



TRADEMARK
PROPERTIES

105 W. MORGAN ST

DURHAM, NC 27701

UP TO 7,128 SF

**FOR
LEASE**

LISTING BROKER:

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**DOWNTOWN
DURHAM
RETAIL SPACE**



SUITE 103

1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

**105 W. MORGAN STREET
DURHAM, NC 27701**

PROPERTY HIGHLIGHTS

- » 15,234 SF of street front retail bordering Mangum Street, W. Morgan Street, and Rigsbee Avenue
- » The mixed-use project consists of 665 parking spaces atop premiere street front retail
- » Parking deck houses 5,324 SF for the City of Durham Parking Administration
- » Walking distance to the hottest attractions including the Durham Bulls Athletic Park, the award winning Durham Performing Arts
- » Center, and numerous well-established local restaurants and bars
- » Flexible floor plans that can be demised
- » Grade change allows for ceiling heights with the ability to accommodate a mezzanine level in select spaces
- » Significant outdoor seating opportunities
- » Exterior features artwork from local artists selected by the community



LEASE RATE:

421 N. MANGUM: \$27.00/SF, NNN

SUITE 101: \$27.00/SF, NNN

SUITE 102: \$30.00/SF, NNN

SUITE 103: \$35.00/SF, NNN

\$3.40/SF CAM (2025 ESTIMATE)

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SUITE	SF	TENANT
100	2,998	Barsa New Indian
101	3,307	AVAILABLE
102	1,673	AVAILABLE
103 (LEASE READY)	1,177	AVAILABLE (880 SF + 297 SF loft)
104	5,324	City of Durham Transportation Office
105	1,200	Sweets by Shayda
106	3,908	Salon Lofts
421 N. MANGUM (CDS*)	971	AVAILABLE

*CDS - COLD DARK SHELL

W. MORGAN STREET

RIGSBEE STREET

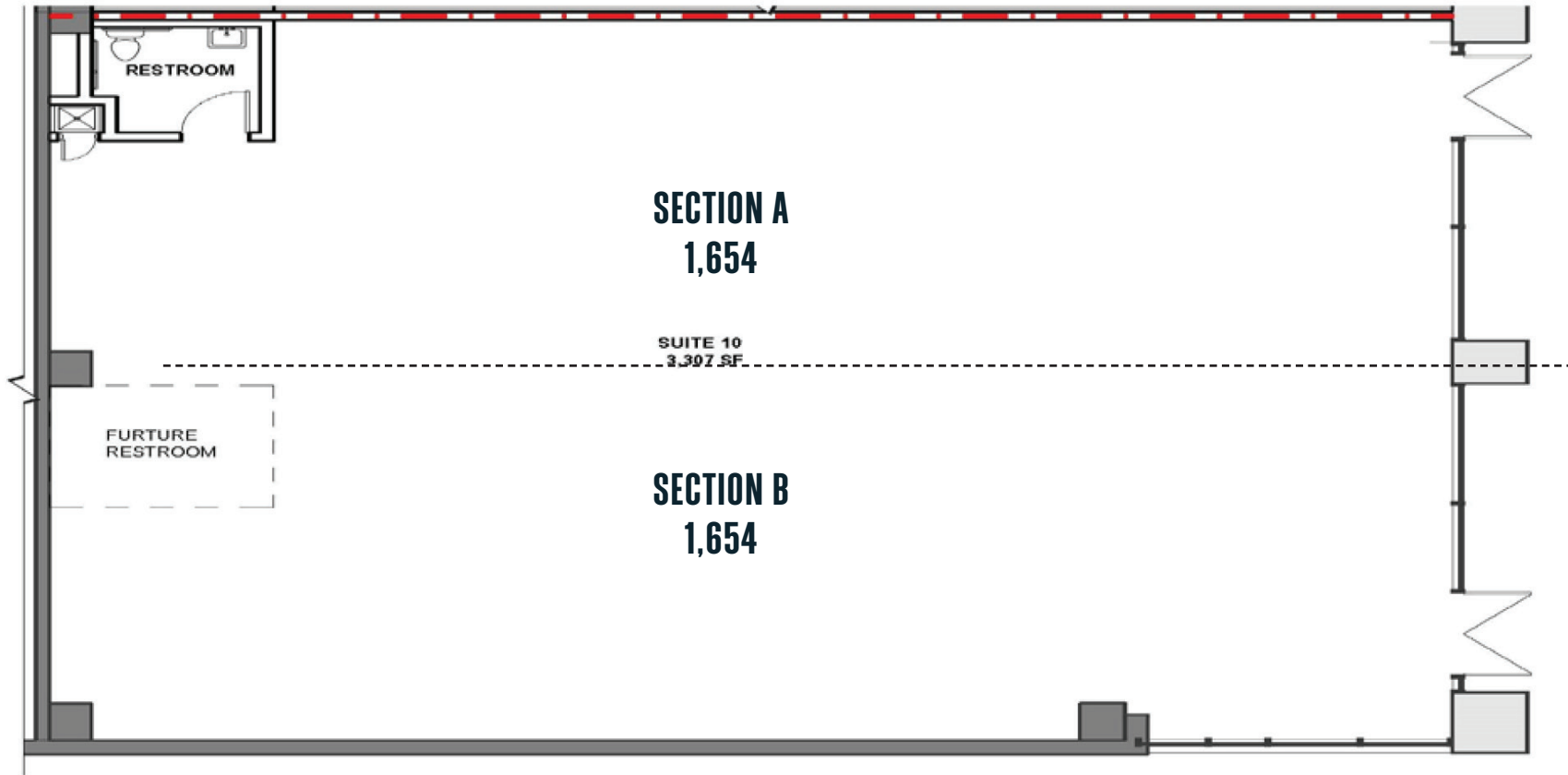
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FLOOR PLAN STE 101 3,307 SF (SUBDIVIDABLE)



