



DOWNTOWN DURHAM RETAIL SPACE

105 W. MORGAN ST

DURHAM, NC 27701

UP TO 5,900 SF

FOR LEASE

LISTING BROKER:

VIJAY K. SHAH, CCIM

919.645.1425 (O) | 919.812.0964 (M)

VSHAH@TRADEMARKPROPERTIES.COM



1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

**105 W. MORGAN STREET
DURHAM, NC 27701**

PROPERTY HIGHLIGHTS

- » 15,116 SF of street front retail bordering Mangum Street, W. Morgan Street, and Rigsbee Avenue
- » The mixed-use project consists of 665 parking spaces atop premiere street front retail
- » Parking deck houses 5,324 SF for the City of Durham Parking Administration
- » Walking distance to the hottest attractions including the Durham Bulls Athletic Park, the award winning Durham Performing Arts Center, and numerous well-established local restaurants and bars
- » Flexible floor plans that can be demised
- » Grade change allows for ceiling heights with the ability to accommodate a mezzanine level in select spaces
- » Significant outdoor seating opportunities
- » Exterior features artwork from local artists selected by the community



LEASE RATE:

421 N. MANGUM: \$27.00/SF, NNN

SUITE 101: \$27.00/SF, NNN

SUITE 102: \$30.00/SF, NNN

\$3.30/SF TICAM (2024 ESTIMATE)

**VIJAY K. SHAH, CCIM
919.645.1425 DIRECT
VSHAH@TRADEMARKPROPERTIES.COM**

**1001 WADE AVENUE
SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM
919-782-5552**

**105 W. MORGAN STREET
DURHAM, NC 27701**

RIGSBEE STREET



SUITE	SF	TENANT
100	2,998	Indian Monsoon
101 (CDS*)	3,307	AVAILABLE (Subdividable)
102 (WS**)	1,673	AVAILABLE
103	1,177	Mi Barrio
104	5,324	City of Durham Transportation Office
105	1,200	Sweets by Shayda
106	4,000	Salon Lofts
421 N. MANGUM (CDS*)	971	AVAILABLE

