

BRIGHTLEAF

MOVE-IN READY OFFICES AVAILABLE IN DOWNTOWN DURHAM

Jones Lang LaSalle Americas, Inc. (JLL)

ASANA PARTNERS

JLL



Full of energy and excitement, Brightleaf is an irresistibly authentic and inviting community fueled by its modern scholarly community and historic vibes. Located just steps from Downtown Durham, Brightleaf is in the heart of North Carolina's internationally-known Research Triangle which encompasses Raleigh-Durham, Cary and Chapel Hill – collectively one of the fastest growing MSAs in the country.

DOWNTOWN DURHAM

BY THE NUMBERS



#1

BEST PLACES TO LIVE
- *US MAGAZINE*

#4

BEST PLACE TO START A
BUSINESS - *WALLETHUB*

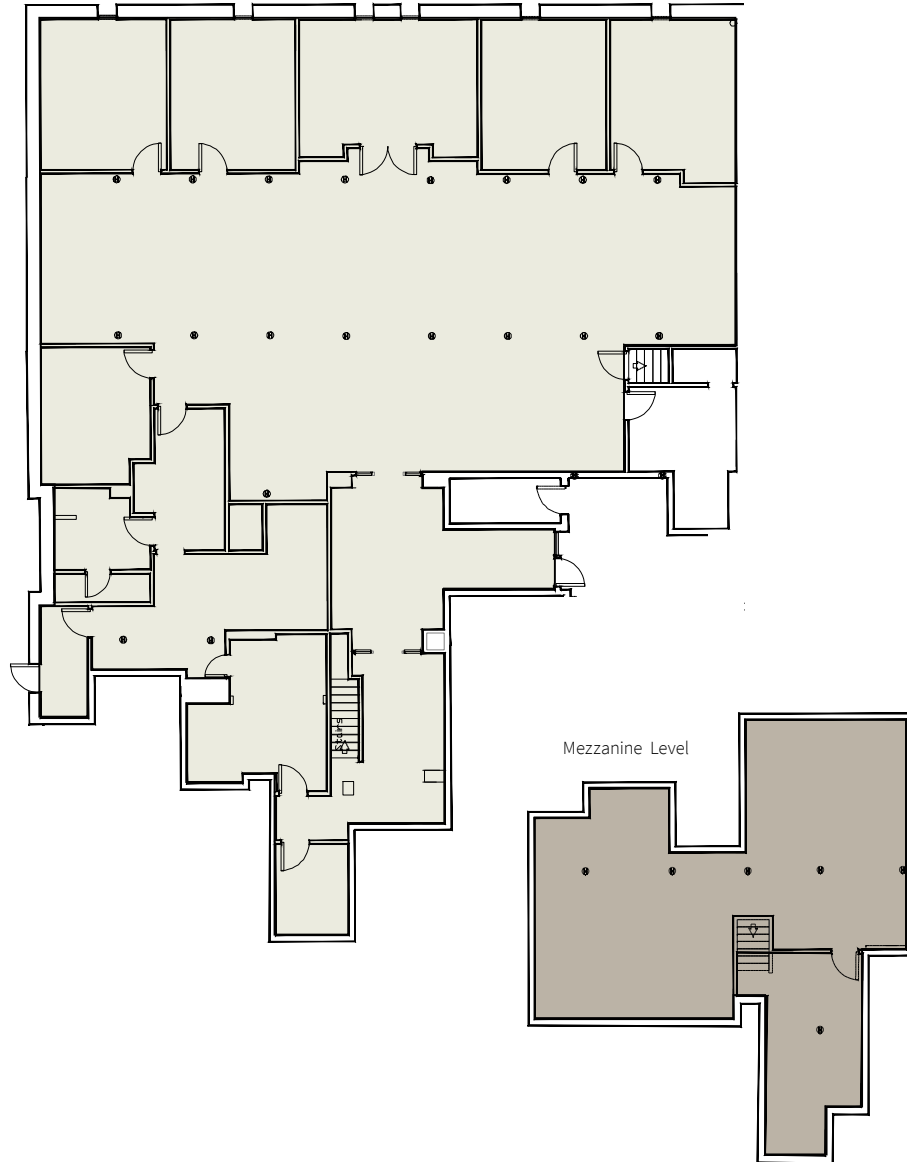
94%

OF STARTUPS FORMED BY
DUKE UNIVERSITY HAVE
STAYED IN THE TRIANGLE AREA

905 W MAIN STREET – NORTH BUILDING – SUITE B245

SUITE B-245

6,880 SF

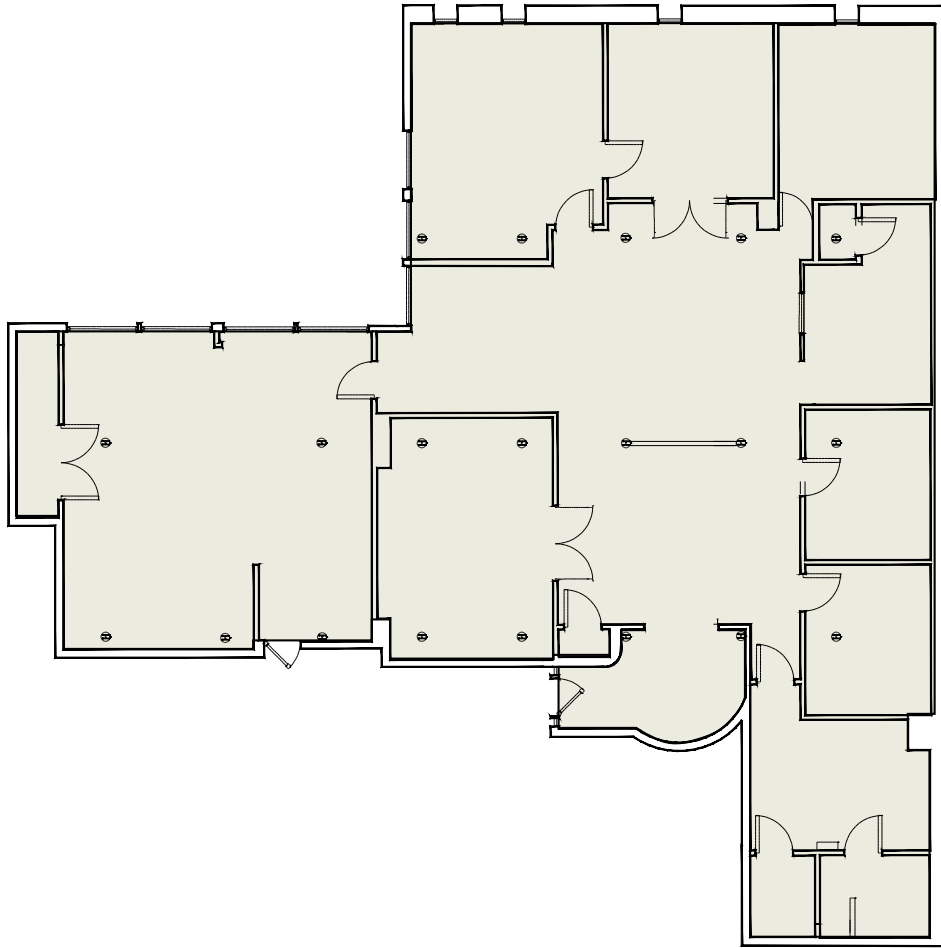


905 W MAIN STREET – SOUTH BUILDING – SUITE A200

SUITE A-200

MOVE-IN READY SPEC SUITE

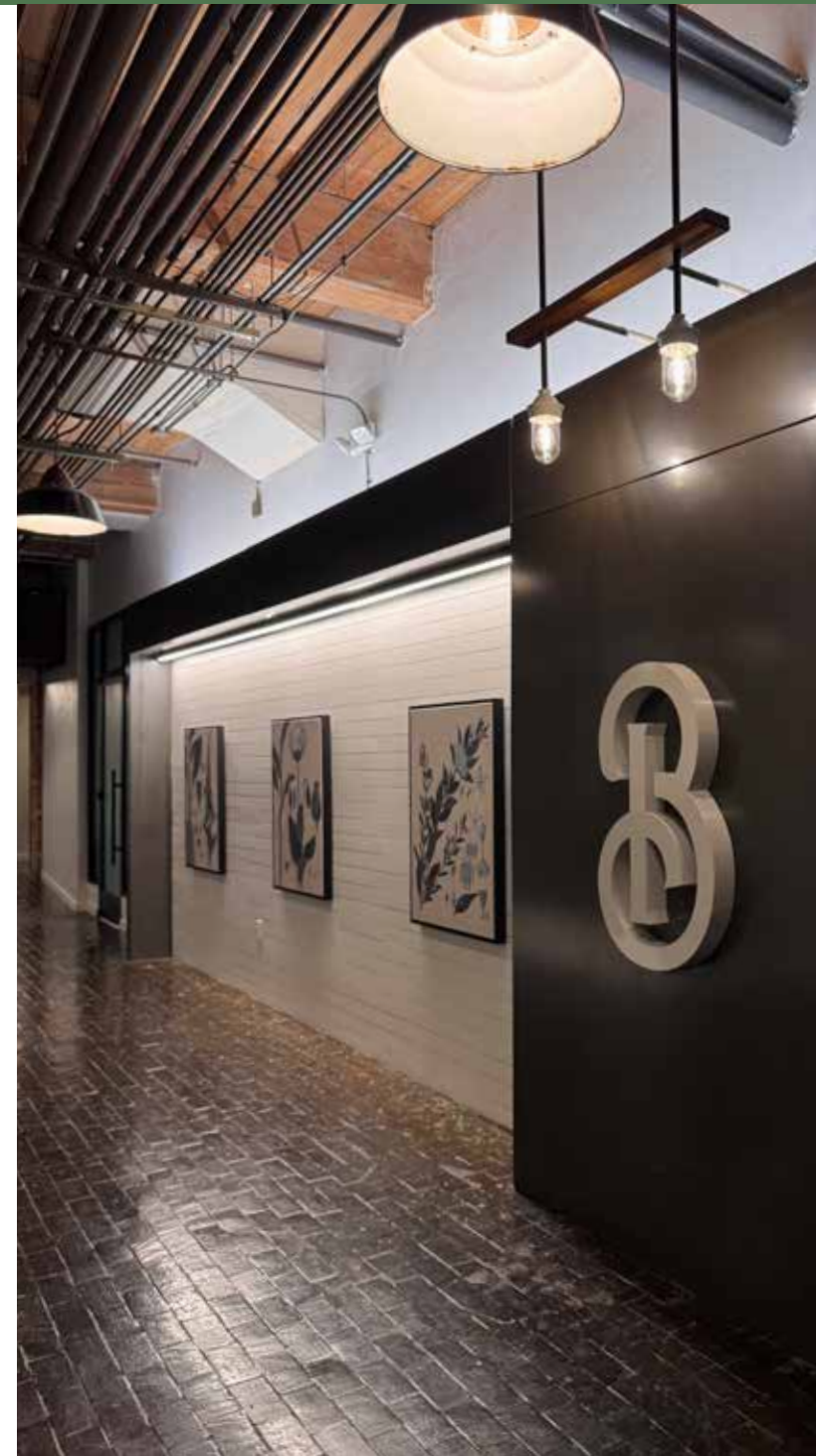
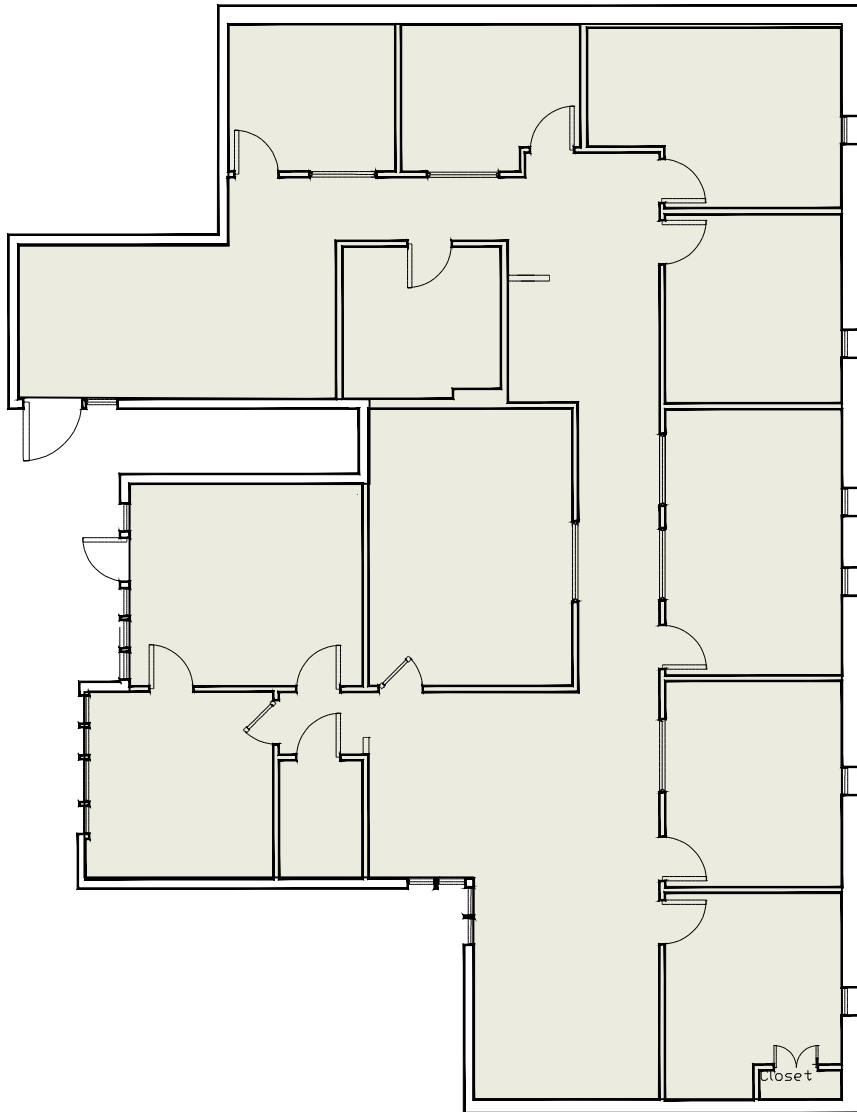
3,776 SF



