

FOR LEASE | FIRST FLOOR  
**108 MORRIS STREET**  
DURHAM, NC 27701

PRESENTED BY:



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## PROPERTY SUMMARY

### 108 MORRIS STREET

DURHAM, NC 27701

#### OFFERING SUMMARY

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

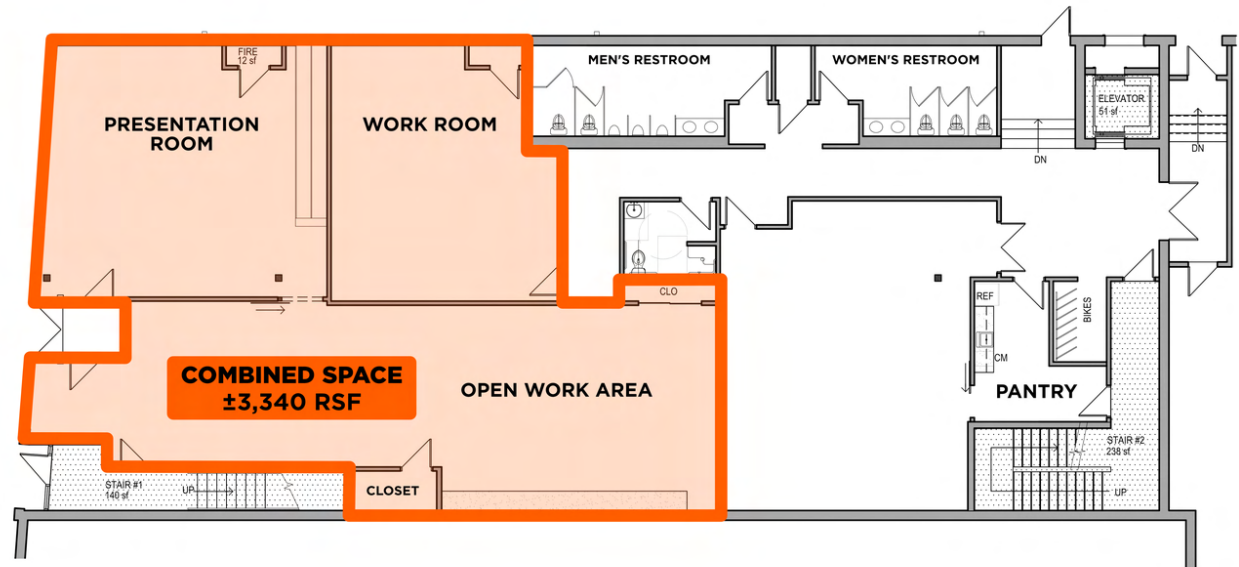