W. MORGAN STREET



Floor plan is a representation only, and subject to verification.

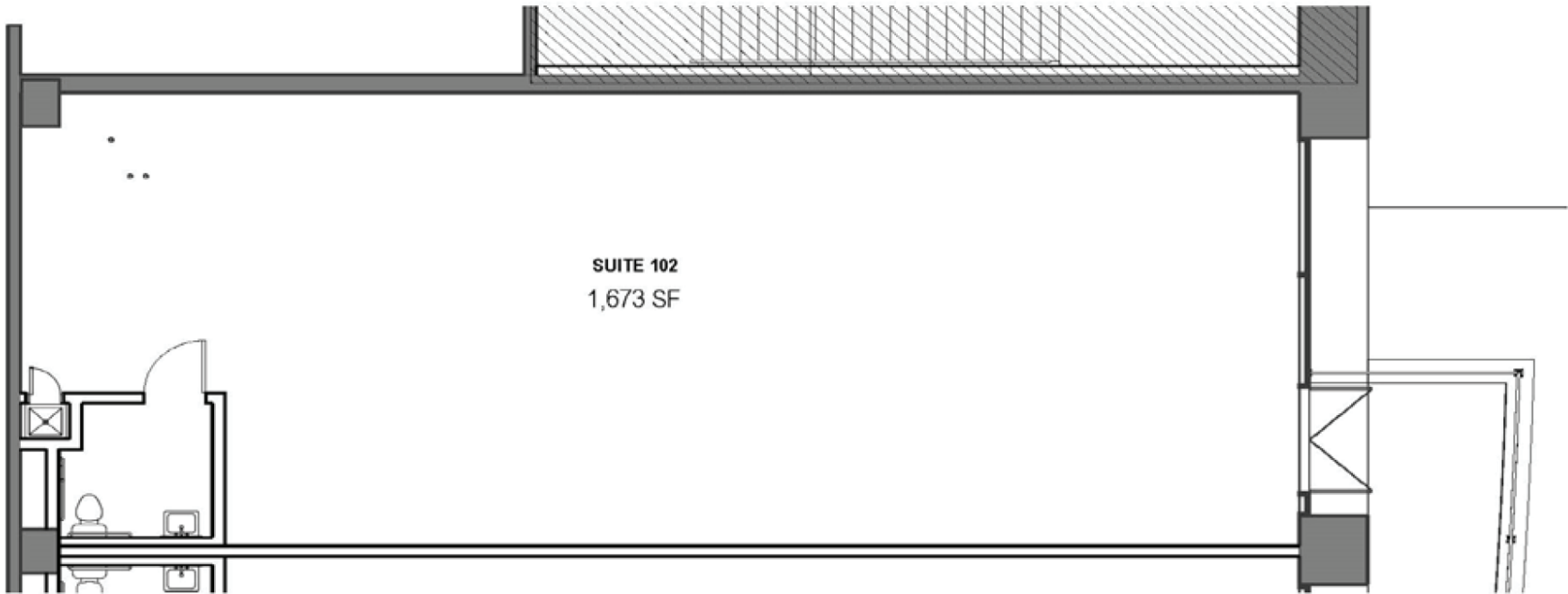
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FLOOR PLAN STE 102 1,673 SF



