Center

OTHER

- 60 Central Park
- 61 Central Park Middle School
- 62 Convention Center
- 63 Duke University Clinical Research Institute
- 64 Historic Durham Athletic Park
- 65 Durham Train Station
- 66 Durham Greyhound Bus Station
- 67 Durham School of the Arts
- 68 Forge Fencing Academy & Club
- 69 Durham County Main Library
- 70 Durham County Courthouse
- 71 City Hall Plaza
- 72 Duke Molecular Physiology Institute
- 73 Durham Parks and Recreation



HISTORIC MODERN OFFICE SPACE





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