**MODERNIZED SPACE**

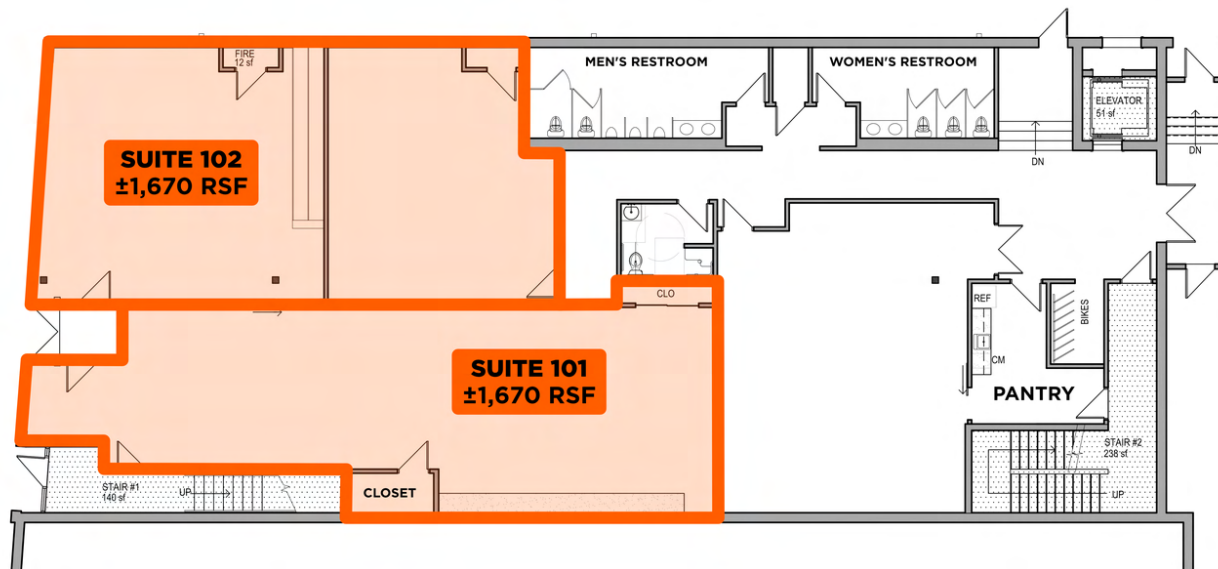


**DEMISABLE PLAN**

## FULL SUITE LAYOUT (±3,340 RSF)



## DEMISED LAYOUT TWO SUITES (±1,670 RSF EACH)





## FIRST FLOOR PHOTOS



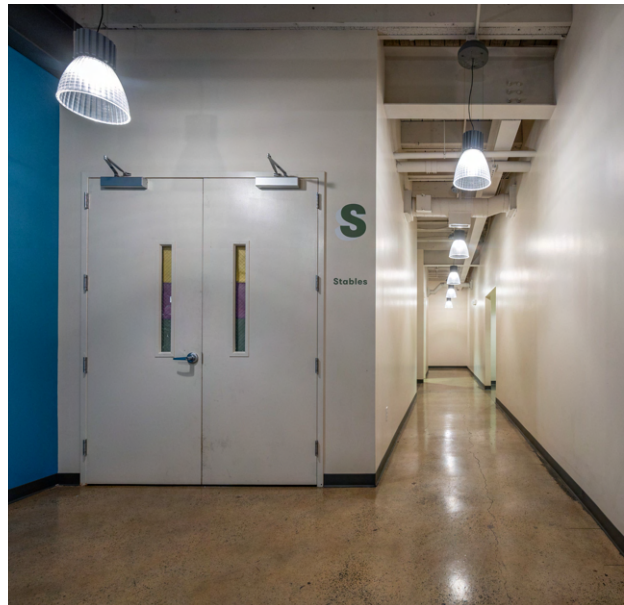
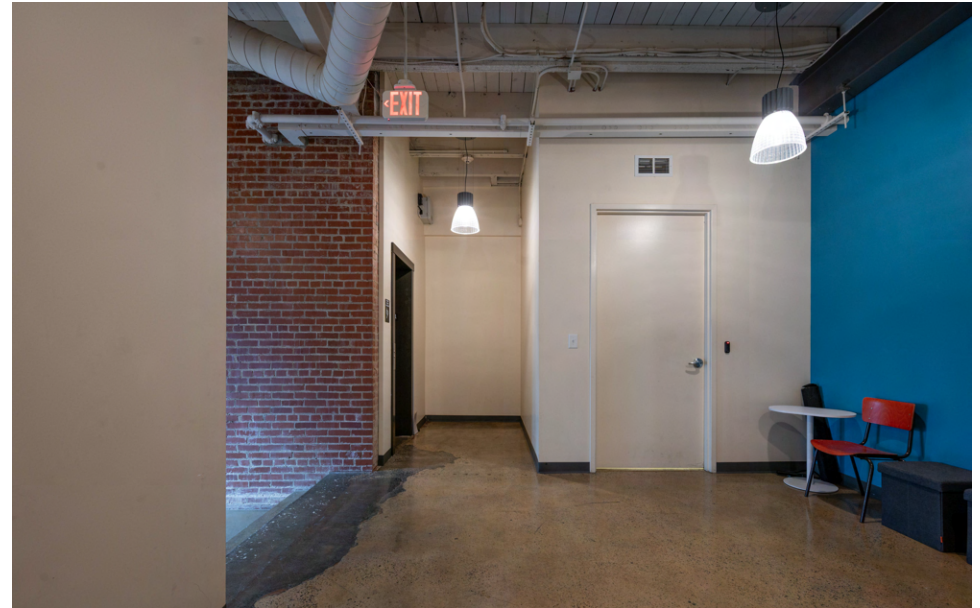


