



For **sublease**

Brand New Creative Office Space available

815 W Morgan Street

SPACE PROFILE

6,060 SF
Total SF

Immediate
Availability

Negotiable
Rental rate

Plug & Play
Furniture Available

2+ years
Term

Direct street access
Ground Floor





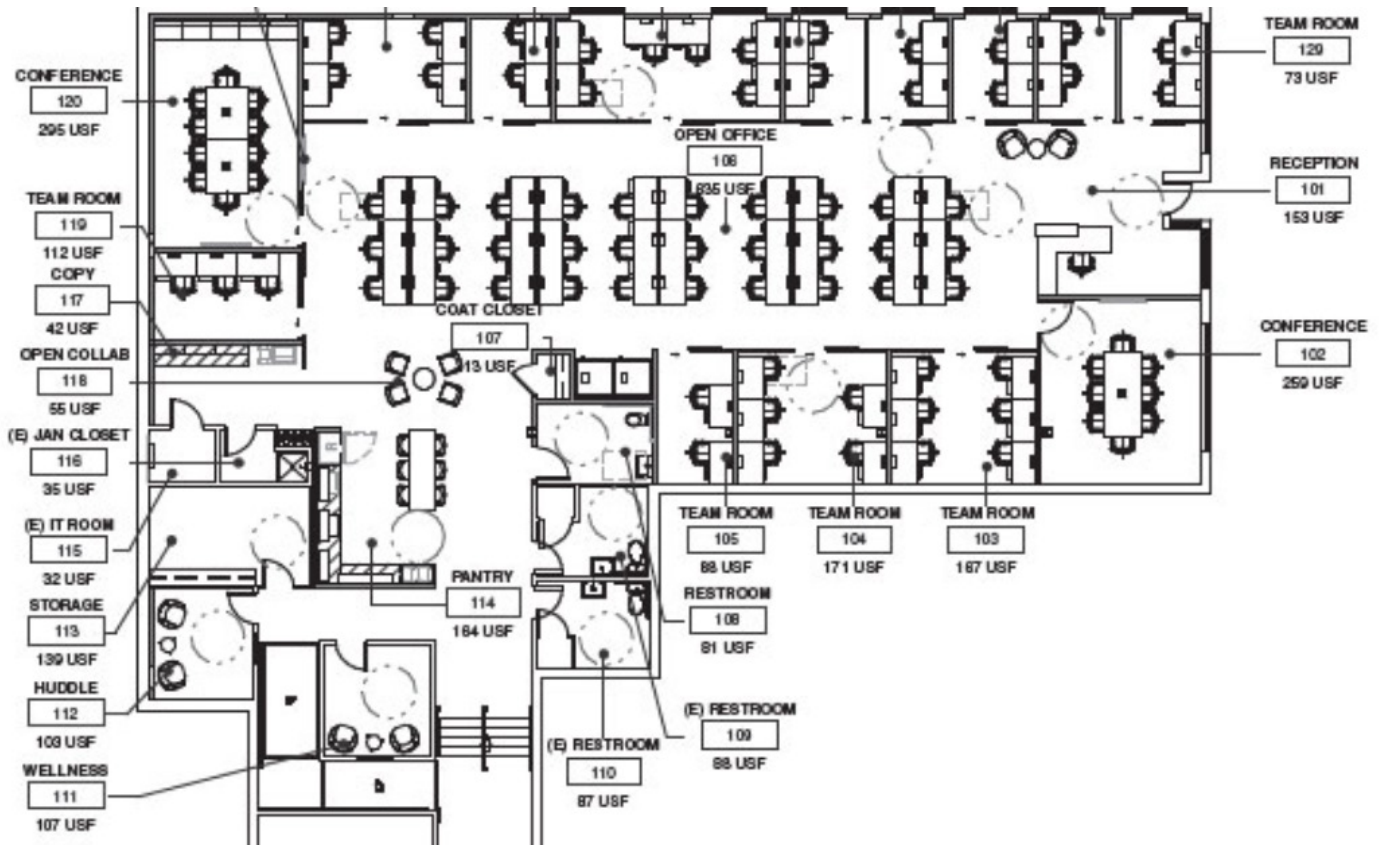
KEY HIGHLIGHTS

- Located in highly amenitized Brightleaf Square in Durham
- ± 10 years remaining on lease - will consider 2+ years term
- Up to 2.5/1,000 SF parking
- Sleek, sophisticated interior
- Fully furnished, plug-n-play space
- Mix of private offices with workstations in an open bullpen
- Close to downtown Durham and numerous walkable amenities



