

OFFICE SPACE FOR LEASE

ONE CITY CENTER

110 CORCORAN ST, DURHAM NC



Table of Contents



Property Overview	Page 3
Highlights	Page 4
Local Area	Page 5
Demographics	Page 6
Local Economy	Page 7
Floorplan	Page 8
Additional Pictures	Page 10



Michael Divaris

President, SIOR

757.497.2113

mdivaris@divaris.com

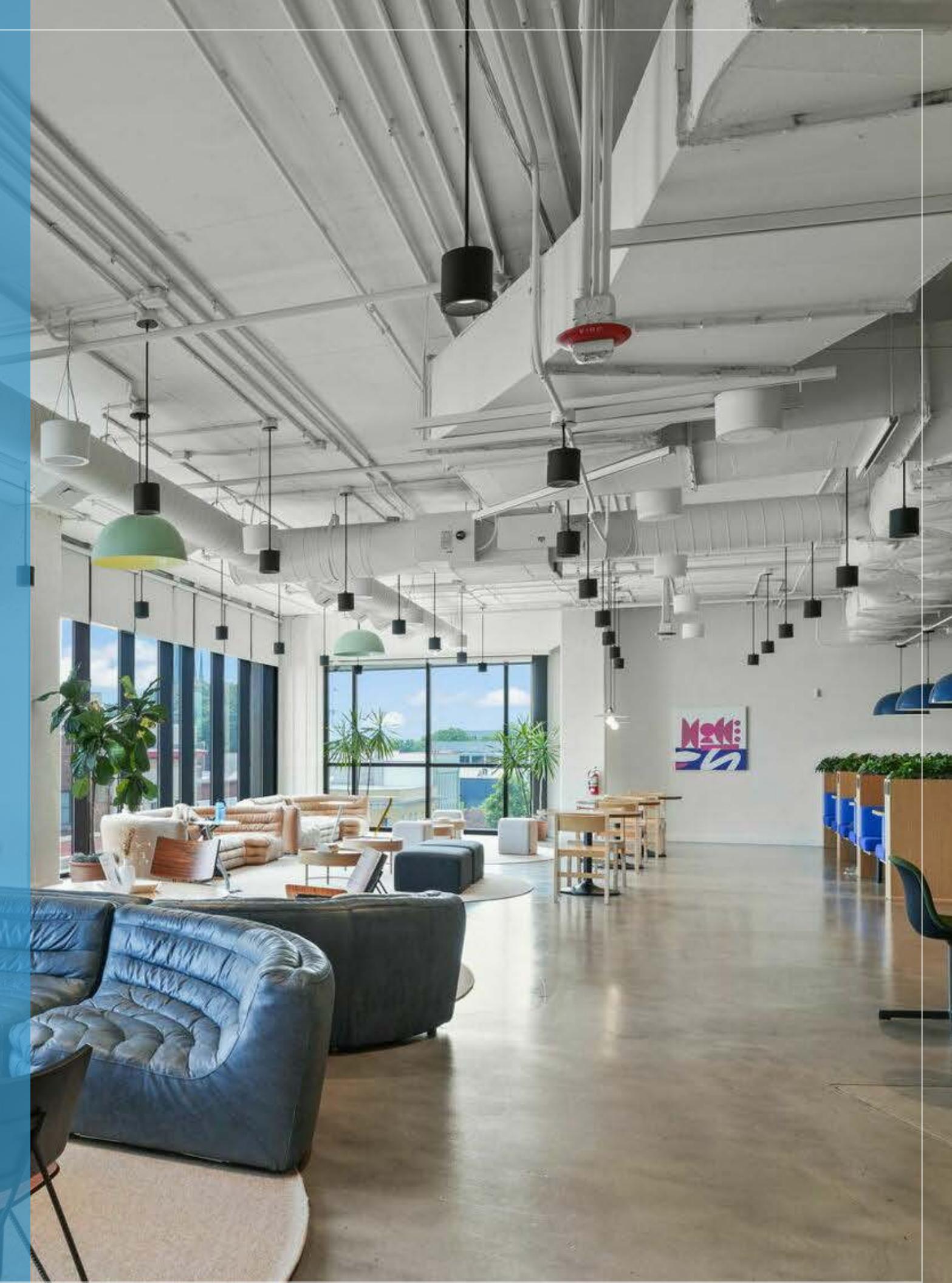


Jazmin Godoy

Associate Advisor

919.287.3211

jazmin.godoy@svn.com





PROPERTY Overview

110 Corcoran Street | Durham, NC | 27701

One City Center, located in the heart of downtown Durham, is a premier mixed-use development that exemplifies modern urban living and working. This state-of-the-art property combines Class A office space with residential units and retail amenities, creating a vibrant and dynamic environment. The building stands out as a central hub in Durham's thriving cityscape, designed to meet the demands of both innovative businesses and residents seeking a walkable, amenity-rich neighborhood.

The property offers stunning views of the city and includes top-tier office accommodations that cater to a wide range of tenants. Its thoughtfully designed floor plans allow for flexible office layouts and efficient workspace utilization, while floor-to-ceiling windows provide abundant natural light. Tenants benefit from high-quality finishes and a professional atmosphere that aligns with the needs of modern companies, from startups to established enterprises.