*CDS - COLD DARK SHELL

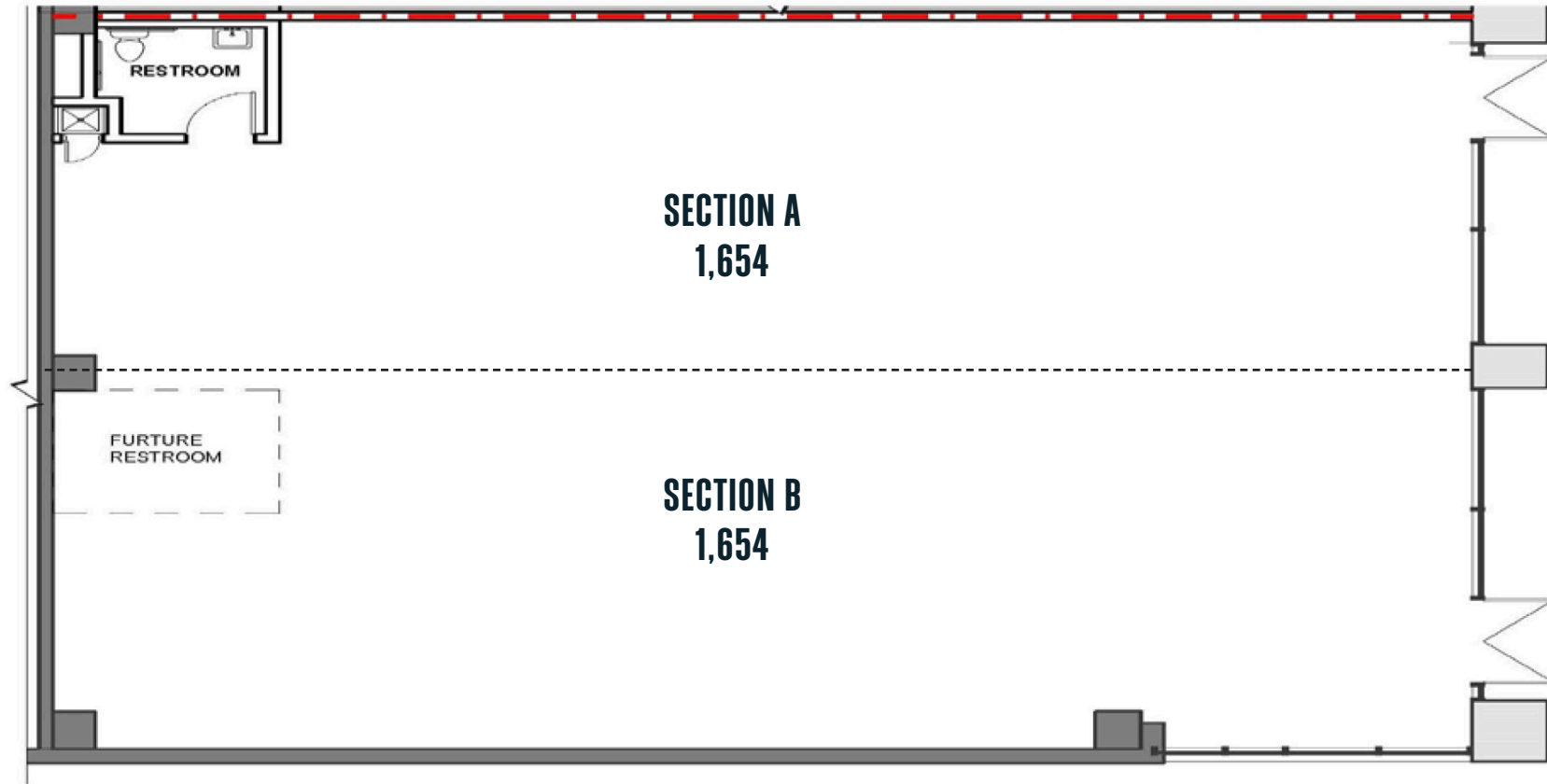
** WS - WARM SHELL

VIJAY K. SHAH, CCIM
919.645.1425 DIRECT
VSHAH@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE
SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM
919-782-5552

105 W. MORGAN STREET
DURHAM, NC 27701

FLOOR PLAN STE 101 3,307 SF (SUBDIVIDABLE)



Floor plan is a representation only, and subject to verification.

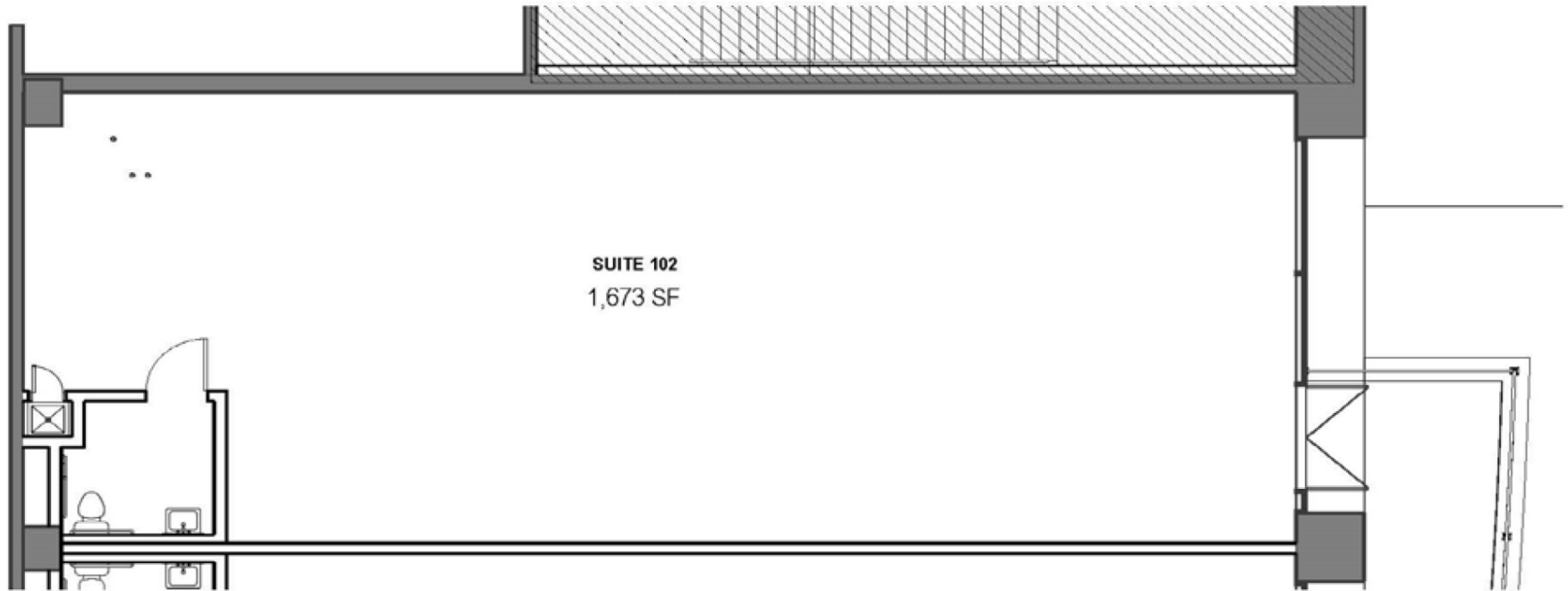
VIJAY K. SHAH, CCIM
919.645.1425 DIRECT
VSHAH@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE
SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM
919-782-5552

