

# ROGER'S ALLEY

DURHAM, NC 27701



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COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM

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# RETAIL & OFFICE SPACE FOR LEASE

## ROGER'S ALLEY

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### AVAILABILITY

- 107 E. Parrish - Suite 201: 1,354 - 3,244 RSF\*
- 200 N. Mangum - Suite 102: 3,238 SF, 1st floor office  
Suite 204: 3,285 SF, 2nd floor office\*

*\*Can be combined for 6,527 SF*

### PROPERTY HIGHLIGHTS

- Collection of 3 historic buildings located on the corner of N. Mangum Street and E. Parrish Street in Downtown Durham
- Favorable lease terms with well-capitalized owner
- Property renovations recently completed
- 92 Walk Score - walkable to all of Downtown Durham including city and county municipal buildings
- Adjacent to Durham City Hall
- Co-tenants include Bull City Burger & Brewery, Customer's Bank, and On Track Technologies
- Convenient to Duke University, American Tobacco Campus, and the Durham Freeway (Hwy 147)
- Nearby amenities include Carolina Theatre, Durham Performing Arts Center (DPAC), Durham Bull Athletic Park (DBAP), restaurants, breweries, distilleries, and art galleries
- On-street and deck parking available

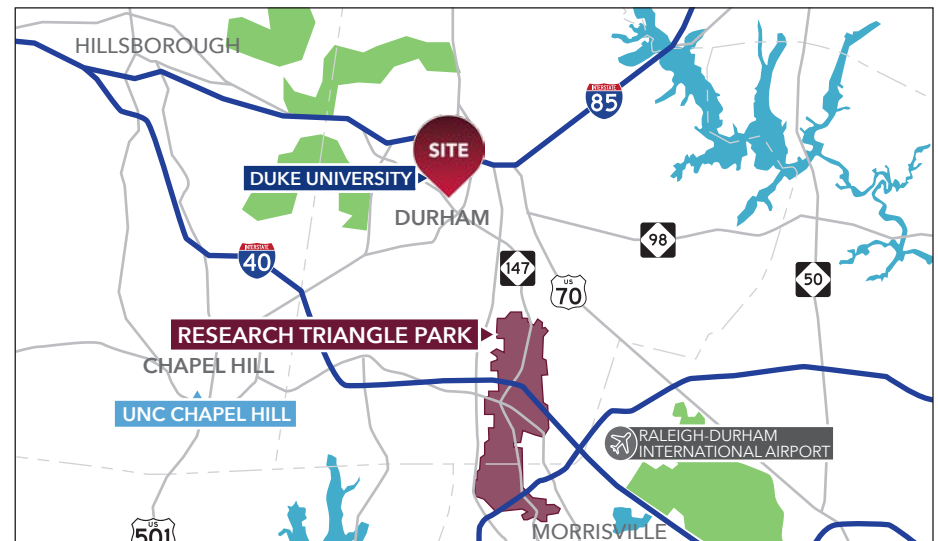
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### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	17,648	94,997	197,318
Avg. HH Income	\$101,723	\$82,372	\$91,507
No. of Businesses	1,544	4,348	7,453
No. of Employees	19,372	68,093	104,157
Daytime Population	32,773	139,411	235,576