In addition to its exceptional office features, One City Center enhances the downtown experience with retail and dining options at street level, promoting a lively pedestrian-friendly atmosphere. Its central location offers convenient access to Durham's cultural, dining, and entertainment offerings, as well as proximity to major highways and public transit. As a cornerstone of downtown Durham's ongoing transformation, One City Center represents a premier destination for business and lifestyle.



ONE CITY CENTER **Highlights**

- Situated in the heart of downtown Durham, One City Center offers immediate access to restaurants, retail, entertainment, and cultural venues all at a very walkable distance.
- Features high-end finishes, modern layouts, and floor-to-ceiling windows, creating a premium work environment.
- Designed to accommodate a variety of tenant needs with customizable office layouts and efficient space utilization and include flexible meeting spaces.
- Enhanced building and floor security measures including access controlled via electric key fobs.
- This space offers a variety of amenities including multipurpose event areas, private phone booths, and a diverse range of classroom facilities.





ONE CITY CENTER Local Area

1C MUSEUM HOTEL

AU

ONE CITY CENTER

DASHI
RUE CLER

Pokeworks
SIMONS
SAYS DIP THIS
Dipped Ice Cream & More

the Oak House

The Daily Beer Bar
BULL CITY RECORDS
dURHAM, north carolina
since 2002



147



DURHAM COUNTY NC
Live. Grow. Thrive.