W. MORGAN STREET

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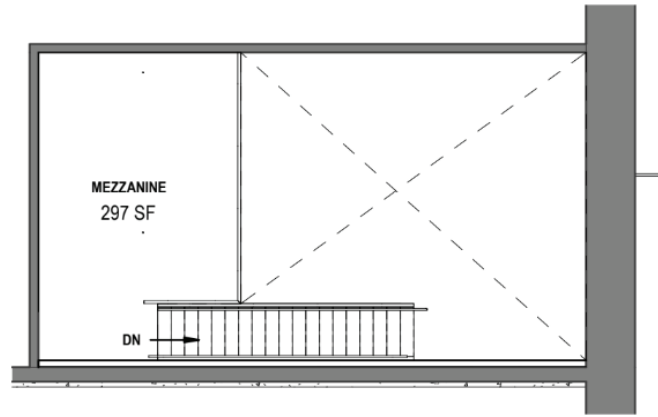
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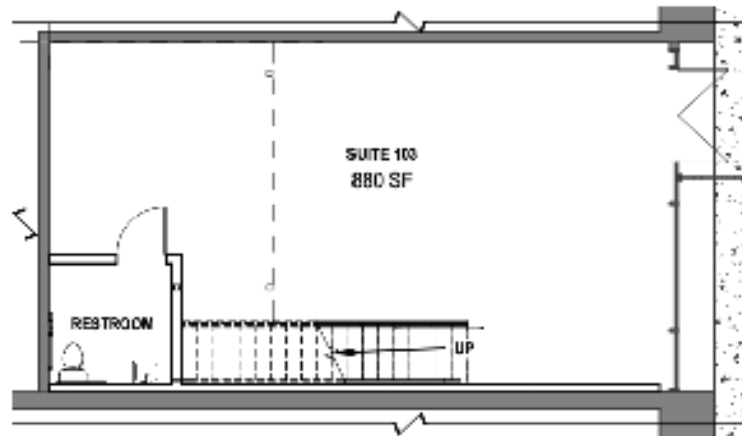
FLOOR PLAN STE 103

1,177 SF

(880 SF + 297 SF loft)