Source: ESRI 2023



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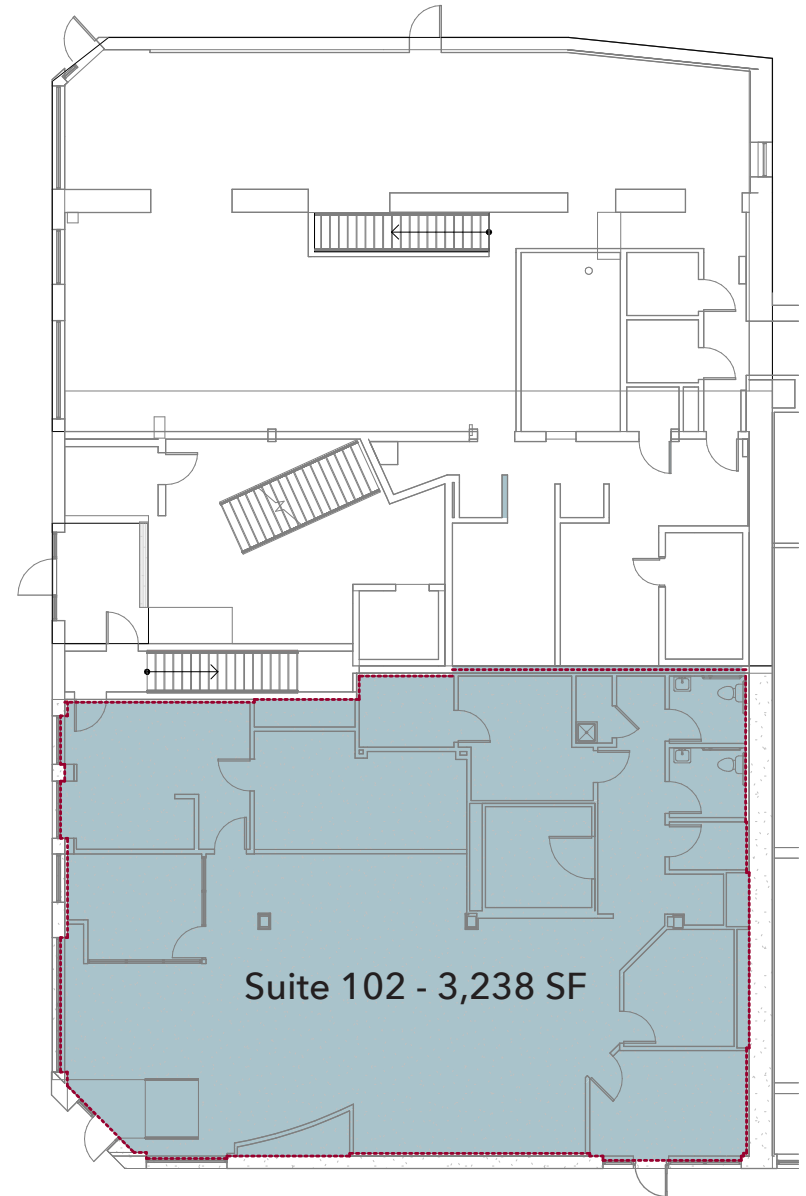
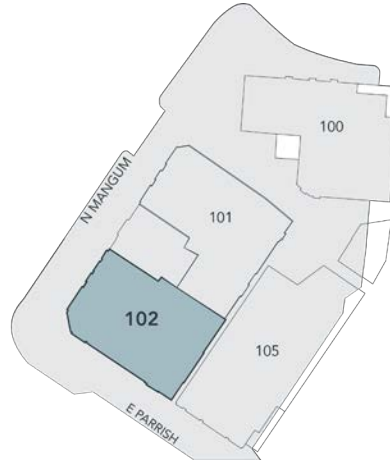
# RETAIL & OFFICE SPACE FOR LEASE

## ROGER'S ALLEY

200 N. MANGUM STREET, DURHAM, NC 27701

- Suite 102: 3,238 SF, 1st floor creative office with significant natural light
- Lease Rate: \$32.00/SF, NNN
- TICAM: \$6.67/SF

200 N. Mangum is known as *The Roger's Drugs Building*. Built in 1913, the property is the site of one of Downtown Durham's first pharmacies.