105 W. MORGAN STREET
DURHAM, NC 27701

FLOOR PLAN STE 102

1,673 SF



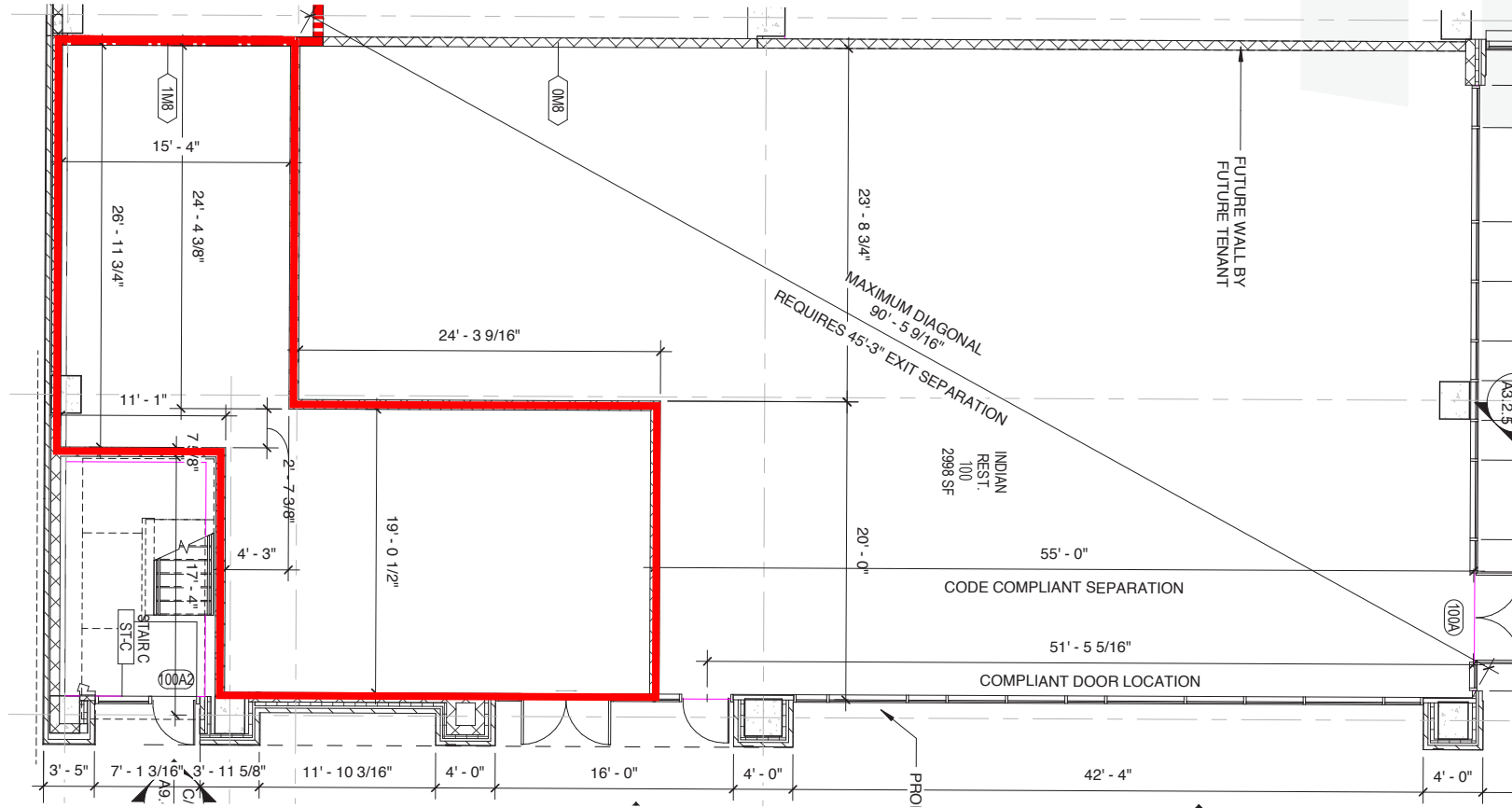
Floor plan is a representation only, and subject to verification.

VIJAY K. SHAH, CCIM
919.645.1425 DIRECT
VSHAH@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE
SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM
919-782-5552

FLOOR PLAN 421 MANGUM

971 SF



Floor plan is a representation only, and subject to verification.