905 W MAIN STREET – SOUTH BUILDING – SUITE A240

SUITE A-240

3,509 SF

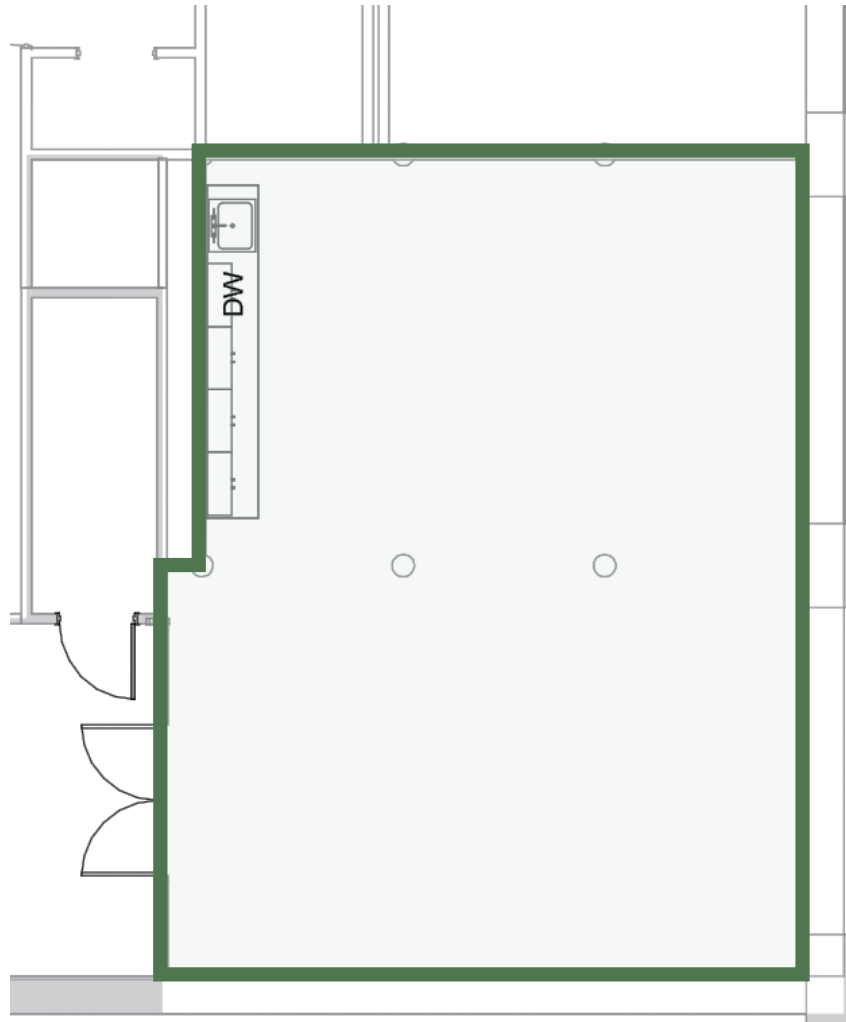


905 W MAIN STREET – SOUTH BUILDING – SUITE A165

SUITE A-165

MOVE-IN READY SPEC SUITE

1,092 SF



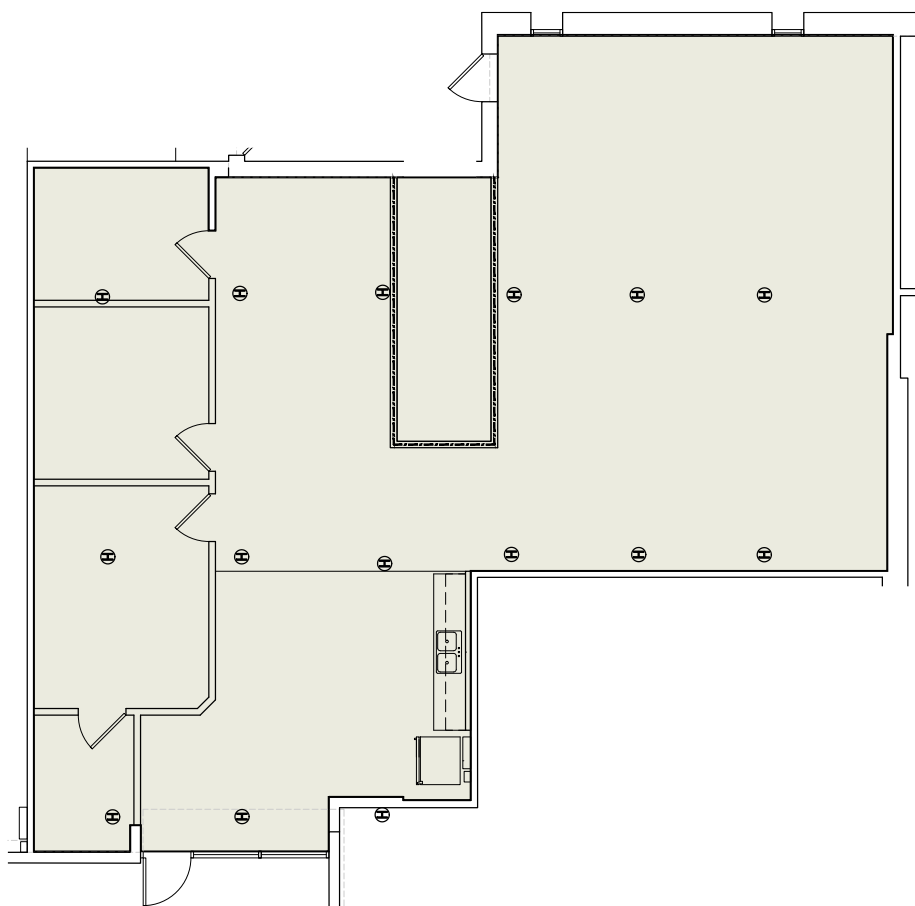
905 W MAIN STREET – SOUTH BUILDING – SUITE 23D