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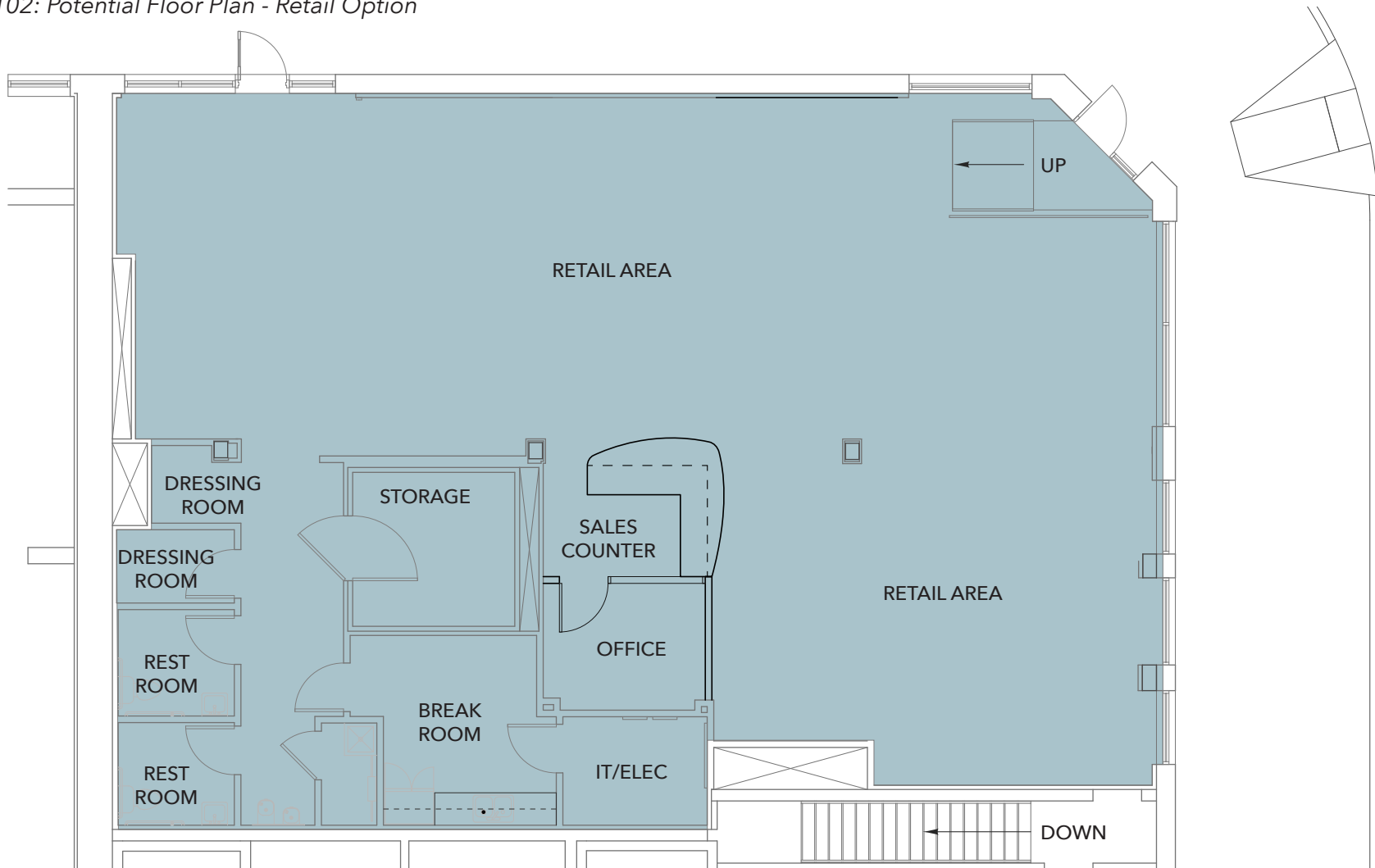
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200 N. MANGUM STREET, DURHAM, NC 27701

