

PRESENTED BY:



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FOR LEASE | FIRST FLOOR
108 MORRIS STREET

DURHAM, NC 27701

PROPERTY SUMMARY

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OFFERING SUMMARY

BUILDING SIZE:	±10,970 SF
AVAILABLE SF:	±3,340 RSF (Demisable)
DEMISABLE SPACES:	±1,670 & 1,670 RSF
PROPERTY TYPE:	Retail/Creative Office
YEAR BUILT:	1910
RENOVATED:	2014
ZONING:	DD-C
LEASE TYPE:	Modified Gross (MG)
TENANT EXPENSES:	Utilities/In-Suite Janitorial
LEASE RATE:	\$36.00/SF

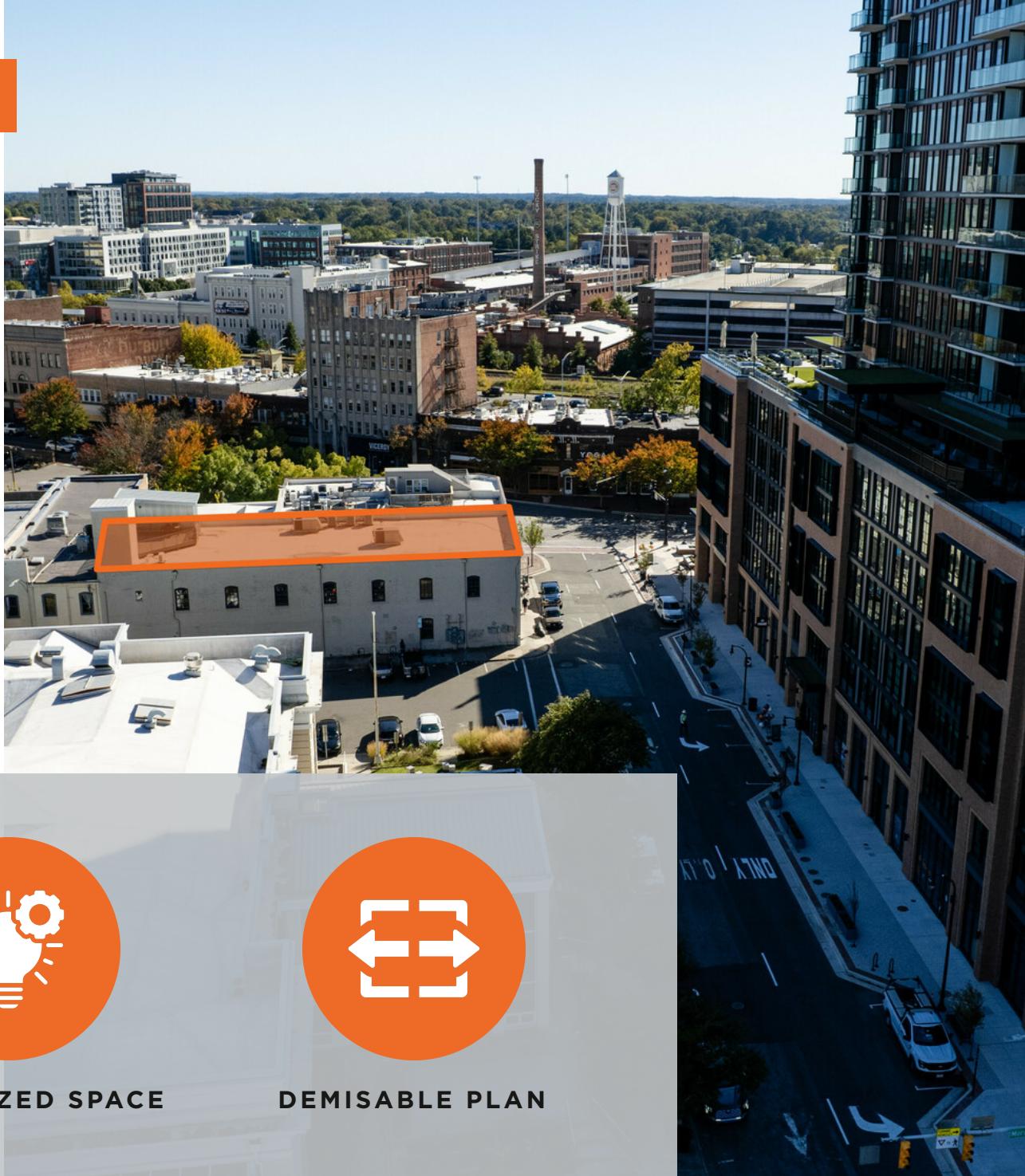
PROPERTY SUMMARY

SVN | Real Estate Associates, as the exclusive listing agent, is pleased to offer **street-level space at 108 Morris Street in the heart of downtown Durham, NC. This vibrant location sits directly across from The Novus, a newly constructed luxury mixed-use development**, and is surrounded by some of the city's best restaurants, galleries, and cultural destinations. The ±3,362 SF street-level space offers excellent flexibility for **retail or creative office use and can be divided into two smaller suites**.