SUITE 23-D

MOVE-IN READY SPEC SUITE

2,453 SF

*CAN BE COMBINED WITH SUITE 23-E
FOR TOTAL OF 3,583 SF*



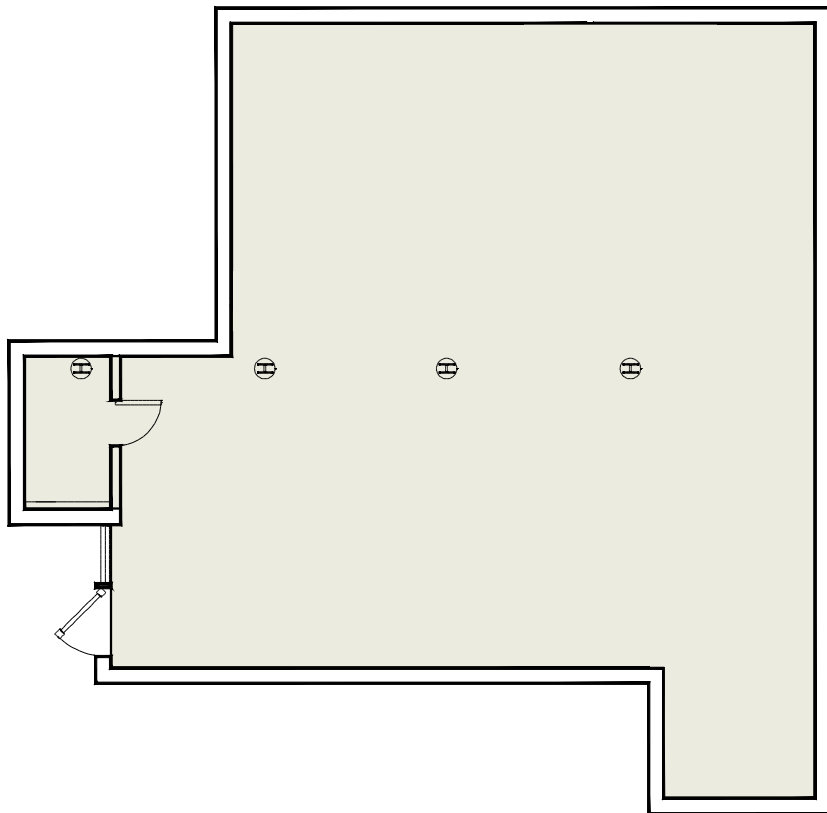
905 W MAIN STREET – SOUTH BUILDING – SUITE 23E

SUITE 23-E

1,130 SF

*CAN BE COMBINED WITH SUITE 23-D
FOR TOTAL OF 3,583 SF*

RETAIL OR OFFICE

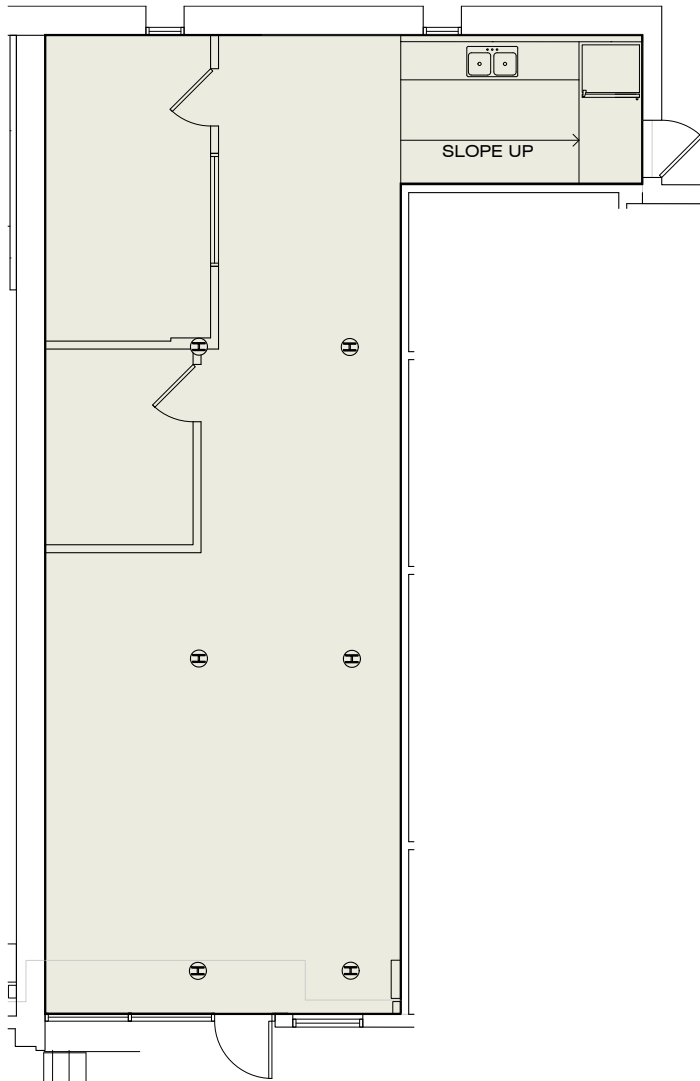


905 W MAIN STREET – SOUTH BUILDING – SUITE 23G

SUITE 23-G

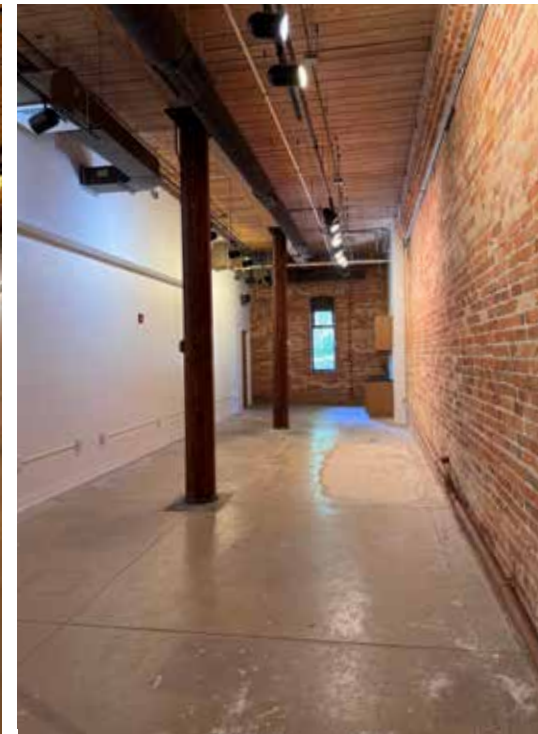
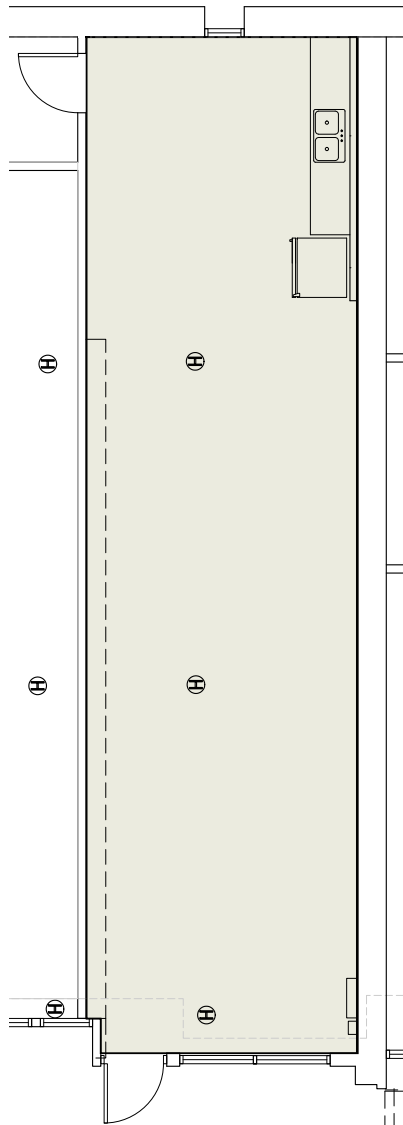
MOVE-IN READY SPEC SUITE