- Suite 102: Potential Floor Plan - Retail Option



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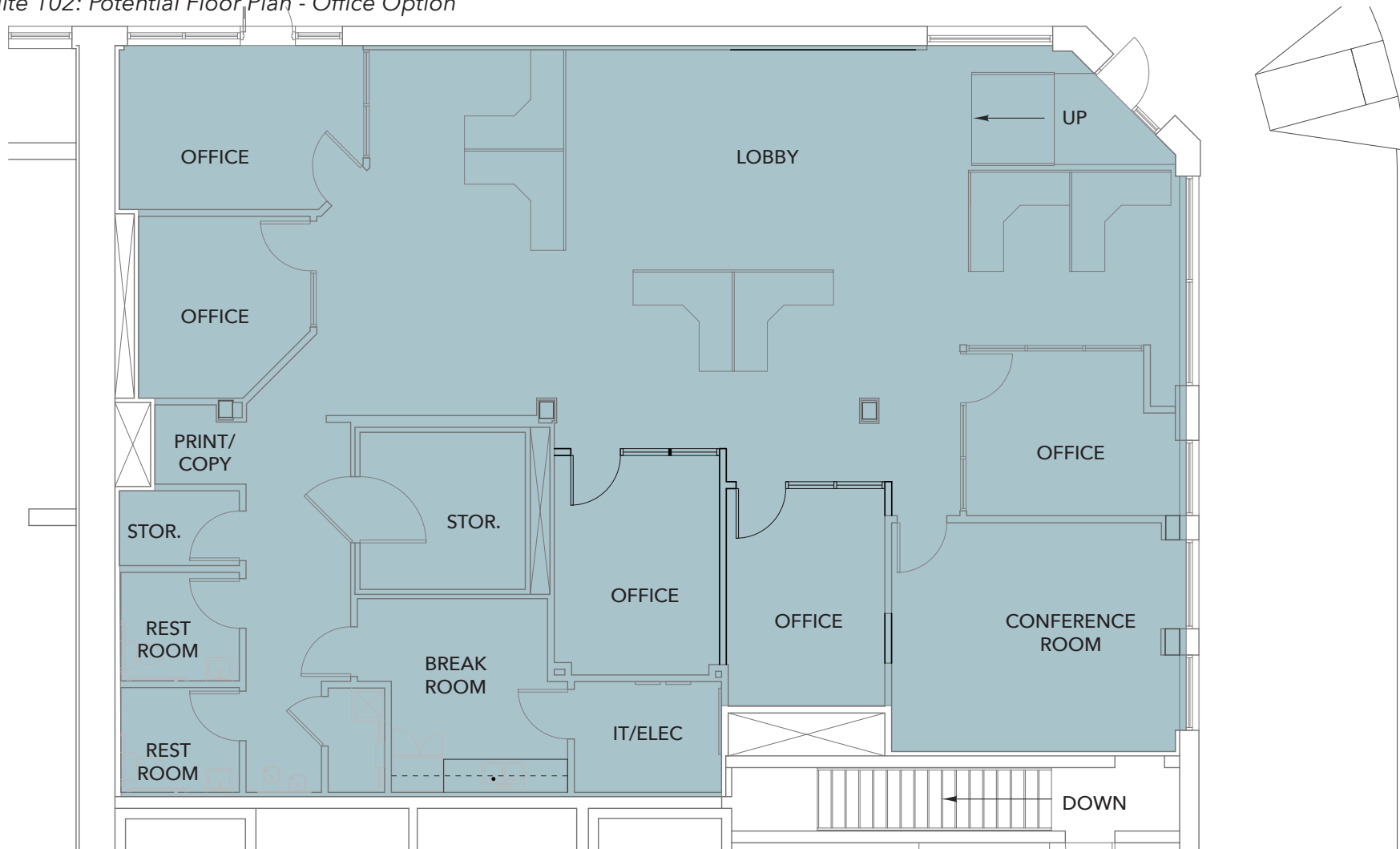
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# RETAIL & OFFICE SPACE FOR LEASE ROGER'S ALLEY

200 N. MANGUM STREET, DURHAM, NC 27701

- Suite 102: Potential Floor Plan - Office Option



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# RETAIL & OFFICE SPACE FOR LEASE

## ROGER'S ALLEY

107 E. PARRISH STREET, DURHAM, NC 27701

- 107 E. Parrish St, Ste. 201: 1,354 - 3,244 SF
- Lease rate: \$26.00/SF, Net of Janitorial

Built in 1912, 107 E. Parrish Street has been home to Public Hardware, Leroy D. Rogers' Furniture Store, and the Cupboard Cafeteria. Today it is home to Bull City Burger and Brewery.

