



Montgomery & Aldridge
320 Roney Street, Downtown Durham, NC 27701

Two-story modern office building in historic tobacco warehouse

**AVISON
YOUNG**

PROPERTY OVERVIEW

The **Montgomery & Aldridge** building is a 24,469-square-foot historic property located in Durham's Central Park District, thoughtfully repurposed through adaptive reuse. Originally part of a residential area, Roney Street transitioned in the 1930s as homes were replaced by warehouses and light industrial buildings. Constructed between 1925 and 1937, 320 Roney Street became a tobacco warehouse for the WP Henry Company in 1937, and by the 1950s, it was used by Montgomery Aldridge as a tire warehouse. Today, the building sits in the heart of a dynamic downtown environment, surrounded by restaurants, retail, entertainment, and housing.

- High ceilings
- Wood columns and beams
- Skylights
- Deck parking available across the street
- FF&E potentially available

\$36.00/sf

full service lease rate

±4,500 sf

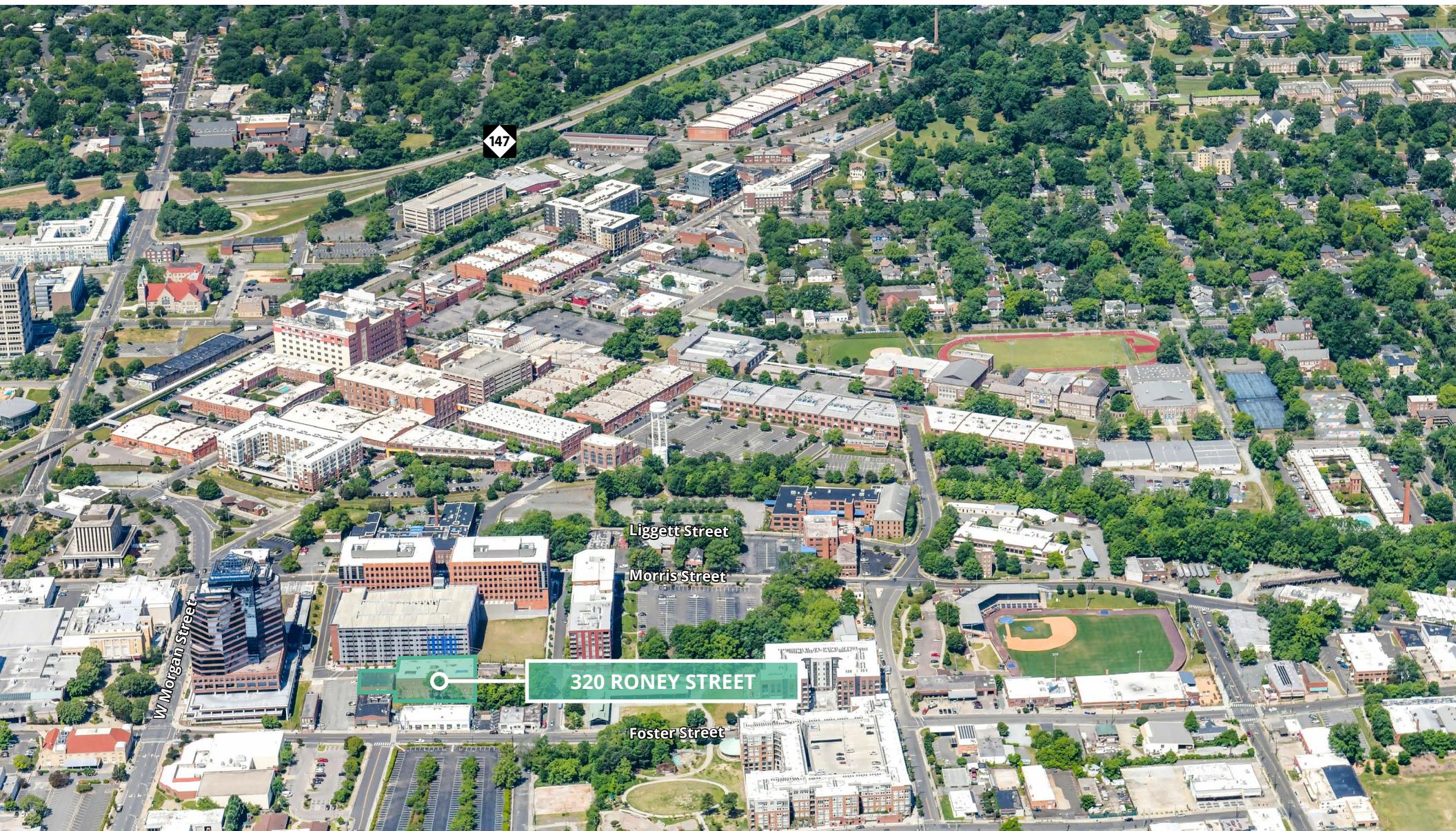
office space available immediately

3.00/1,000 sf

parking ratio (*additional fee*)



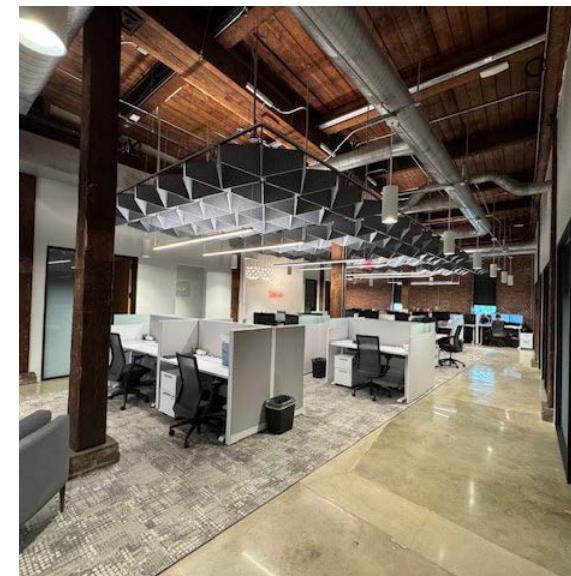
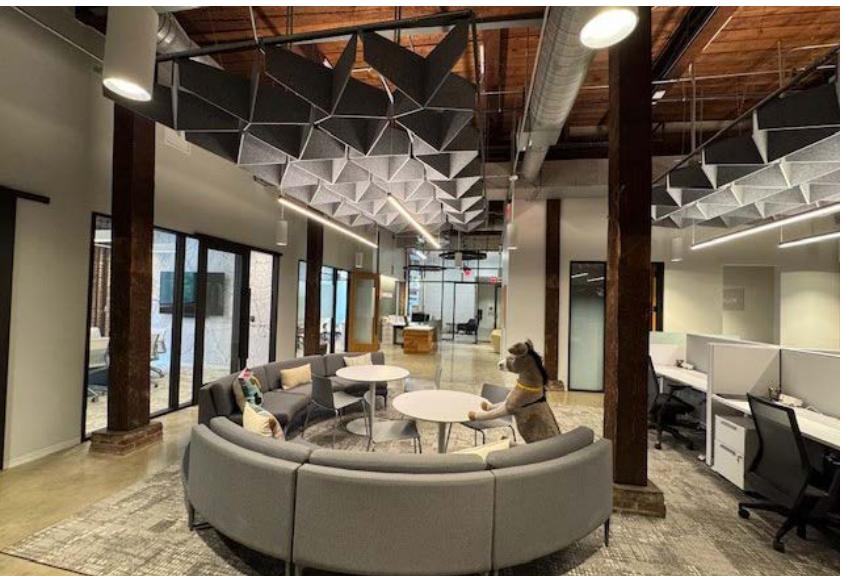
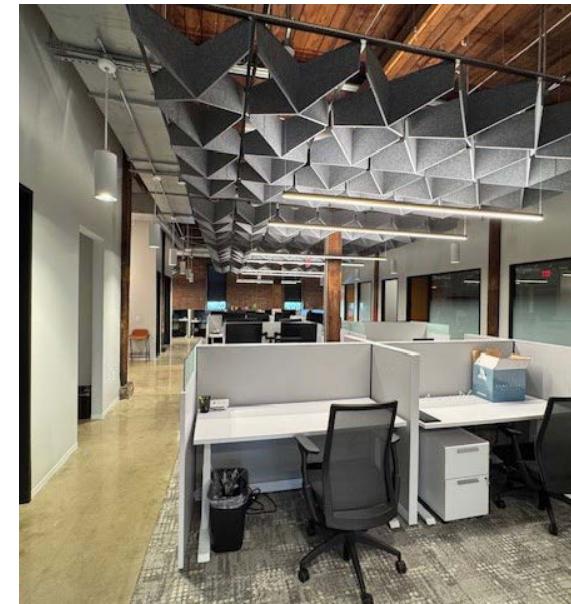
A NEIGHBORHOOD OF POSSIBILITIES