N DILLARD ST
E MAIN ST.
RAMSEUR ST
FAYETTEVILLE ST

Demographics

5 MIN DRIVE

24,243

Population



Average Household Size

33.8

Median Age

\$77,372

Median Household Income

EDUCATION



55%

College Degree



30%

2024 Pop Age 25+:
Grad/Professional Degree (%)

BUSINESS



1,751

Total Businesses



19,496

Total Employees

10 MIN DRIVE

111,386

Population



Average Household Size

32.0

Median Age

\$60,534

Median Household Income

EDUCATION



51%

College Degree



25%

2024 Pop Age 25+:
Grad/Professional Degree (%)

BUSINESS



5,458

Total Businesses



79,206

Total Employees

15 MIN DRIVE

249,913

Population



Average Household Size

34.1

Median Age

\$75,168

Median Household Income

EDUCATION



53%

College Degree



24%

2024 Pop Age 25+:
Grad/Professional Degree (%)

BUSINESS



10,055

Total Businesses



144,308

Total Employees

THE LOCAL Economy

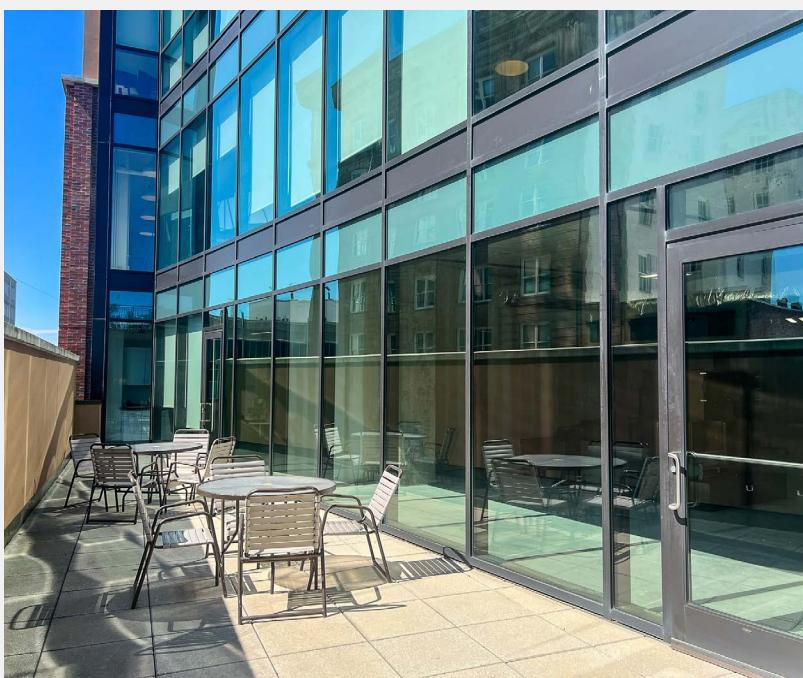
Durham, North Carolina stands out as a dynamic and economically vibrant city, offering a unique combination of assets that position it for continued growth and innovation. One of the city's most prominent strengths is its strategic location within the Research Triangle region. With easy access to major highways, a strong public transportation network, and proximity to Raleigh-Durham International Airport, Durham is exceptionally well-connected. This accessibility enhances its appeal to companies seeking a central, well-integrated base of operations in the Southeast.

A cornerstone of Durham's economic strength lies in its diverse and knowledge-driven economy. Historically known for its tobacco and textile industries, the city has undergone a remarkable transformation into a hub for technology, life sciences, higher education, and healthcare. Anchored by institutions like Duke University and a vibrant startup culture, Durham fosters innovation and attracts top-tier talent from across the country. This economic diversification bolsters resilience and encourages cross-sector collaboration, helping the city adapt to changing market trends.