1,164 SF



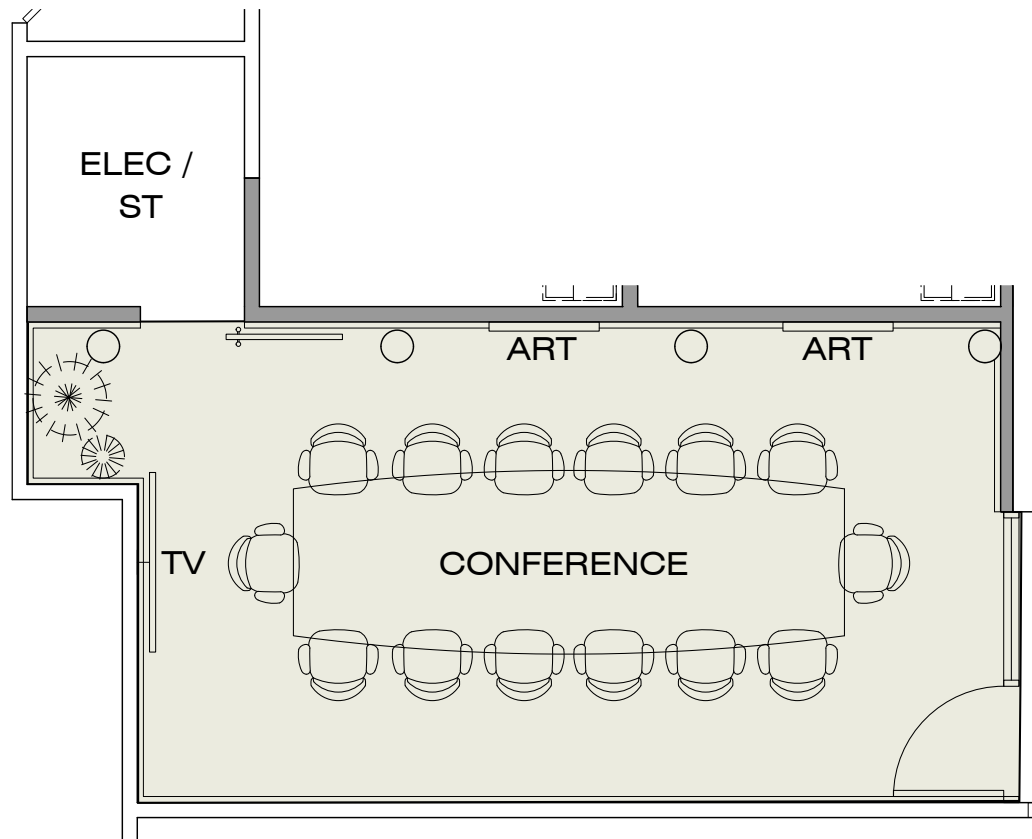
905 W MAIN STREET – SOUTH BUILDING – SUITE 24D

SUITE 24-D
PROPOSED SPEC SUITE
918 SF



905 W MAIN STREET – SOUTH BUILDING

SHARED CONFERENCE ROOM



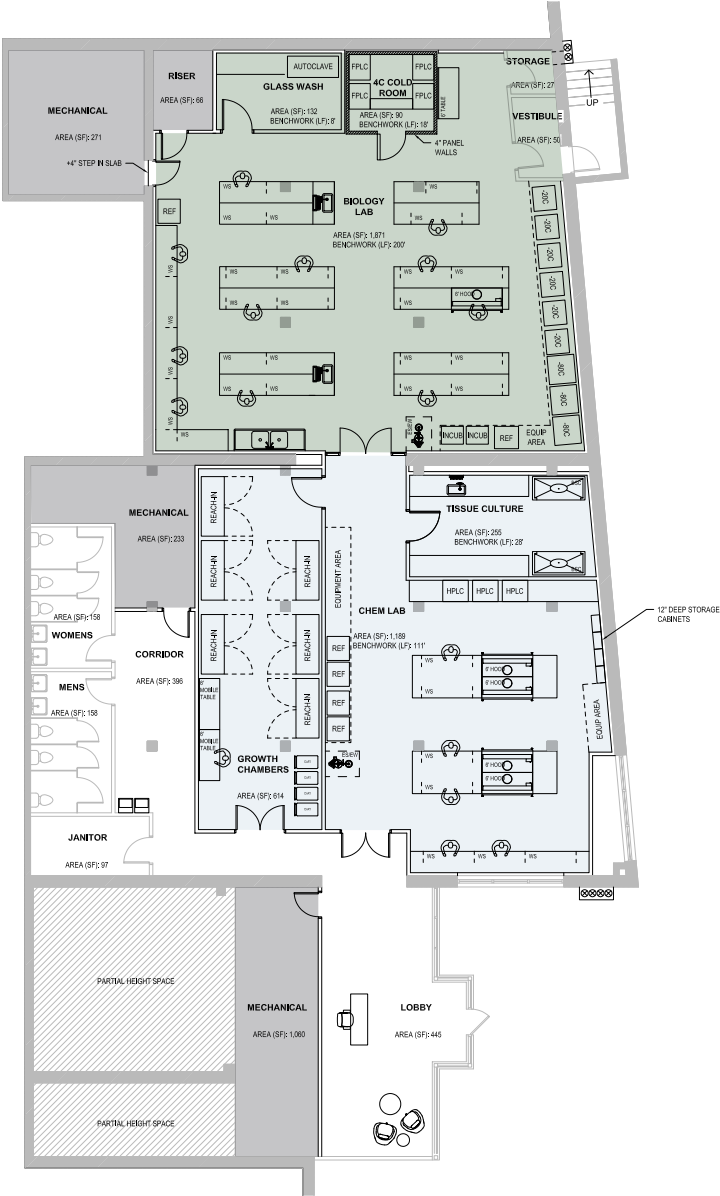
112 S DUKE STREET – SUITE FB00

SUITE F-B00
7,289 SF

BIOLOGY LAB

CHEM LAB

MECHANICAL



COLD ROOM



LAB BENCHING



FUME HOOD



112 S DUKE STREET – SUITE FB00

FB00: LOWER LEVEL LAB

- Space: **7,289 RSF**



State-of-the-Art Life Sciences Laboratory

Purpose-built facility featuring specialized biology and chemistry labs totaling over 4,000 SF of dedicated research space.