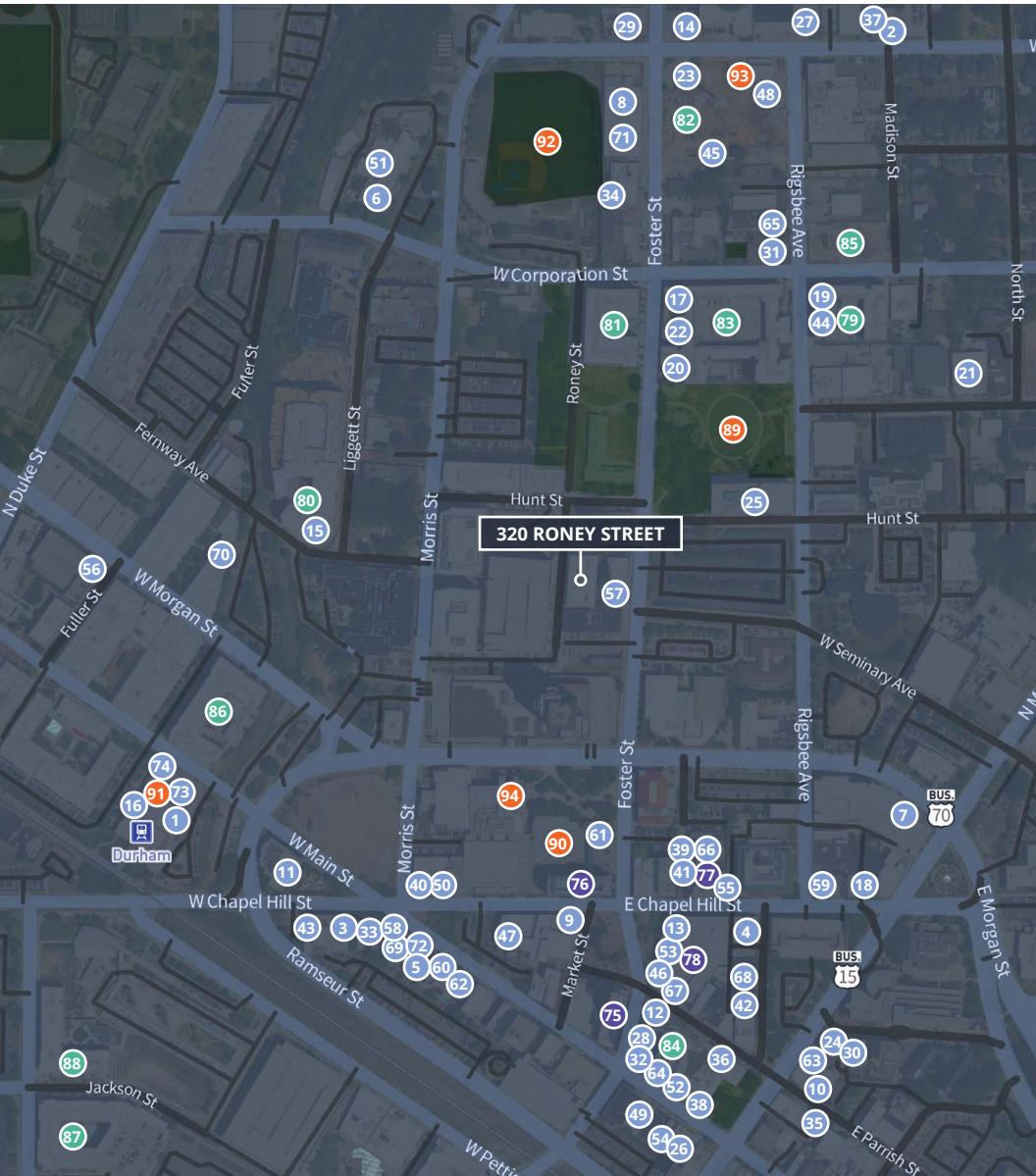
FIRST FLOOR PLAN



HISTORIC MODERN OFFICE SPACE



CENTRAL LOCATION



RESTAURANTS + BARS + BREWERIES

- 1 716ers Food
- 2 Accordion Club
- 3 Alimentari at Mothers & Sons
- 4 Alley Twenty Six
- 5 Arcana Bar and Lounge
- 6 Atomic Clock Brewing Company
- 7 Barsa New Indian
- 8 Boxcar Bar + Arcade
- 9 Brunello Wine Bar
- 10 Bull City Burger and Brewery
- 11 Bull McCabe's Irish Pub
- 12 Bulldega Urban Market
- 13 Cheeni
- 14 Cocoa Cinnamon
- 15 Crank Arm Brewing Company
- 16 Cucciolo Osteria
- 17 Dame's Chicken & Waffles
- 18 Dashi
- 19 DSSOLVR
- 20 Durham Food Hall
- 21 Durty Bull Brewing Company
- 22 Foster Street Coffee
- 23 Geer Street Garden
- 24 Gym Tacos
- 25 Gyu-Kaku
- 26 High Dive Durham
- 27 Hutchins Garage
- 28 Juicekeys
- 29 King's Sandwich Shop
- 30 koki - Creative Puerto Rican Kitchen
- 31 Kotuku Surf Club
- 32 La Mala Mexican Inspired Cocktails
- 33 Lady Gold Tacos
- 34 Liberty & Plenty Distillery
- 35 Littler
- 36 Loaf
- 37 LouElla Wine, Beer & Beverage
- 38 Luna Rotisserie and Empanadas
- 39 M Kokko
- 40 M Pocha
- 41 M Sushi
- 42 M Tempura
- 43 Mateo Bar de Tapas
- 44 Nautical Bowls
- 45 Nectar Cafe
- 46 Neomonde Mediterranean
- 47 Ninth Street Bakery