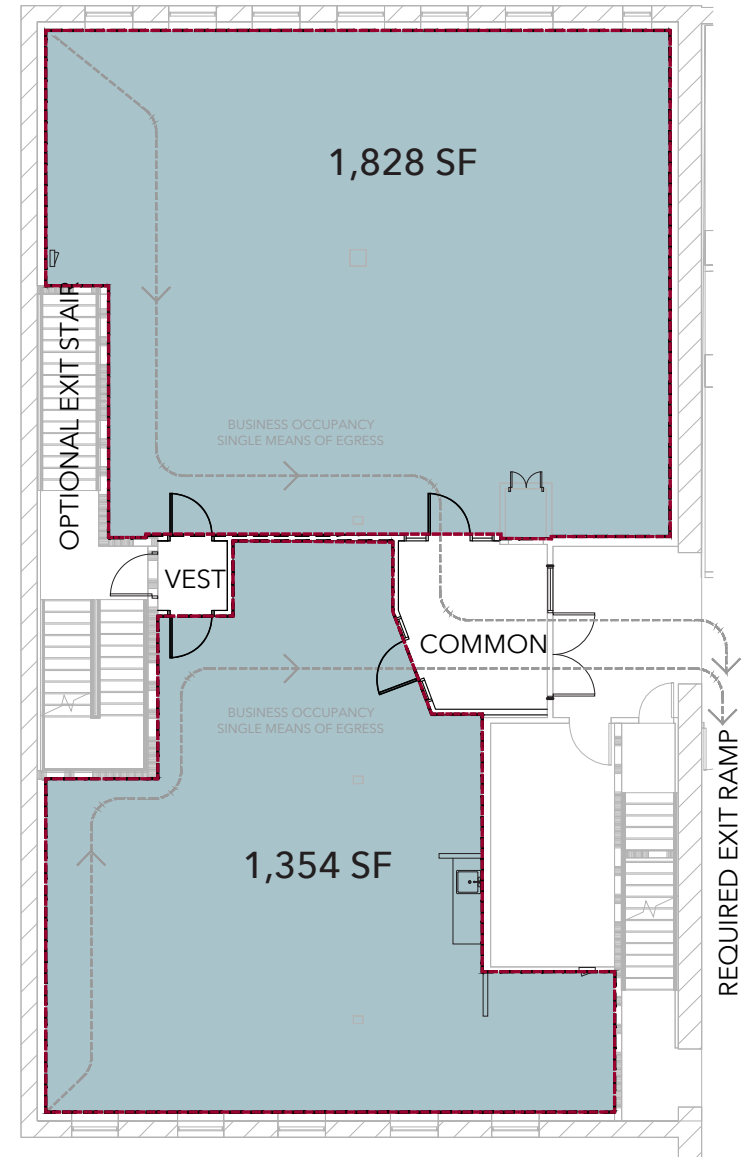


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### Proposed Demised Configuration