GROUND FLOOR

6,060 SF Available

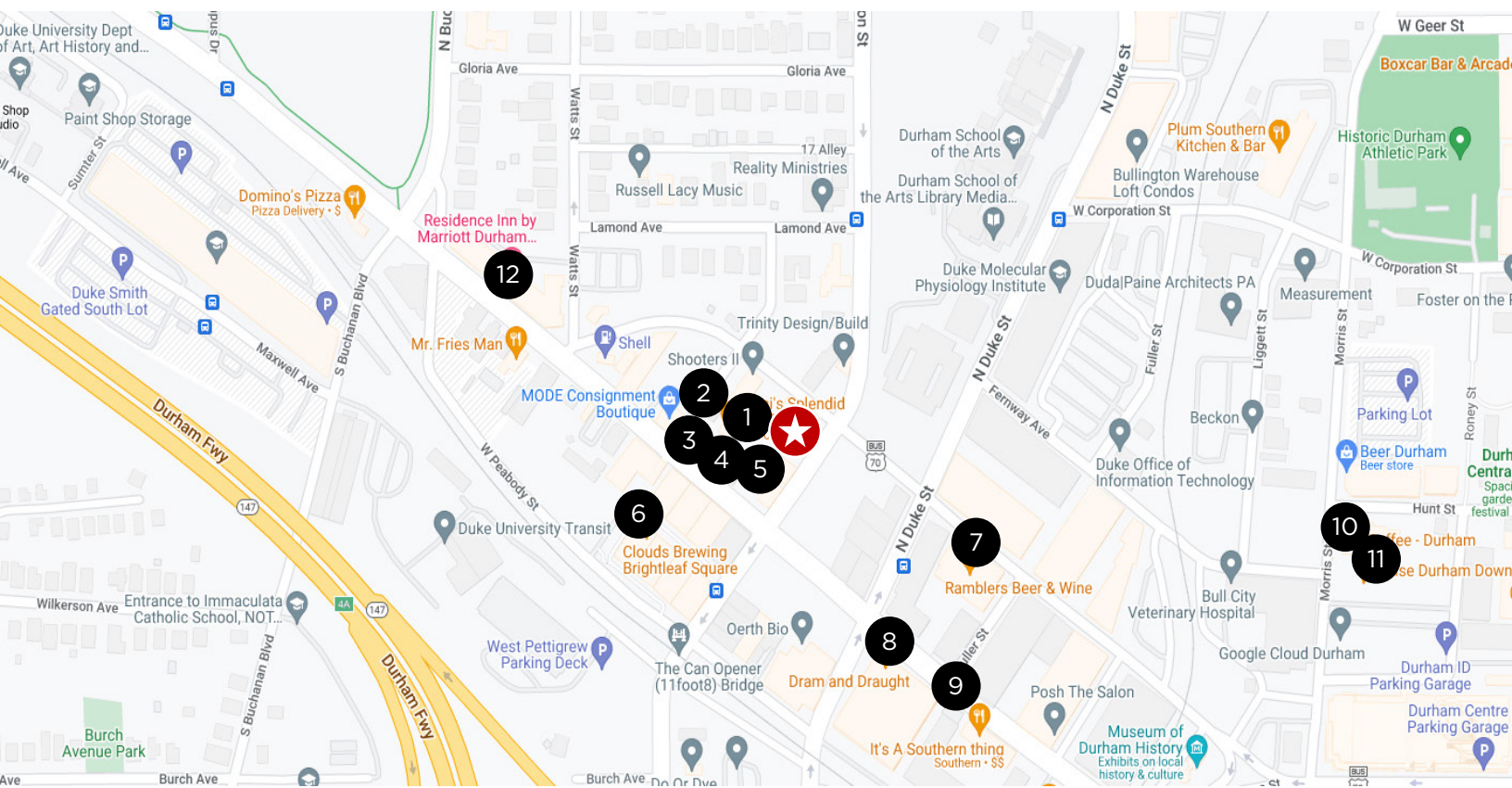


SPACE HIGHLIGHTS

- Lease Expires 8/31/2033 -
- Shorter Term will be considered

LAYOUT

- 30 workstations in open area
- 12 team rooms with (38) seats
- 68 total seats
- 2 large conference rooms
- 1 huddle room
- 1 wellness room
- 2 phone booths
- Open collaboration areas with seating
- Reception Area
- Copy area and IT room
- Large break area with seating
- 3 private restrooms



