



# IMPERIAL TOBACCO BUILDING

215 Morris Street, Downtown Durham, NC 27701

AVISON  
YOUNG





**IMPERIAL TOBACCO BUILDING**

<b>Available SF</b>	18,502 rsf
<b>Lease Rate</b>	\$34.00/sf, Full Service
<b>Year Built</b>	1916
<b>Parking Ratio</b>	3 per 1,000 SF

- Furniture could convey
- Card access after hours
- Parking directly across the street (additional fee)
- Common wellness room
- Small outdoor patio in center of building





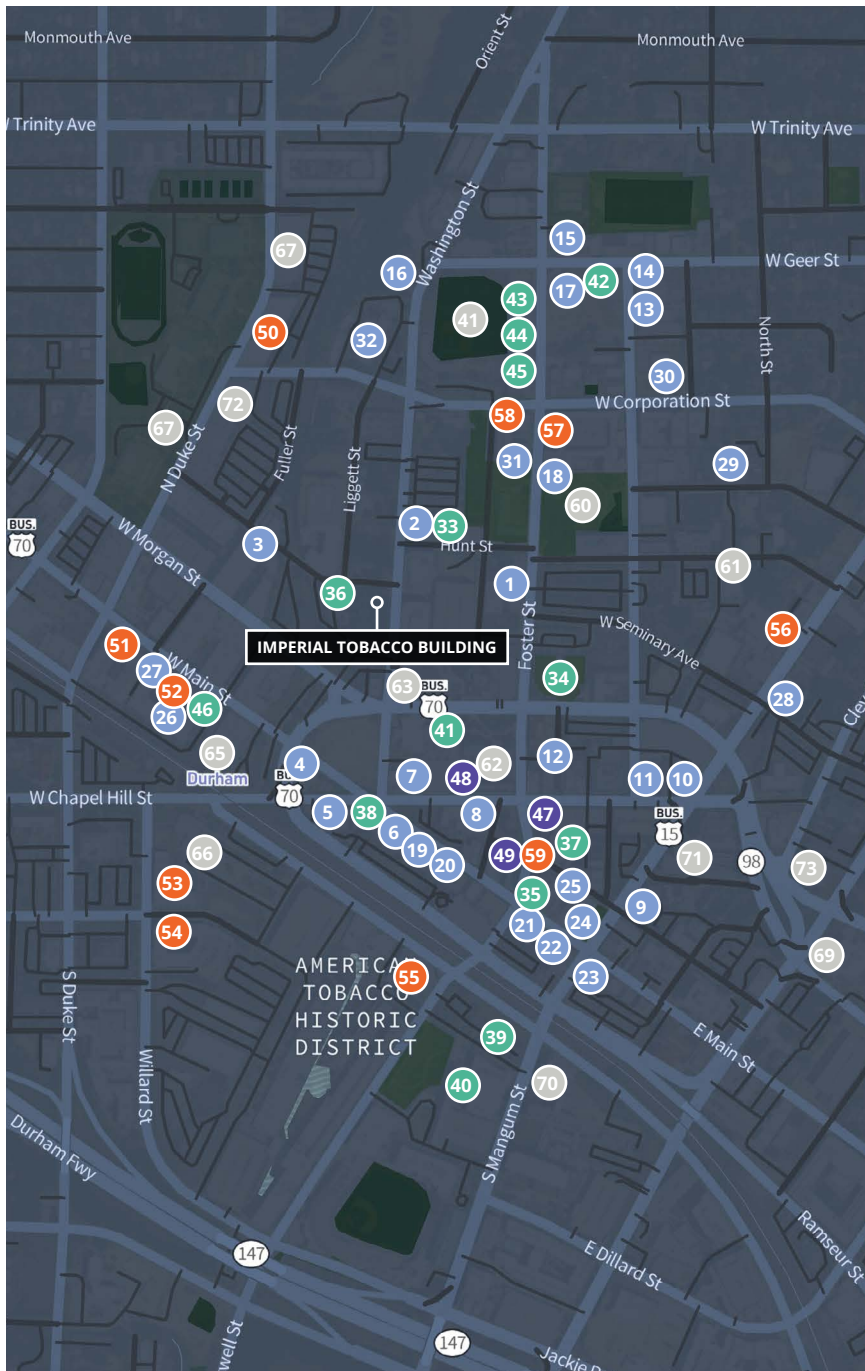
Suite 300 | 18,502 rsf





**IMPERIAL TOBACCO BUILDING | 215 Morris Street, Downtown Durham, NC 27701**





## 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

## 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

## RETAIL + FITNESS + ENTERTAINMENT

- 33 360 Approach
- 34 Downtown Durham YMCA
- 35 Buldega 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



If you would like more  
information please  
get in touch.

**Arnold Siegmund**

Principal

D 919 420 1573

[arnold.siegmund@avisonyoung.com](mailto:arnold.siegmund@avisonyoung.com)



**Visit us online**  
[avisonyoung.com](http://avisonyoung.com)

© 2024 Avison Young - North Carolina, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919 785 3434

**AVISON  
YOUNG**