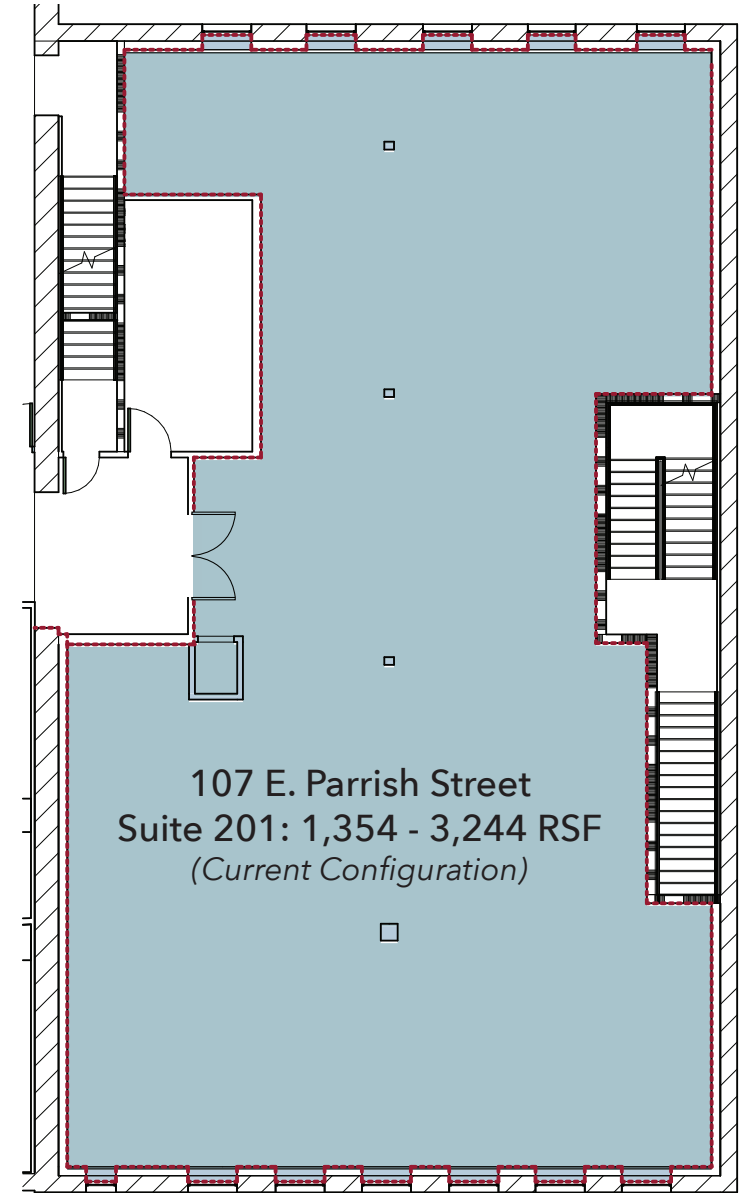
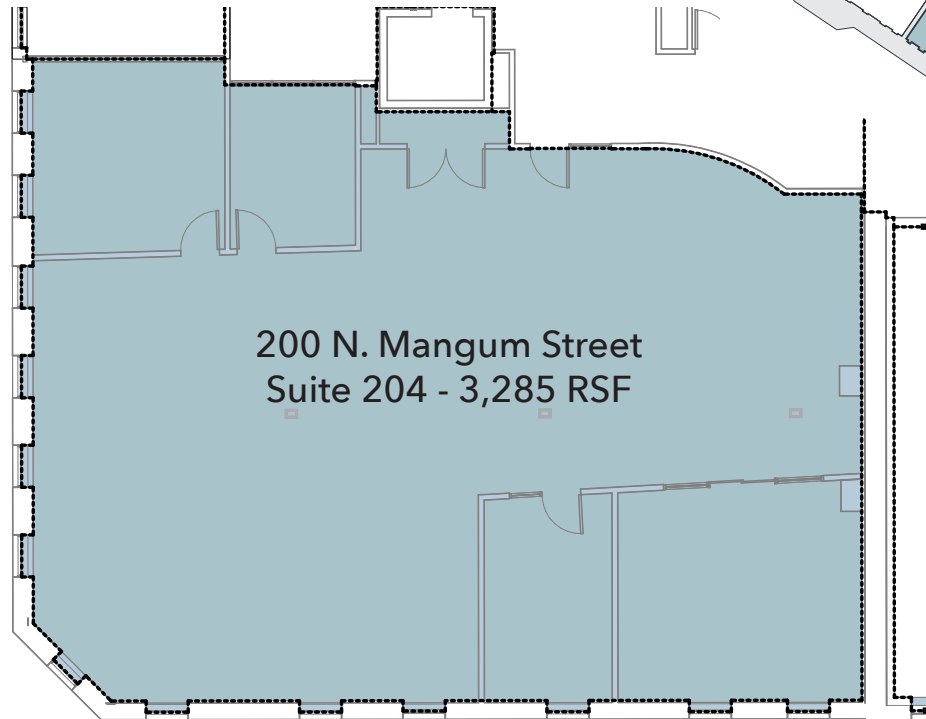