PROPERTY HIGHLIGHTS

- Street-level suite with large storefront windows and exceptional visibility
- Flexible layout suitable for retail or creative office users
- Demisable floor plan allowing for two separate suites
- Fully renovated historic building with modernized infrastructure
- Surrounded by numerous popular restaurants, cafes, and boutique retailers
- Prime location in the heart of downtown Durham's City Center District
- Walkable to multiple parking decks, the Durham Performing Arts Center (DPAC), American Tobacco Campus, and Central Park District



PRIME LOCATION

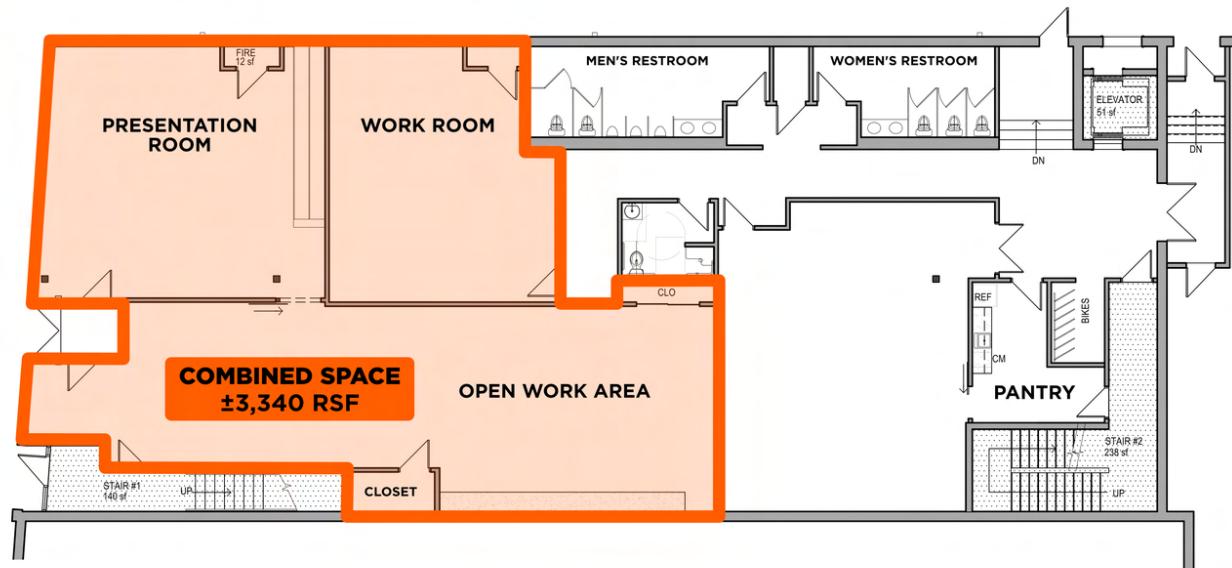


MODERNIZED SPACE

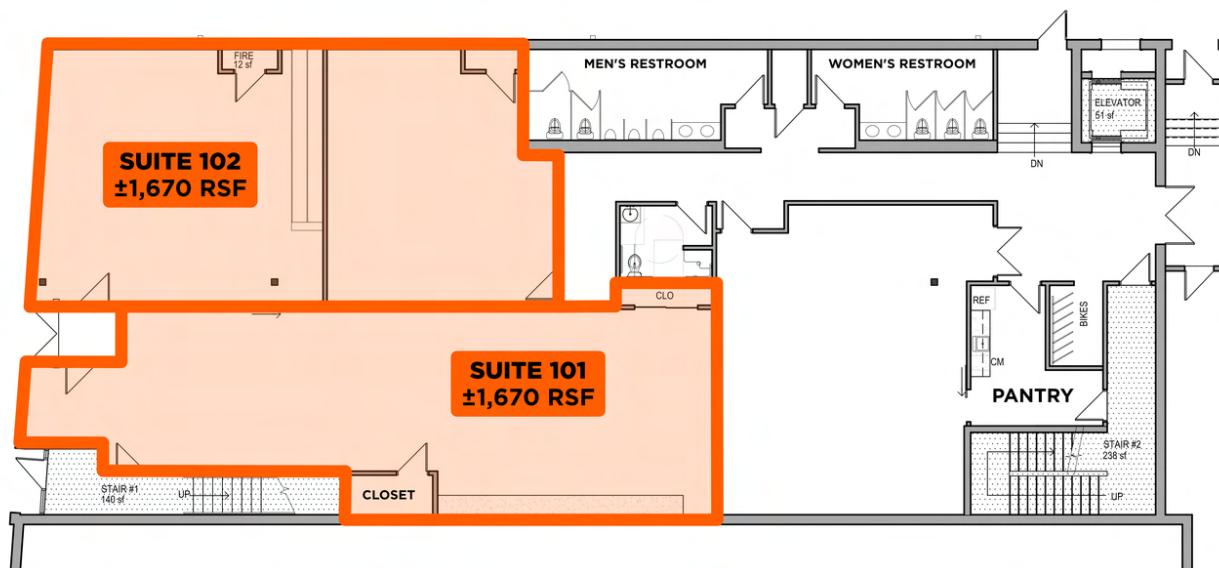


DEMISABLE PLAN

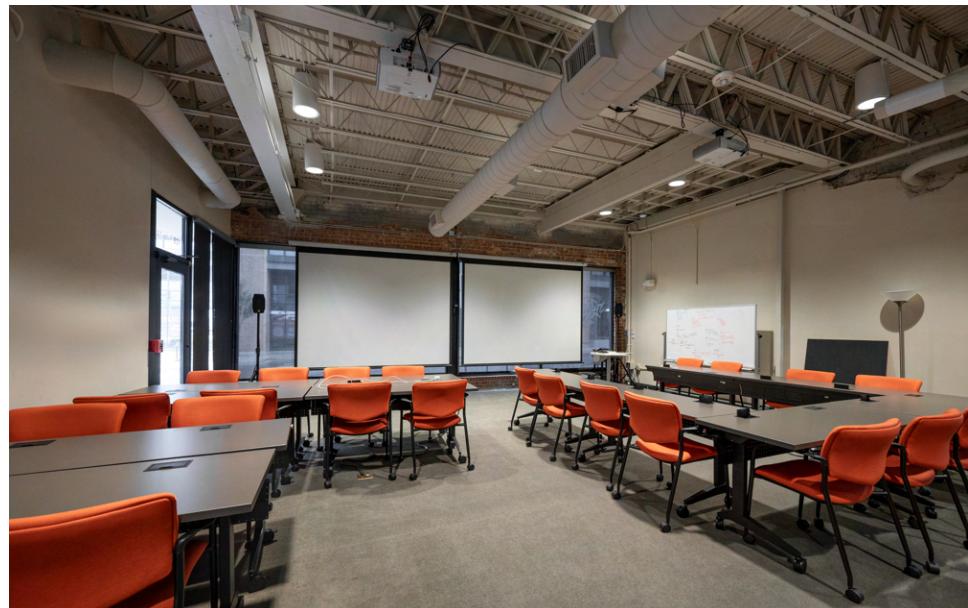
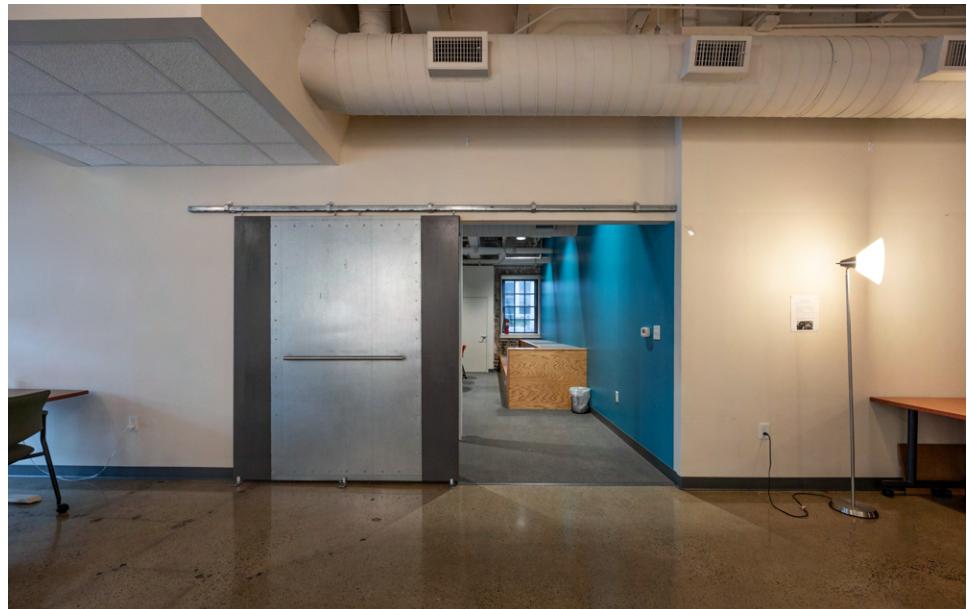
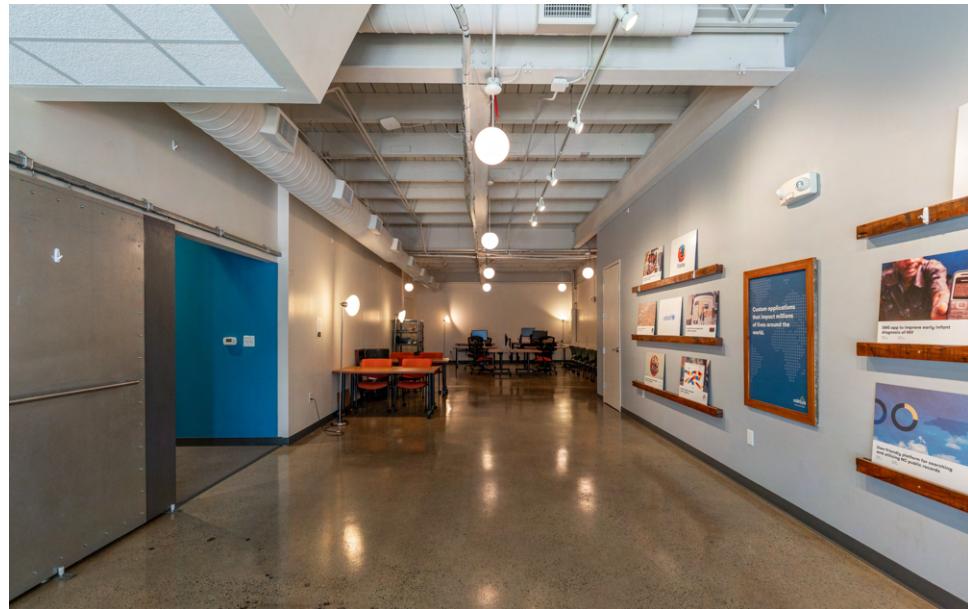
FULL SUITE LAYOUT
($\pm 3,340$ RSF)