- 48 Parts & Labor
- 49 Pie Pushers
- 50 Pizzeria Toro
- 51 Plum Southern Kitchen & Bar
- 52 Pokeworks
- 53 Pour Taproom
- 54 Primrose Bar and Lounge
- 55 Queeny's
- 56 Ramblers Beer & Wine
- 57 Rise Southern Biscuits & Righteous Chicken
- 58 Rubies on Five Points
- 59 Rue Cler
- 60 Taberna Tapas
- 61 Table South Kitchen & Bar
- 62 Thal@Main St
- 63 Thaiangle Restaurant
- 64 The Oak House Durham
- 65 The PickleBack 2
- 66 The Restaurant at The Durham
- 67 The Studio Bar and Cafe
- 68 The Velvet Hippo Bar & Lounge
- 69 Toast
- 70 Torero's Mexican Restaurant
- 71 Urban Axes
- 72 Viceroy
- 73 West End Billiards
- 74 West End Wine Bar of Durham

HOTELS

- 75 21c Museum Hotel Durham
- 76 Durham Marriott City Center
- 77 The Durham Hotel
- 78 Unscripted Durham Hotel

RESIDENTIAL

- 79 Atlas Durham
- 80 Beckon
- 81 Foster on the Park
- 82 Geerhouse
- 83 Liberty Warehouse
- 84 One City Center
- 85 Rigsbee Collection
- 86 West Village
- 87 Whetstone Apartments
- 88 Willard Street Apartments

OTHER

- 89 Durham Central Park
- 90 Durham Convention Center
- 91 Durham Train Station
- 92 Historic Durham Athletic Park
- 93 Motorco Music Hall
- 94 The Carolina Theatre



LEASING CONTACT

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