2 SUITE 103 - MEZZANINE
SCALE: 1/8" = 1'-0"



1 SUITE 103 - LEVEL 1
SCALE: 1/8" = 1'-0"

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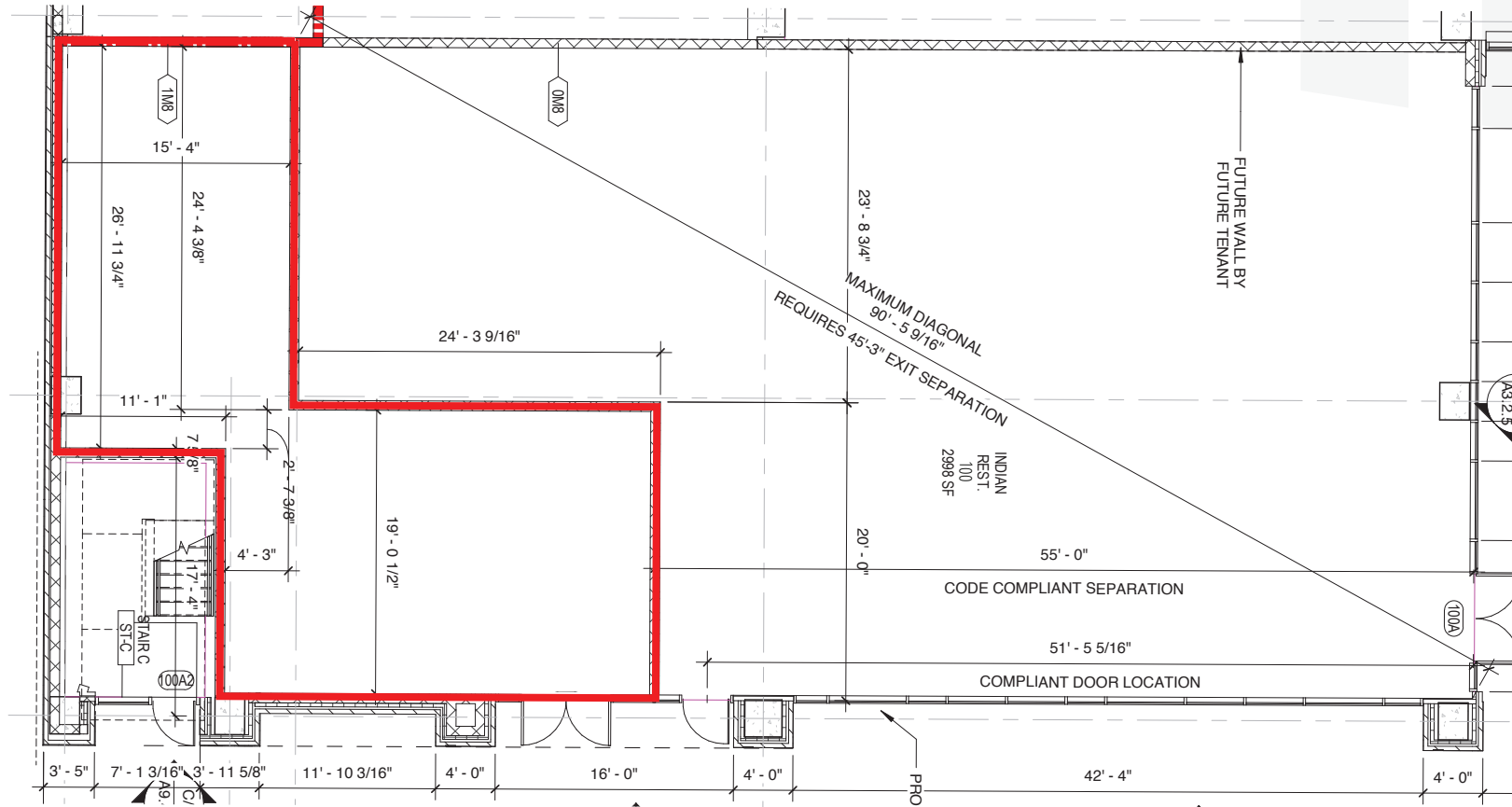
SUITE 103 PICTURES