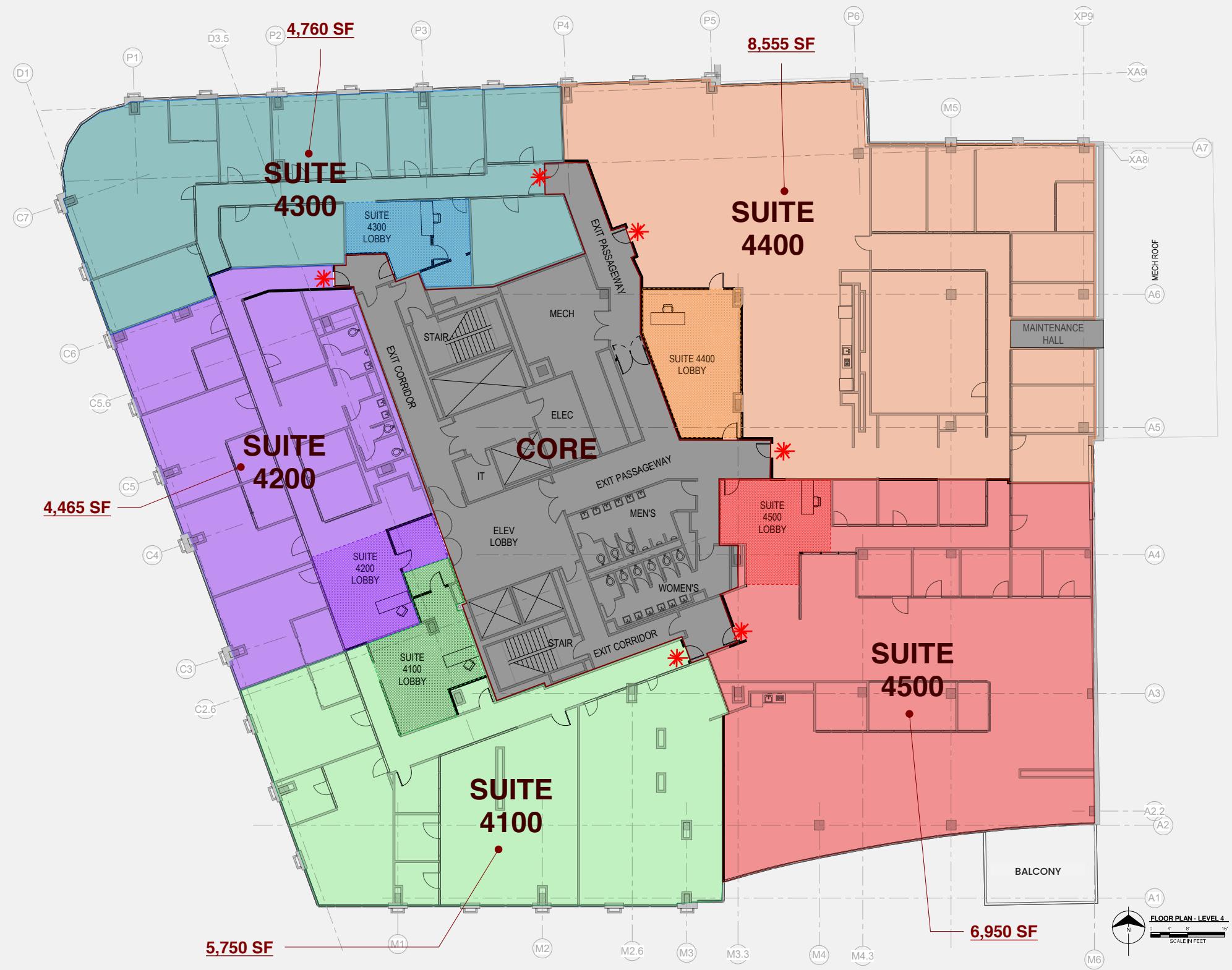
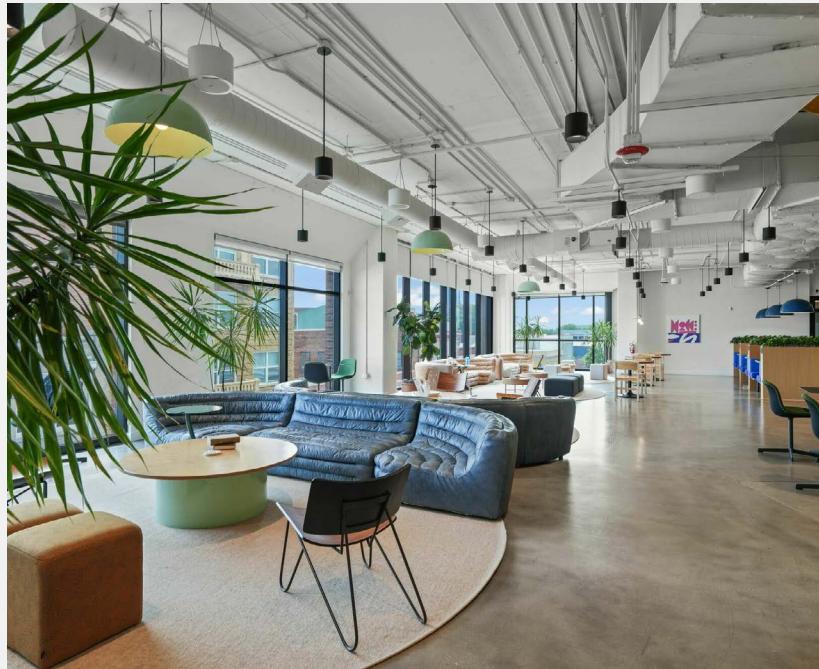
Durham's commitment to supporting local businesses and entrepreneurs also plays a significant role in its economic success. The city has implemented a range of initiatives, including small business support programs, accessible financing, and inclusive economic development strategies aimed at uplifting historically underserved communities. These efforts create a robust foundation for sustainable growth, ensuring that businesses of all sizes can thrive in a supportive and forward-thinking environment.