105 W. MORGAN STREET
DURHAM, NC 27701

SITE MAP



LEGEND

1. 421. N MANGUM
971 SF - AVAILABLE
2. SUITE 100
INDIAN MONSOO
RESTAURANT & BAR
3. SUITE 101
3,383 SF - AVAILABLE
4. SUITE 102
1,681 SF- AVAILABLE
5. SUITE 103
MI BARRIO NUTRITION
6. SUITE 105
SWEETS BY SHAYDA
7. SUITE 106
SALON LOFTS
8. POST OFFICE
323 E. CHAPEL HILL ST.
9. RUE CLER
RESTAURANT
401 E. CHAPEL HILL ST.
10. DURHAM CITY HALL
101 CITY HALL

VIJAY K. SHAH, CCIM
919.645.1425 DIRECT
VSHAH@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE
SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM
919-782-5552

105 W. MORGAN STREET
DURHAM, NC 27701

RESTAURANTS, BARS AND SHOPPING



LEGEND

RESTAURANTS & BARS

1. DASHI
2. RUE CLER
3. FULLSTEAM BREWERY
4. THE PIT
5. GONZA TACOS Y TEQUILA
6. MELLOW MUSHROOM
7. MOE'S SOUTHWEST GRILL
8. TOBACCO ROAD SPORTS CAFE

HOTELS

9. ALOFT DURHAM DOWNTOWN - 134 ROOMS
10. 21C MUSEUM HOTEL - 91 ROOMS W/ RETAIL
11. MARRIOTT CITY CENTER HOTEL - 190 ROOMS
12. THE DURHAM HOTEL - 53 ROOMS WITH W/ RETAIL

ATTRACTIONS

13. DURHAM YOGA COMPANY
14. HISTORIC DURHAM ATHLETIC PARK
15. DURHAM CONVENTION CENTER
16. DURHAM PERFORMING ARTS CENTER (DPAC)
17. DURHAM BULLS ATHLETIC PARK
18. AMERICAN TOBACCO CAMPUS
19. AMERICAN TOBACCO AMPHITHEATER
20. AMERICAN TOBACCO FUTURE CAMPUS

OFFICE, RESIDENTIAL & MIXED-USE

21. WHETSTONE APARTMENTS - 204 UNITS
22. WEST VILLAGE - 609 RESIDENTIAL UNITS + 104,000 SF OFFICE AND RETAIL SPACE
23. DURHAM INNOVATION DISTRICT (DURHAM ID)
24. LIBERTY WAREHOUSE APARTMENTS - 264 RESIDENTIAL UNITS WITH GROUND FLOOR RETAIL
25. ONE CITY CENTER - 139 RESIDENTIAL UNITS AND OVER 130,000 SF OF OFFICE SPACE WITH GROUND FLOOR RETAIL
26. 555 MANGUM - 400 RESIDENTIAL UNITS AND 240,000 SF OF CLASS A OFFICE AND GROUND FLOOR RETAIL
27. THE MARKET AT DURHAM ONE - 305 RESIDENTIAL UNITS

VIJAY K. SHAH, CCIM
919.645.1425 DIRECT
VSHAH@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE
SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM
919-782-5552

105 W. MORGAN STREET
DURHAM, NC 27701

LOCATION FACTS / DEMOGRAPHICS

	POPULATION ('23)	EST. POPULATION ('28)	AVG HOUSEHOLD INCOME	TOTAL BUSINESSES	DAYTIME POPULATION
1 MILE RADIUS	18,468	19,400	\$90,165	1,561	22,303
3 MILE RADIUS	98,598	103,635	\$84,370	4,735	80,202
5 MILE RADIUS	195,016	207,737	\$96,987	8,460	134,282



VIJAY K. SHAH, CCIM
919.645.1425 DIRECT
VSHAH@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE
SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM
919-782-5552

105 W. MORGAN STREET
DURHAM, NC 27701

DURHAM, NORTH CAROLINA



#1

**BEST CITY FOR
MILLENNIALS IN THE US**

[GROWELLA]

#2

**AMERICA'S FASTEST
GROWING METRO AREA**

[FORBES.COM]

#1

FOODIEST SMALL TOWN

[BON APPETIT]

#1

**MOST EDUCATED CITIES
IN THE US**

[YAHOO FINANCE]

#5

**BEST PLACES FOR BLACK-
OWNED
BUSINESSES**
[NERD WALLET]

#3

**CITY WHERE A PAY-
CHECK STRETCHES THE
FARTHEST**
[FORBES]

VIJAY K. SHAH, CCIM
919.645.1425 DIRECT
VSHAH@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE
SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM
919-782-5552



TRADEMARK
P R O P E R T I E S

VIJAY K. SHAH, CCIM
919.645.1425 DIRECT
VSHAH@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE
SUITE 300 | RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552