Second generation space for light food fare due to existing plumbing



FLOOR PLAN 421 MANGUM

971 SF



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SITE MAP



LEGEND

1. 421. N MANGUM
971 SF - AVAILABLE
2. SUITE 100
BARSAN NEW INDIAN
3. SUITE 101
DEAL PENDING
4. SUITE 102
DEAL PENDING
5. SUITE 103
1,177 SF - AVAILABLE
6. SUITE 105
SWEETS BY SHAYDA
7. SUITE 106
SALON LOFTS
8. POST OFFICE
323 E. CHAPEL HILL ST.
9. RUE CLER
RESTAURANT
401 E. CHAPEL HILL ST.
10. DURHAM CITY HALL
101 CITY HALL

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SITE

S MANGUM ST

DURHAM FREEWAY

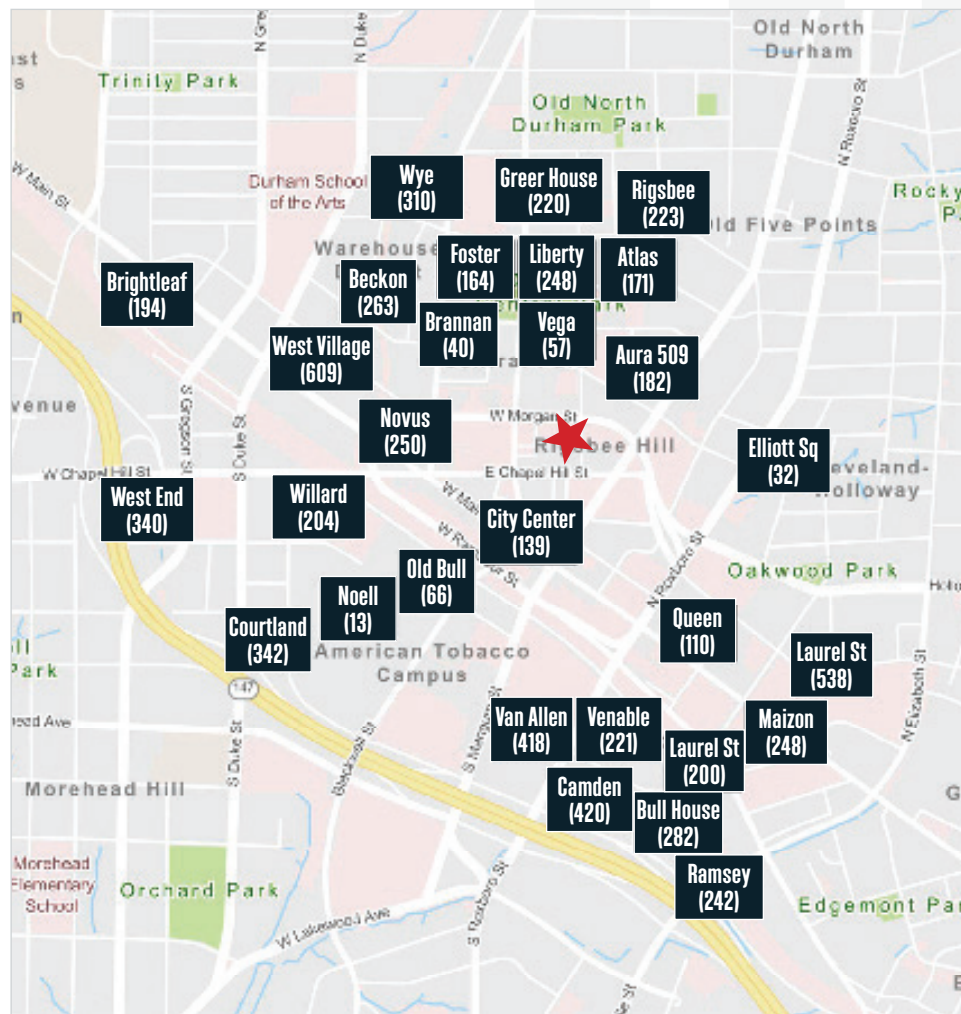
POINTS OF INTEREST

- | | | | |
|-----------------------------------|------------------------------------|---|---------------------------------|
| 1. DOWNTOWN DURHAM YMCA | 17. DURHAM CENTRAL PARK | 33. PIE PUSHERS | 49. DEPARTMENT OF PUBLIC HEALTH |
| 2. SALON LOFTS | 18. AMERICAN TOBACCO CAMPUS | 34. LUNA ROTISSERIE AND EMPANADAS | 50. ELEVATE SALON INSTITUTE |
| 3. INDIAN MONSOO RESTAURANT & BAR | 19. DURHAM BULLS ATHLETIC PARK | 35. BAR VIRGILE | 51. DURHAM COUNTY GOVERNMENT |
| 4. SWEETS BY SHYDA | 20. TOBACCO ROAD SPORTS CAFE | 36. DURHAM COUNTY COURTHOUSE | 52. DURHAM COUNTY GOVERNMENT |
| 5. POST OFFICE | 21. DURHAM PERFORMANCE ARTS CENTER | 37. 555 MANGUM | |
| 6. RUE CLEAR RESTAURANT | 22. ALOFT DURHAM DOWNTOWN | 38. VAN ALLEN APARTMENTS | |
| 7. DASHI | 23. WHETSTONE APARTMENTS | 39. CAMDEN DURHAM APARTMENTS | |
| 8. DURHAM CITY HALL | 24. WEST VILLAGE | 40. BULL HOUSE APARTMENTS | |