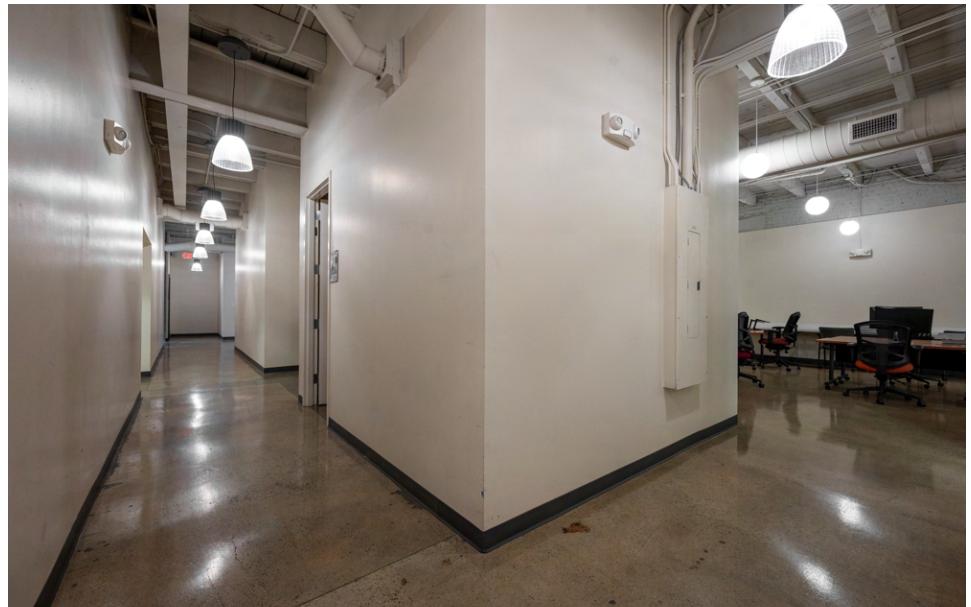
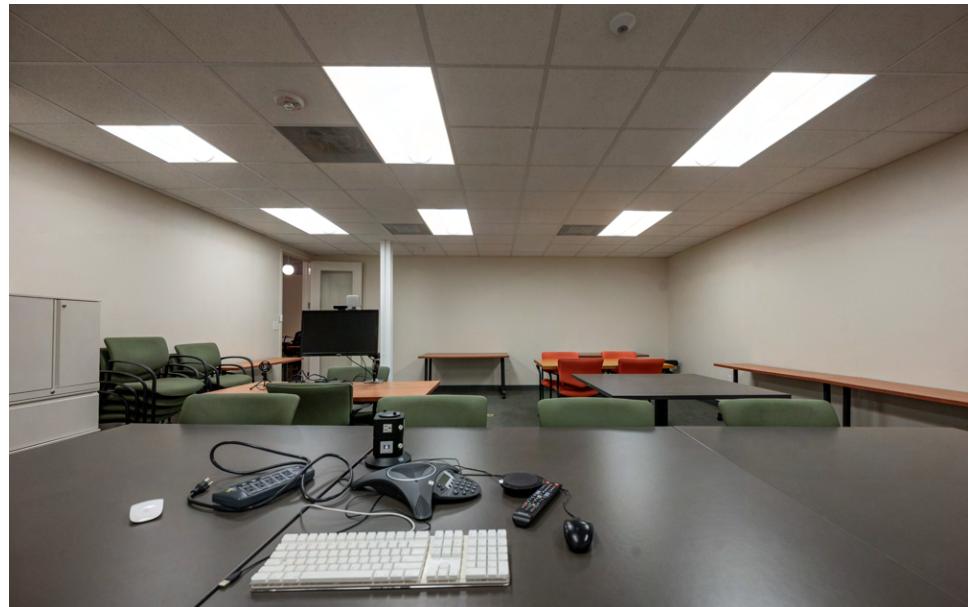
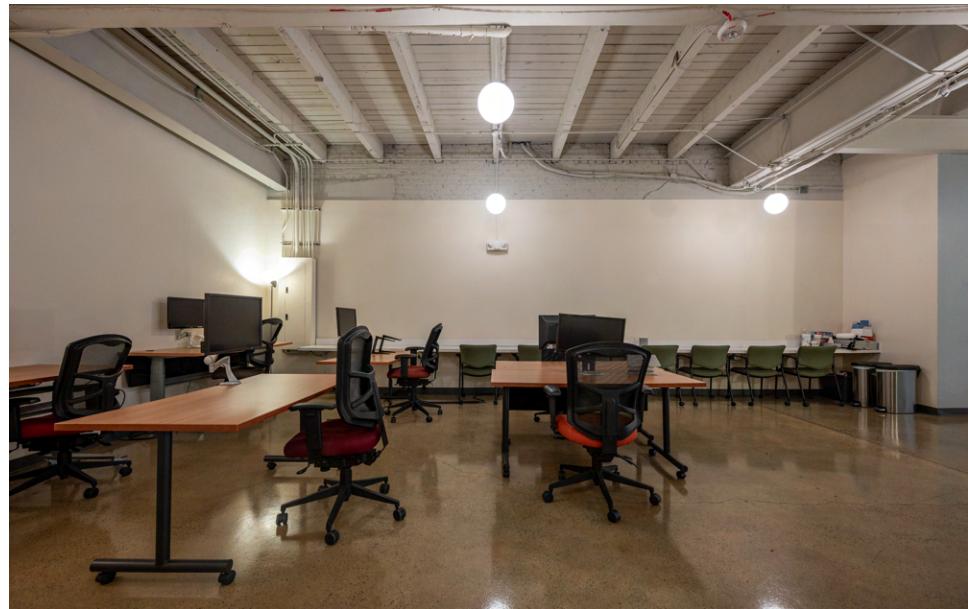
DEMISED LAYOUT
TWO SUITES
($\pm 1,670$ RSF EACH)