# RETAIL & OFFICE SPACE FOR LEASE

## ROGER'S ALLEY

200 N. MANGUM STREET & 107 E. PARRISH STREET, DURHAM, NC 27701

- 107 E. Parrish St, Ste. 201: 1,354 - 3,244 SF
- 200 N. Mangum St, Ste. 204: 3,285 SF
- Suites 201 & 204 can be combined for 6,527 SF
- Lease rate: \$26.00/SF, Net of Janitorial



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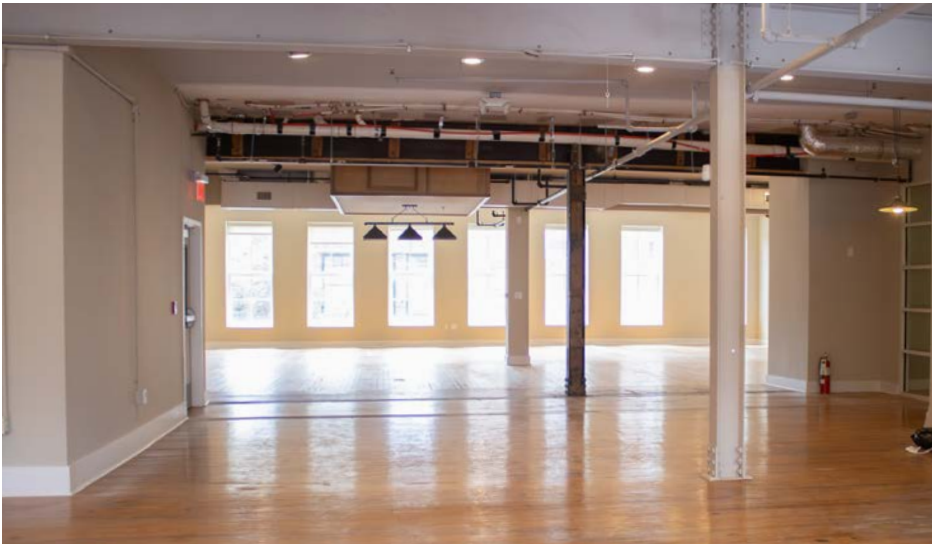
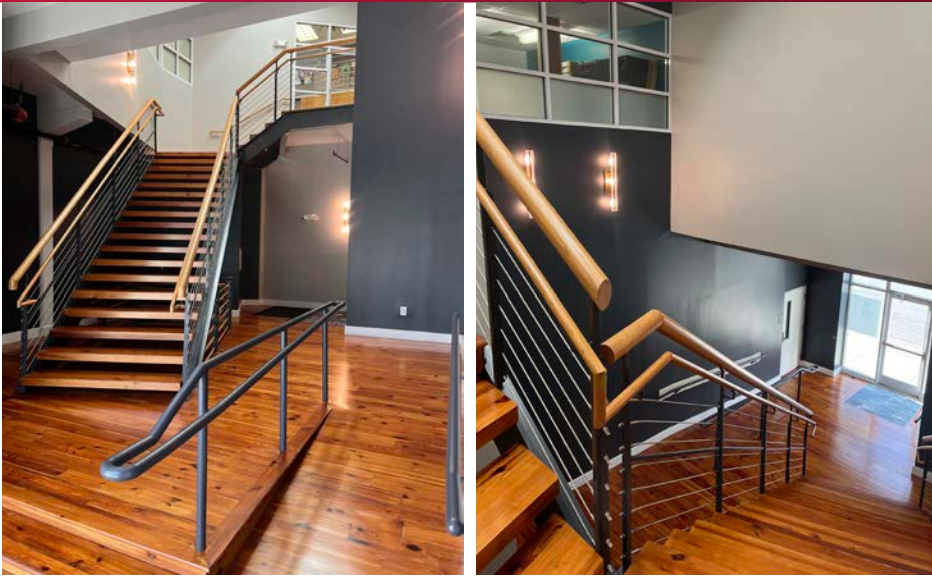
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