| 9. BULL CITY BURGER AND BREWERY | 25. BULL MCCABE'S IRISH PUB | 41. THE ROXBORO AT VENABLE | |
| 10. ALLEY TWENTY SIX | 26. TOAST | 42. VENABLE APARTMENTS | |
| 11. THE VELVET HIPPO BAR & LOUNGE | 27. VICEROY | 43. THE RAMSEY APARTMENTS | |
| 12. THE DURHAM HOTEL | 28. TABERNA TAPAS | 44. KRILL RESTAURANT | |
| 13. 21C MUSEUM HOTEL DURHAM | 29. THAI@MAIN ST | 45. SMASHING BOXES | |
| 14. THE CAROLINA THEATRE | 30. NINTH STREET BAKERY | 46. THE FRUIT | |
| 15. DURHAM FOOD HALL | 31. DURHAM MARRIOTT CITY CENTER | 47. MAIZON DURHAM | |
| 16. BOXCAR BAR + ARCADE | 32. AMERICAN UNDERGROUND | 48. DURHAM COUNTY DEPARTMENT OF SOCIAL SERVICES | |

MULTI FAMILY GROWTH

Downtown Durham has emerged as one of the Triangle's premier destinations to live, work, and play. Its transformation took off in the 2000s with the redevelopment of the American Tobacco Campus, which set the stage for broader revitalization. Since then, sustained public and private investment has fueled its growth into a thriving hub for life sciences and technology. With a strong and varied employment base, the area attracts young professionals and affluent residents who value walkable access to offices, dining, nightlife, and cultural attractions like the Durham Performing Arts Center, the Durham Bulls Athletic Park, and the Carolina Theatre.

METRICS	Submarket	Market
INVENTORY UNITS	24,018	63,836
UNITS UNDER CONSTRUCTION	3,482	7,061
CONSTRUCTION % OF INVENTORY	14.5%	11.1%
OCCUPANCY AT DELIVERY	45.6%	20.1%
ASKING PRICE/UNIT	\$1,594	\$1,583
VACANCY RATE	9.5%	11.4%
POPULATION GROWTH +5 YEARS	7.6%	6.6%
MARKET SALES PRICE/UNIT	214,000	220,000