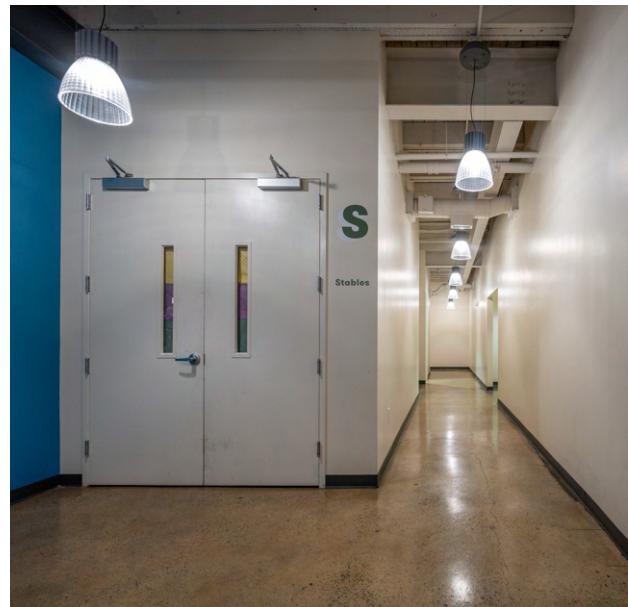
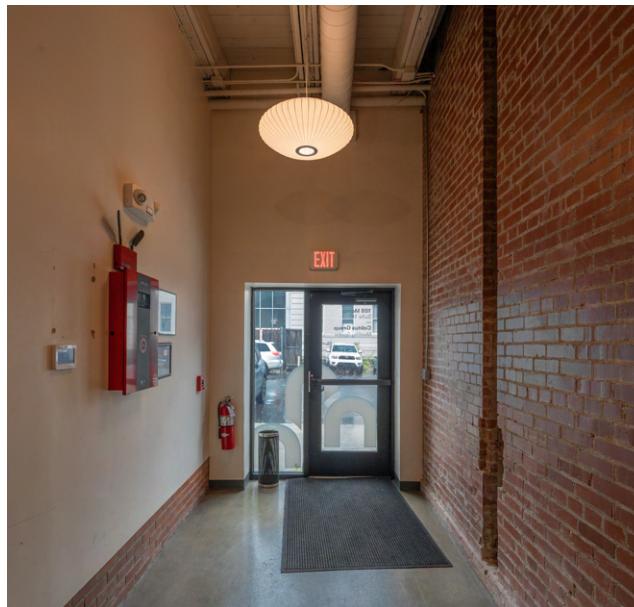
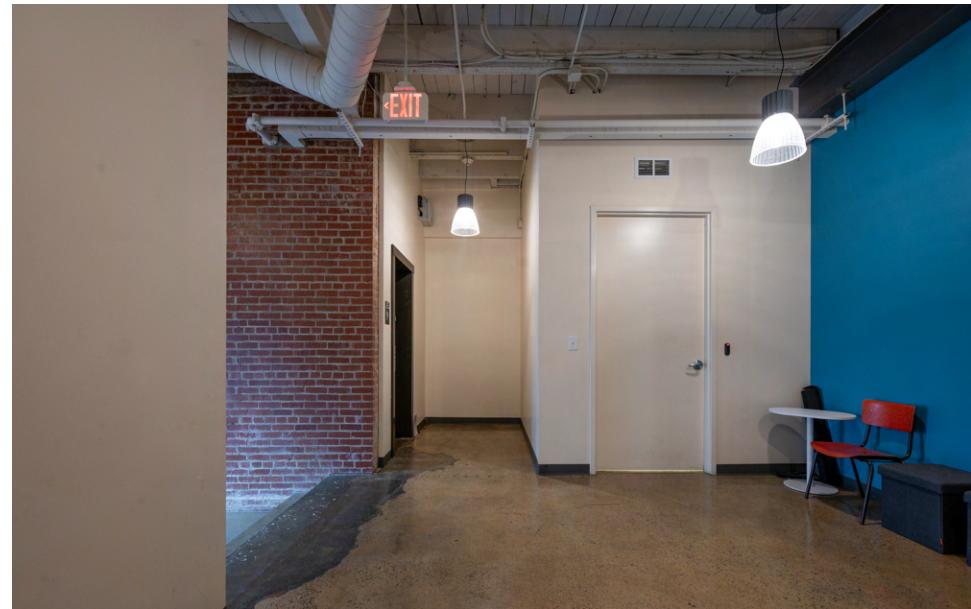
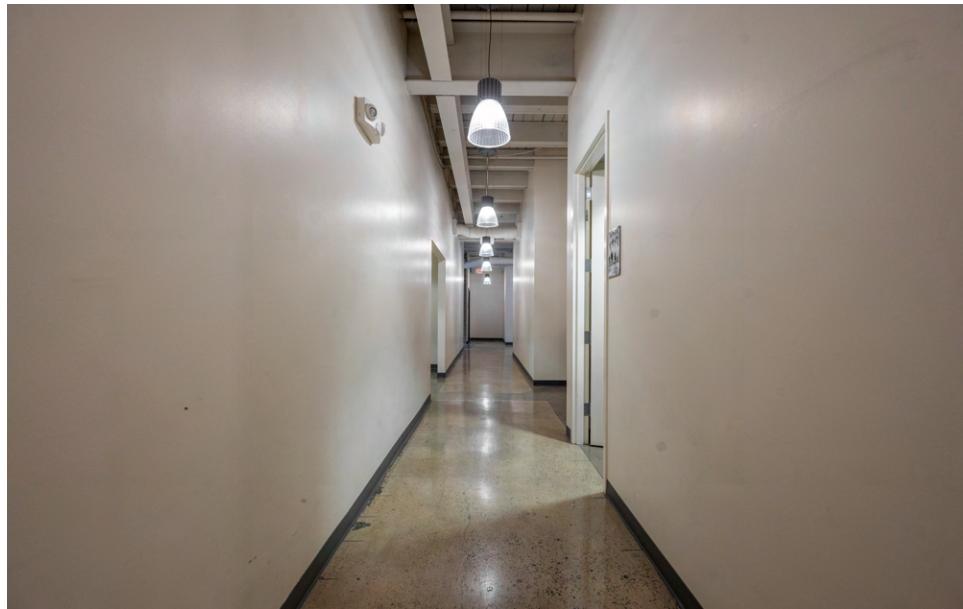
FIRST FLOOR PHOTOS