AVAILABLE SUBLEASE



815 W Morgan Street

1. Jeni's Splendid Ice Creams
2. The Retreat Spa at Brightleaf
3. Emmy Squared Pizza
4. Fonda Lupita (Coming Soon)
5. James Joyce Irish Pub
6. Clouds Brewing Brightleaf Square
7. Ramblers Beer & Wine
8. Dram and Draught
9. It's a Southern Thing
10. 321 Coffee - Durham
11. Rise Durham Downtown
12. Residence Inn by Marriott Durham

AREA AMENITIES

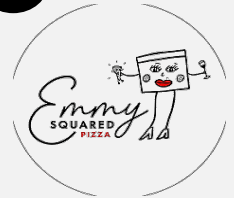
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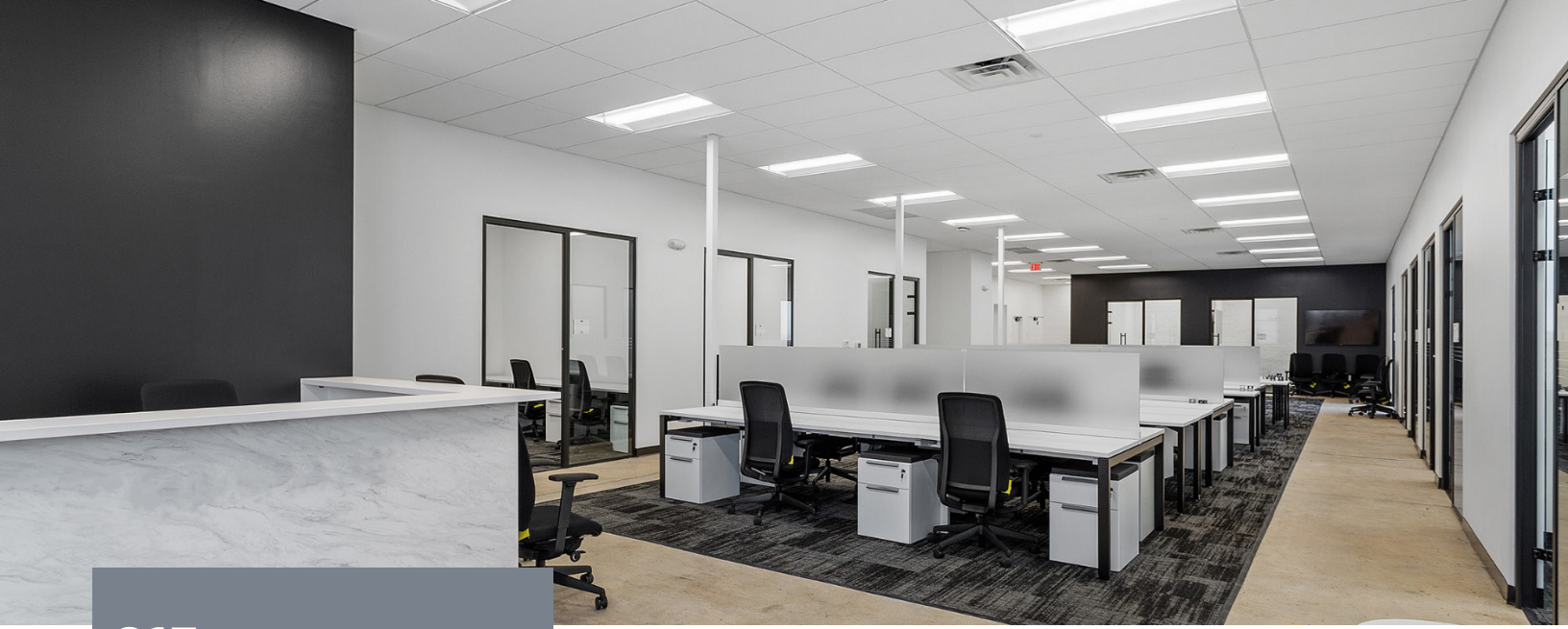


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815 W Morgan St.
Durham, NC



**Creative
space in a
booming
market**

The perfect opportunity in
an amenity rich location.

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