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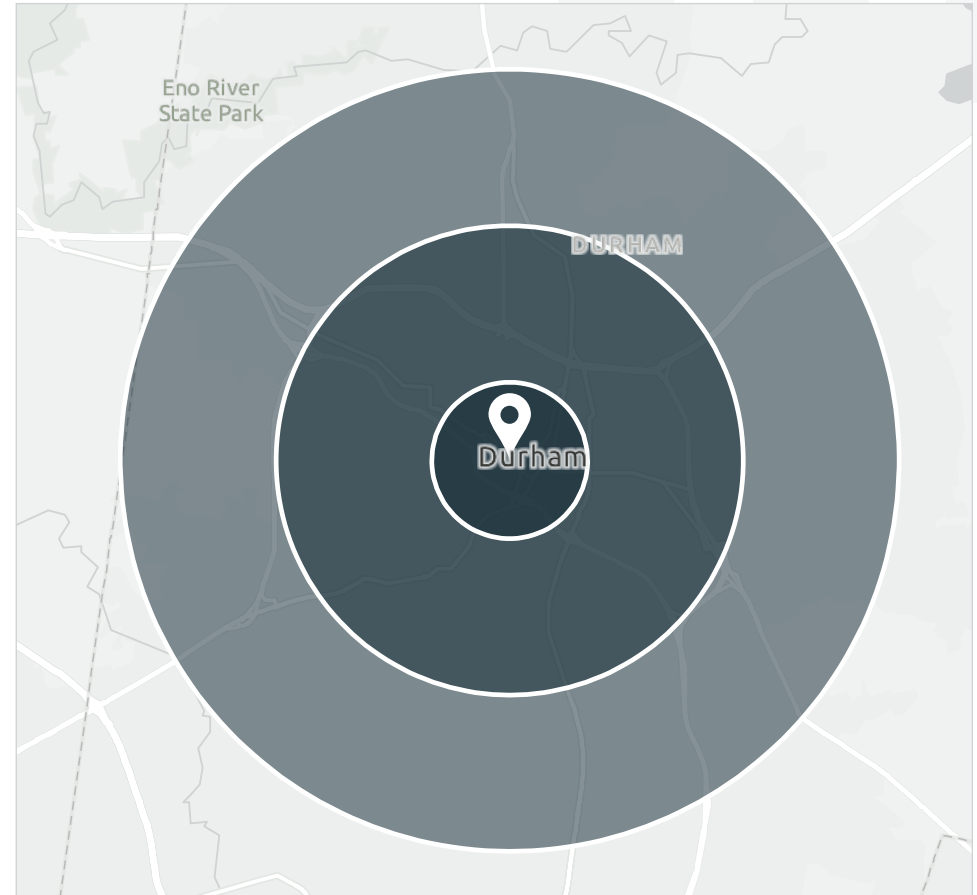
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DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
2025 POPULATION	19,631	77,851	107,500
2030 POPULATION (PROJECTED)	22,776	78,752	110,512
2025 HOUSEHOLDS	9,454	29,285	45,772
2030 HOUSEHOLDS (PROJECTED)	11,423	29,996	47,579
OWNER-OCCUPIED HOUSING UNITS	2,099	11,454	25,036
RENTER-OCCUPIED HOUSING UNITS	7,355	17,731	20,736
2025 AVERAGE HOUSEHOLD INCOME	\$116,646	\$90,532	\$110,230
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$133,762	\$102,632	\$122,475



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DURHAM, NORTH CAROLINA



#1

**BEST CITY FOR
MILLENNIALS IN THE US**

[GROWELLA]

#2

**AMERICA'S FASTEST
GROWING METRO AREA**

[FORBES.COM]

#1

FOODIEST SMALL TOWN

[BON APPETIT]

#1

**MOST EDUCATED CITIES
IN THE US**

[YAHOO FINANCE]

#5

**BEST PLACES FOR BLACK-
OWNED
BUSINESSES**
[NERD WALLET]

#3

**CITY WHERE A PAY-
CHECK STRETCHES THE
FARTHEST**
[FORBES]

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