Flexible Research Infrastructure

Equipped with 300+ linear feet of benchwork across multiple lab areas, providing ample workspace for diverse research activities and equipment placement



Advanced Environmental Controls

Features dedicated mechanical systems including a 4°C cold room, growth chambers, and specialized HVAC with exhaust ductwork to roof for optimal research conditions



Complete Support Amenities

Includes essential laboratory support functions such as autoclave facilities, glass wash area, equipment storage, and separate men's and women's restrooms within the space

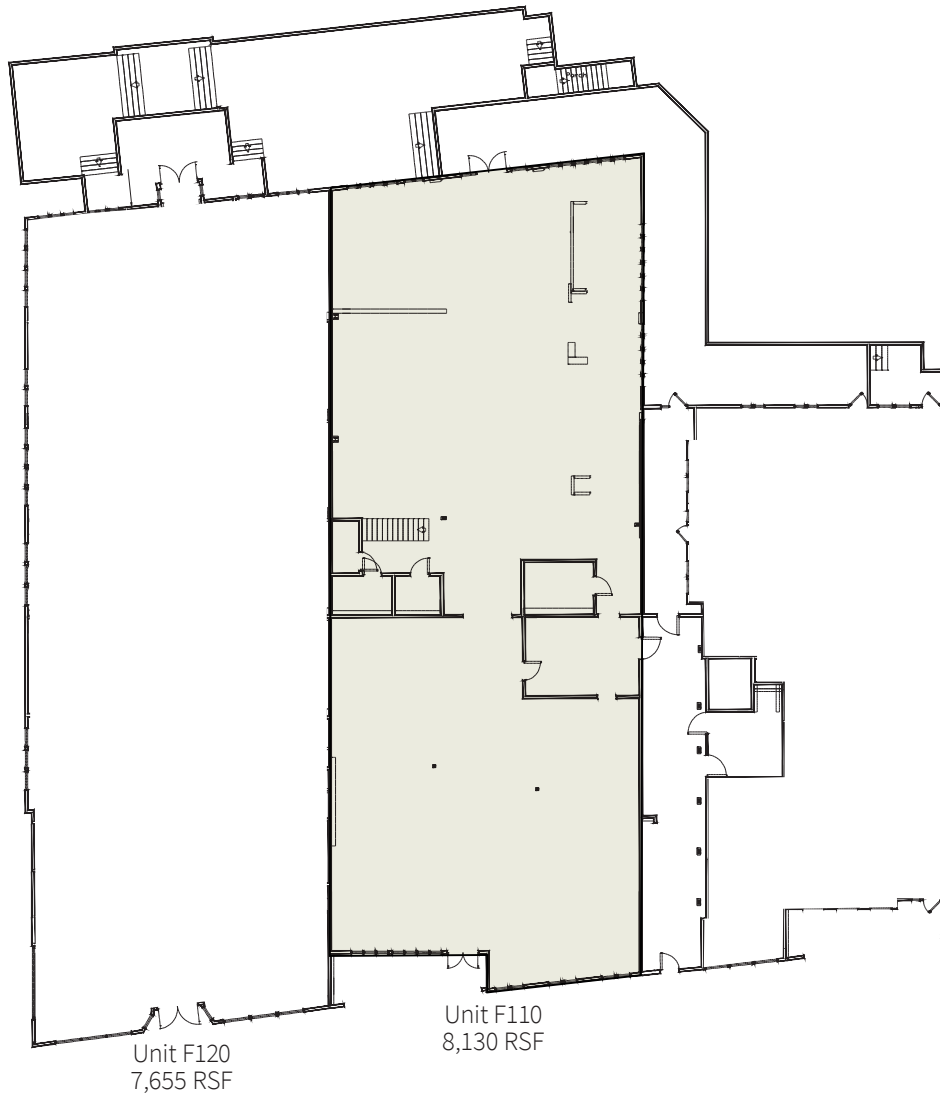


112 S DUKE STREET – SUITE F110

SUITE F-110

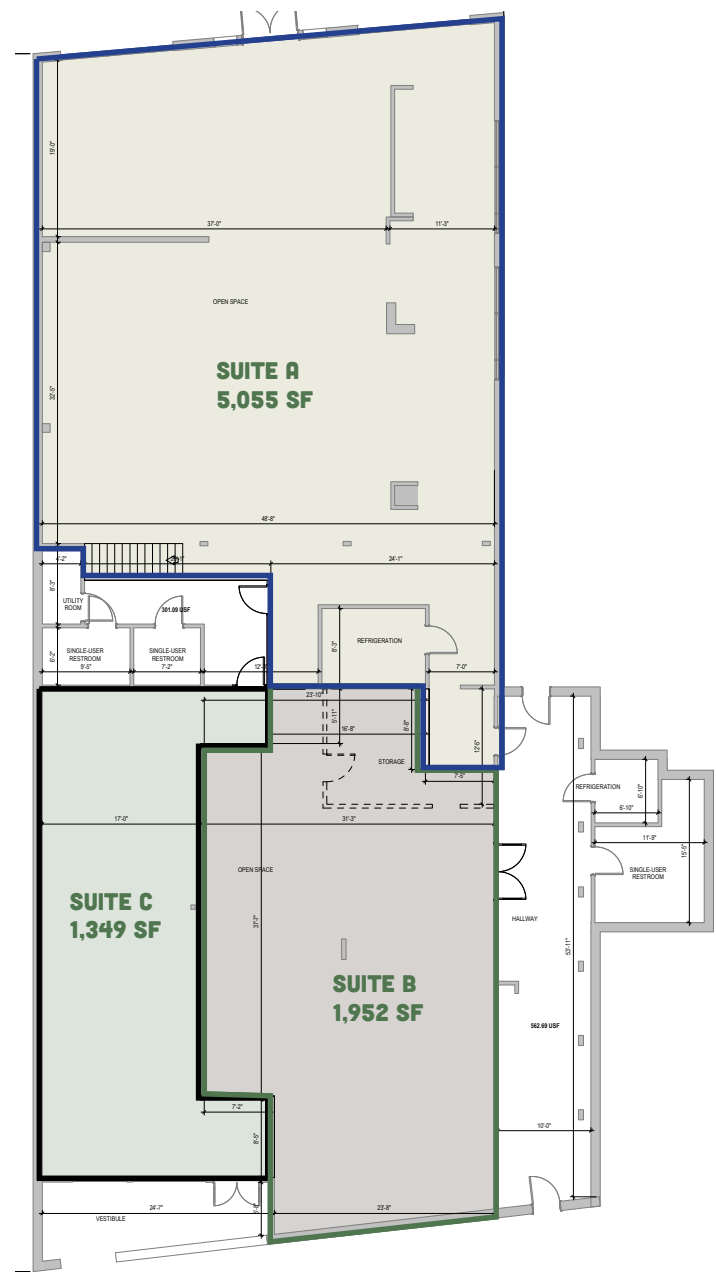
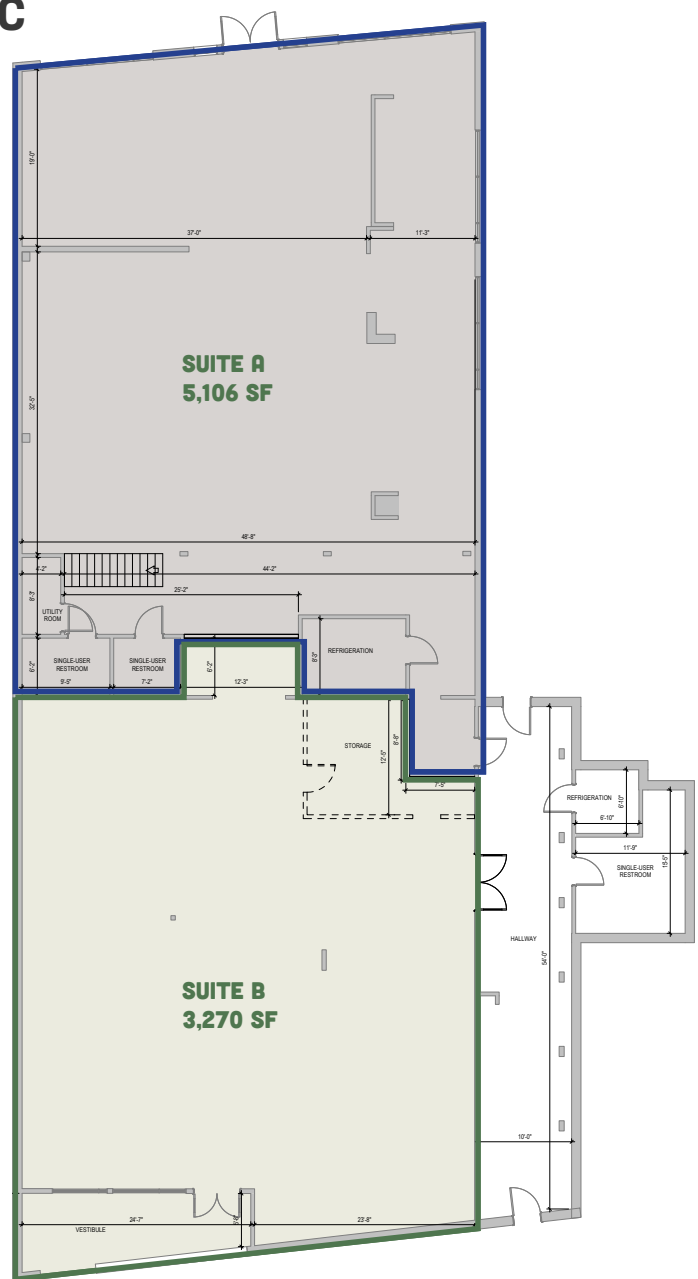
8,130 SF