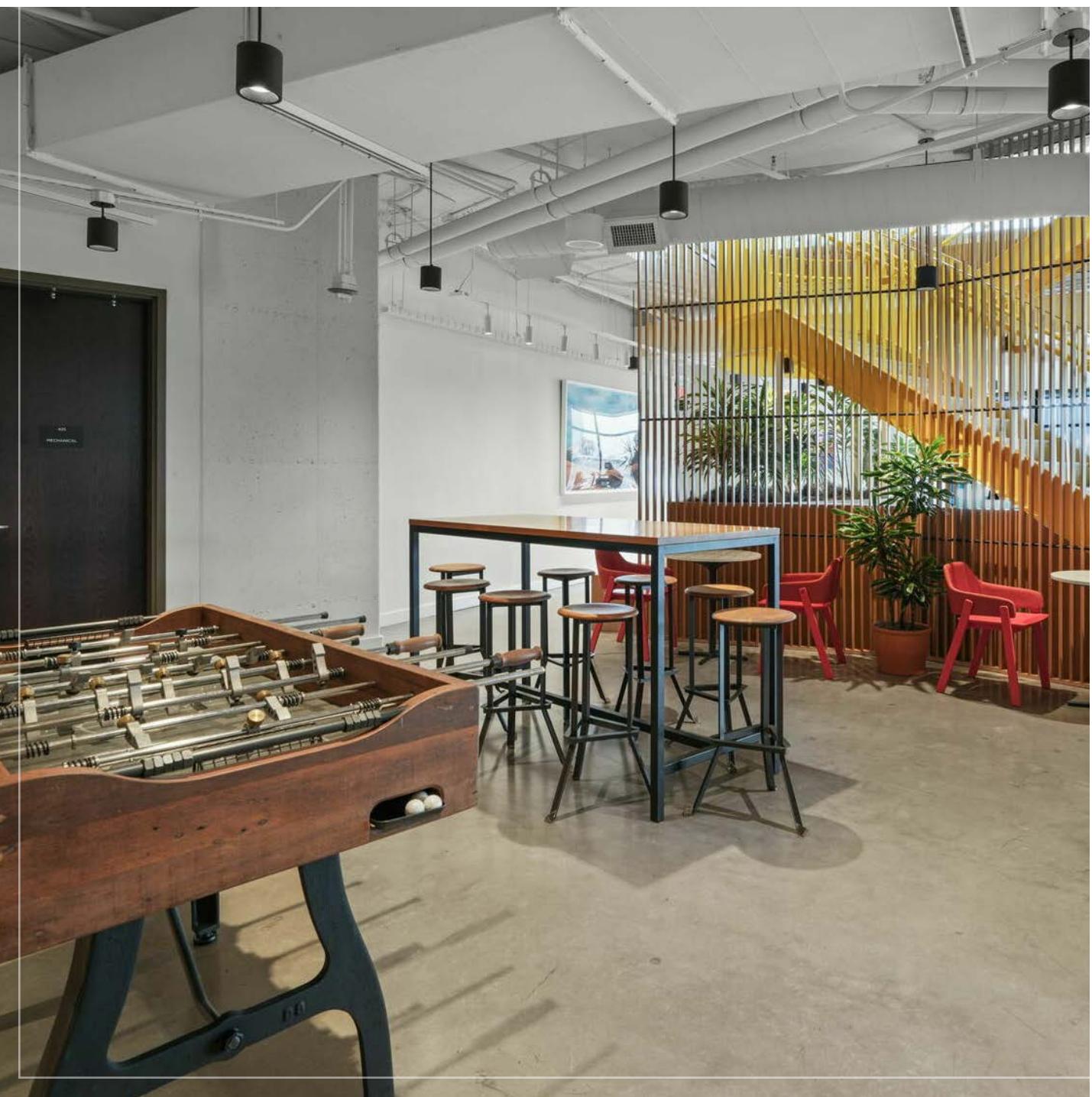


3RD FLOOR Floorplan



4TH FLOOR Floorplan







we work



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