## FIRST FLOOR PHOTOS





## FIRST FLOOR PHOTOS





## EXTERIOR PHOTOS





RETAILER MAP



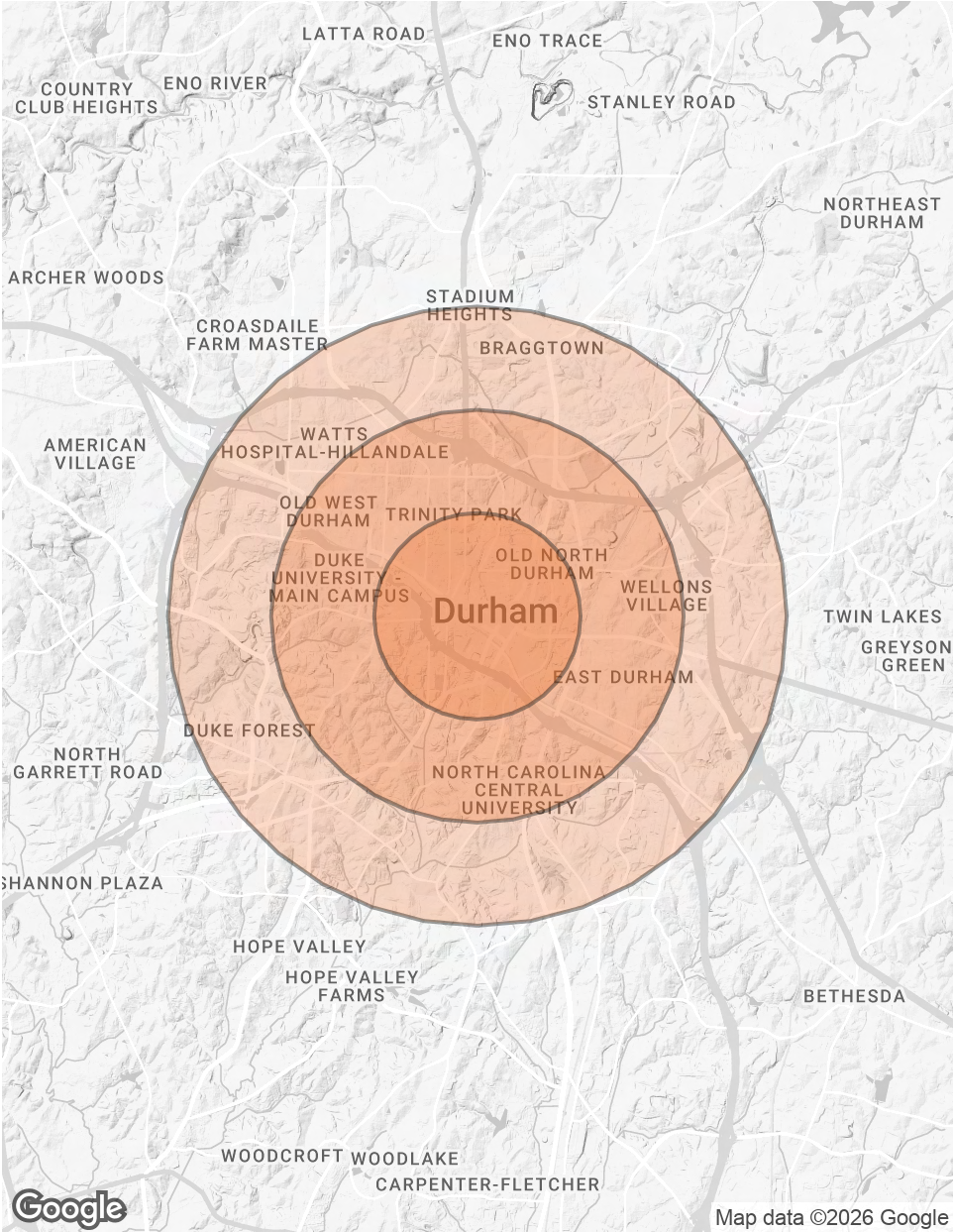


# DEMOGRAPHICS MAP & REPORT

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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