*CAN BE COMBINED WITH
SUITE F-120 FOR 15,785 SF*



112 S DUKE STREET – SUITES A, B, C POSSIBLE DEMISING

SUITES A, B, C 8,130 SF



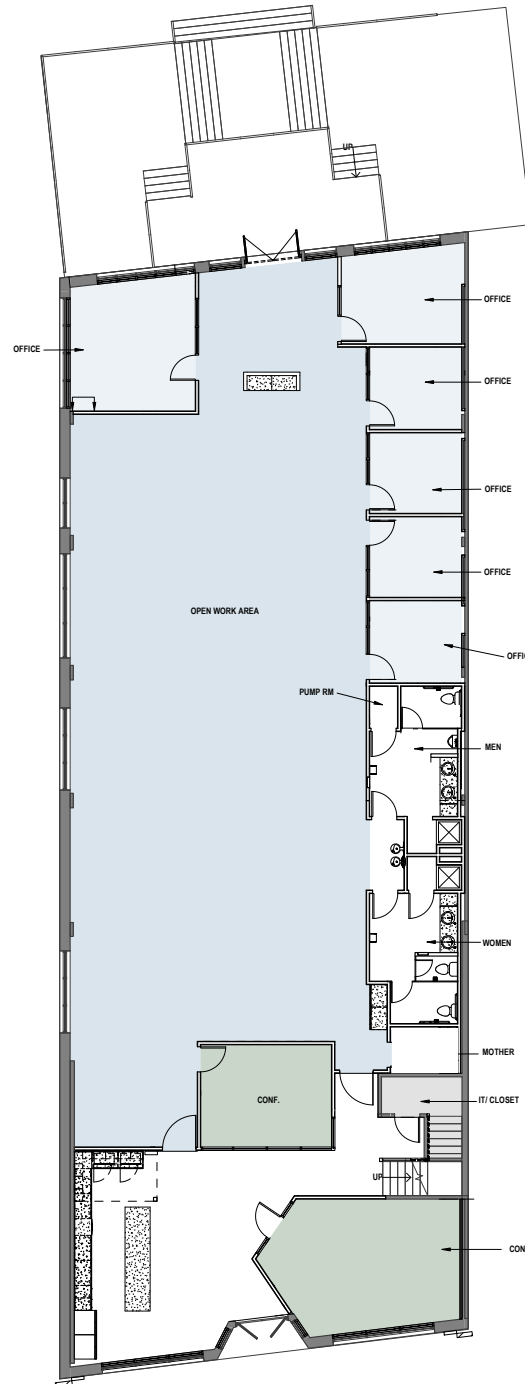
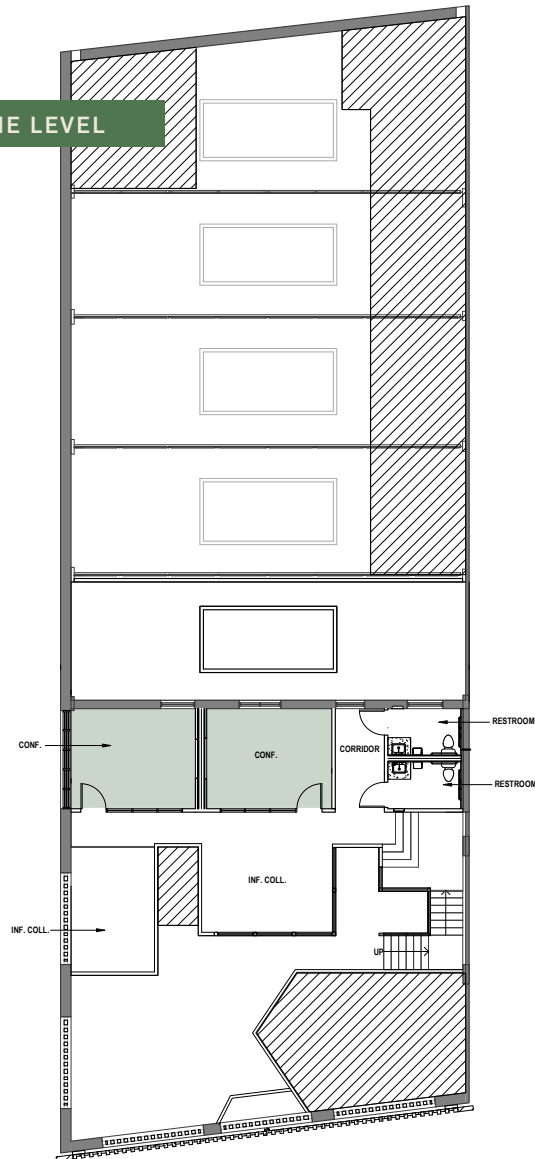
112 S DUKE STREET – SUITE F120

SUITE F-120

7,655 SF

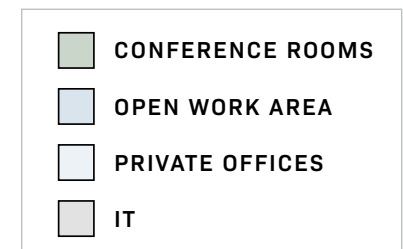
CAN BE COMBINED WITH
SUITE F-110 FOR 15,785 SF