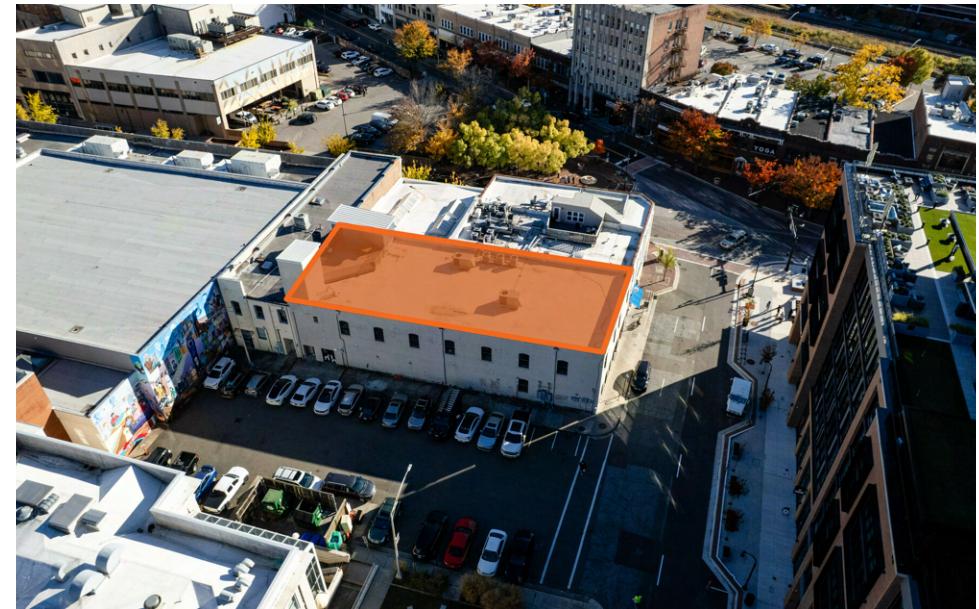
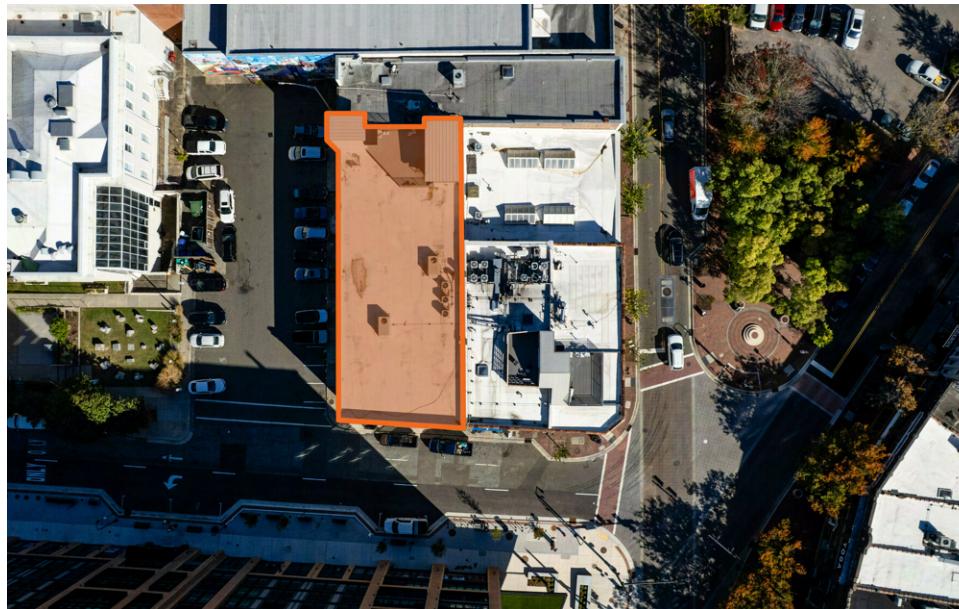
FIRST FLOOR PHOTOS