MEZZANINE LEVEL



F120: MAIN LEVEL OFFICE

- Space: **7,655 RSF**
- **6** Private offices
- **4** Conference rooms
- Mezzanine level with full first floor
- Flexible open collaboration areas
- Turn-key and fully furnished
- Open tenant kitchen and lounge area on first floor



112 S DUKE STREET – SUITE F120

OPEN
WORKSTATIONS



CONFERENCE
ROOMS



HUDDLE
ROOMS



TENANT
KITCHEN &
LOUNGE

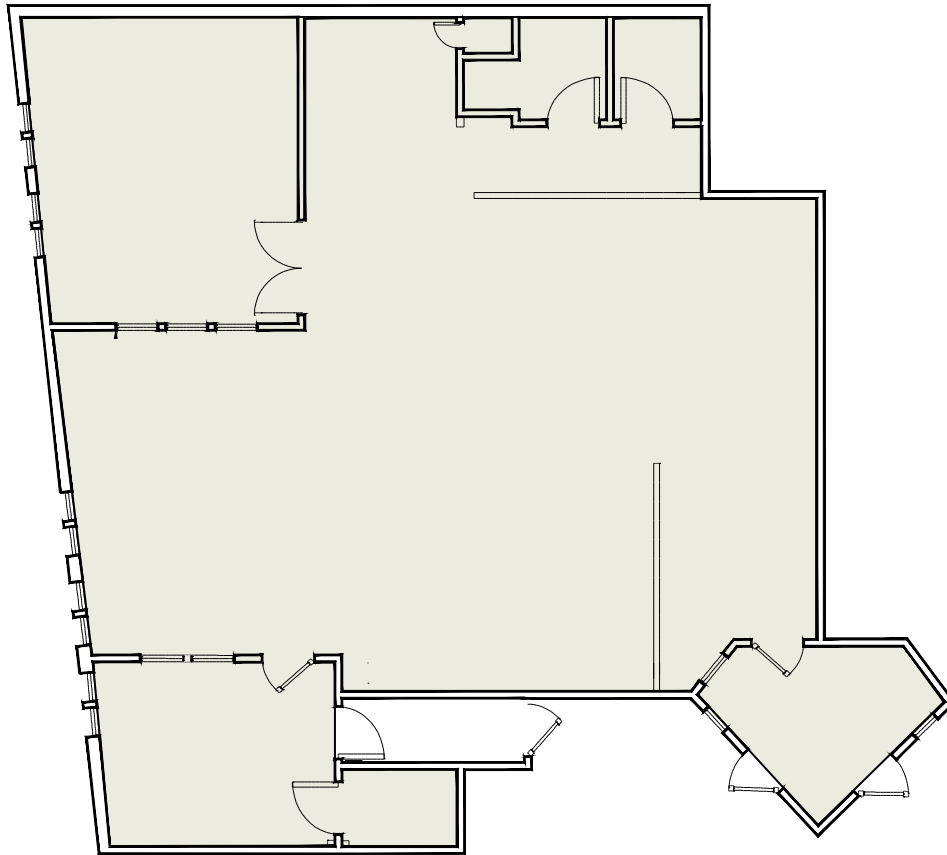


112 S DUKE STREET – SUITE F200

SUITE F-200

2,000 SF

*CAN BE COMBINED WITH
SUITE F-210 FOR 4,079 SF*

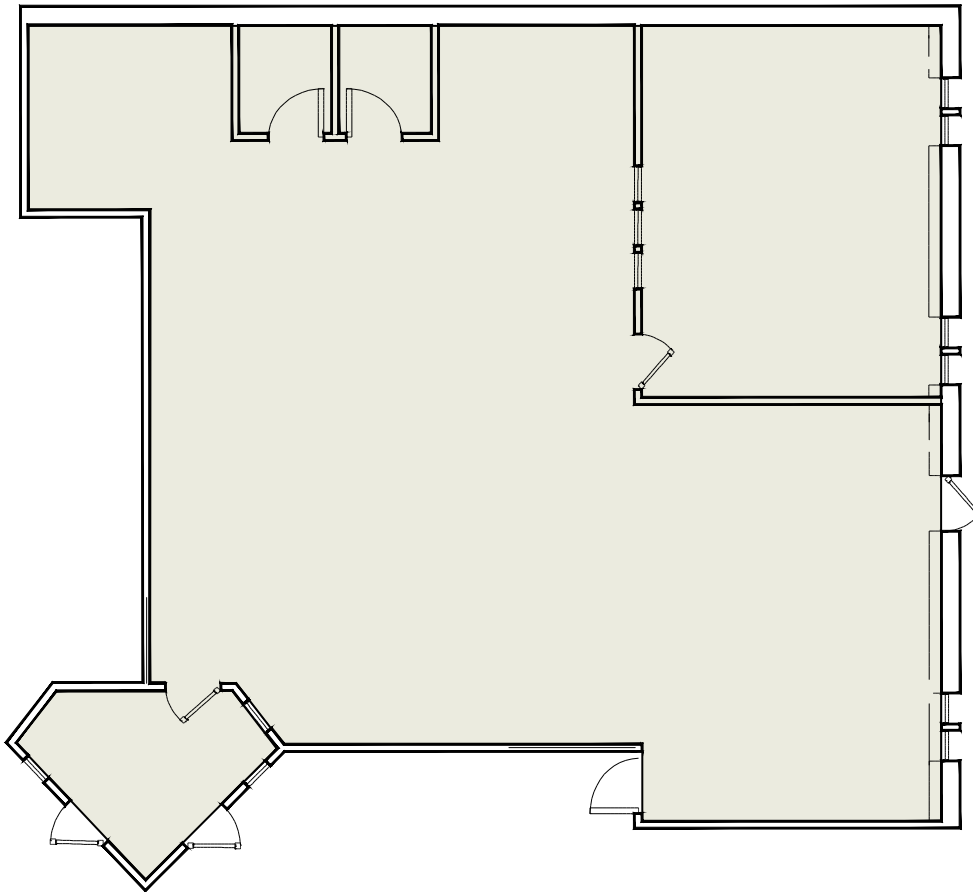


112 S DUKE STREET – SUITE F210

SUITE F-210

2,079 SF

*CAN BE COMBINED WITH
SUITE F-200 FOR 4,079 SF*



UNPARALLELED LOCATION



A	B	C	D	E	F	G	H	I	J
Venable Development	Van Alen Apartments	555 Mangum	Durham Performing Arts Center	Durham Bulls Athletic Park	American Tobacco Campus Phase I	American Tobacco Campus Phase II	Durham.ID	Fallon Development	The Chesterfield
MIXED-USE 202,000 SF & 200 Residential Units	RESIDENTIAL 418 Units	MIXED-USE 252,900 SF	VENUE 2,712 Seats	VENUE 10,000 Seats	MIXED-USE 500,000 SF	MIXED-USE 39,000 SF	MIXED-USE, LIFE SCIENCE LAB 340,000 SF & 1,200-space Parking Garage	MIXED-USE 339,500 SF & 300 Residential Units	LIFE SCIENCE LAB 284,000 SF

PARKING RATIO 2.5/1,000

CONVENIENT PARKING



PARKING RATIO 2.5/1,000



GET IN TOUCH

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