FIRST FLOOR PHOTOS



EXTERIOR PHOTOS



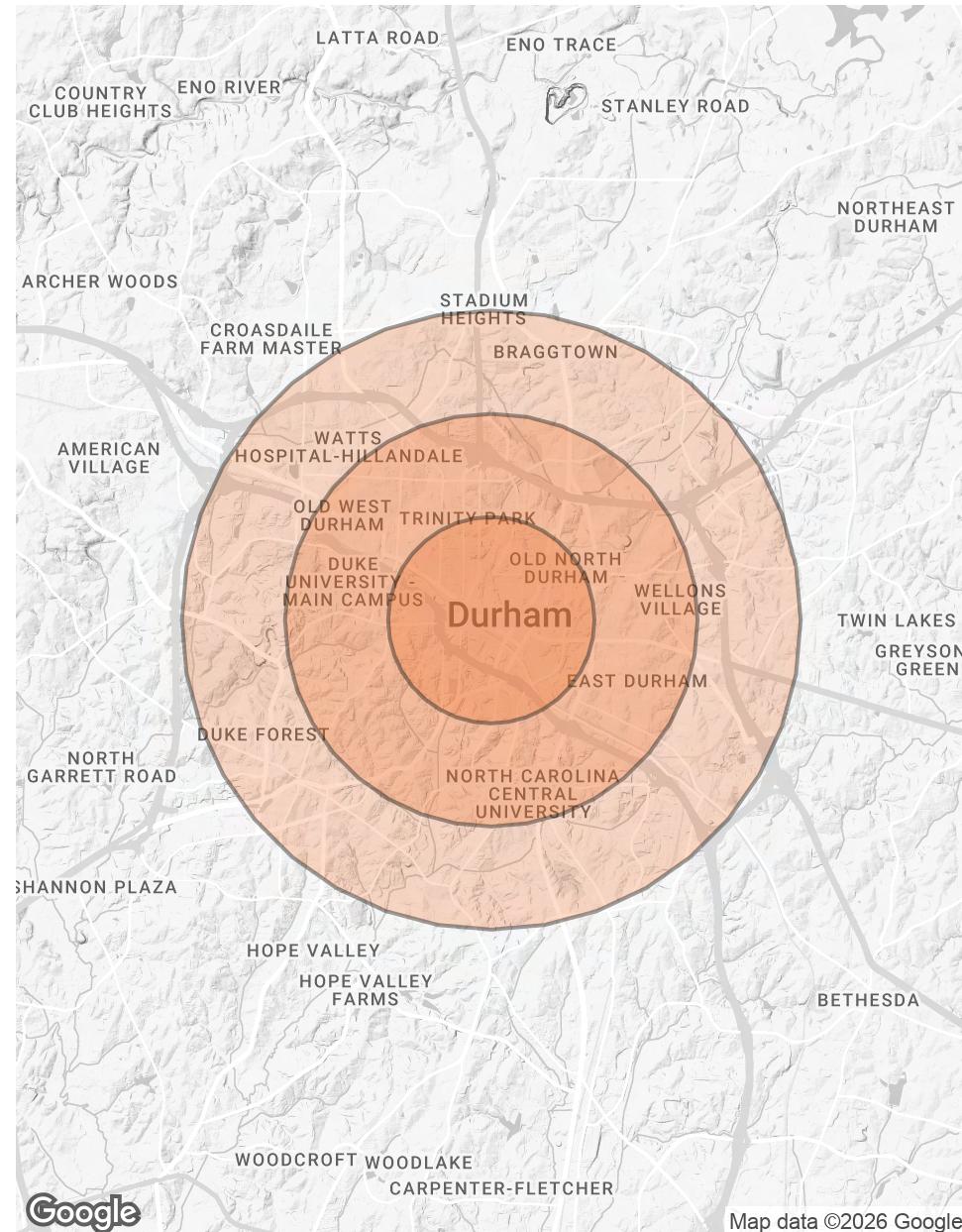
RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	18,492	58,117	99,865
AVERAGE AGE	36	35	35
AVERAGE AGE (MALE)	36	35	35
AVERAGE AGE (FEMALE)	36	35	36
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,487	22,772	39,077
# OF PERSONS PER HH	2.2	2.6	2.6
AVERAGE HH INCOME	\$107,727	\$87,442	\$80,197
AVERAGE HOUSE VALUE	\$557,216	\$468,268	\$410,976

Demographics data derived from AlphaMap





Local Expertise.
National Reach.

SVN | Real Estate Associates

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