



 **ONE
CITY
CENTER**

OFFICE SPACE AVAILABLE | *Downtown Durham, NC* | onecitycenter.com

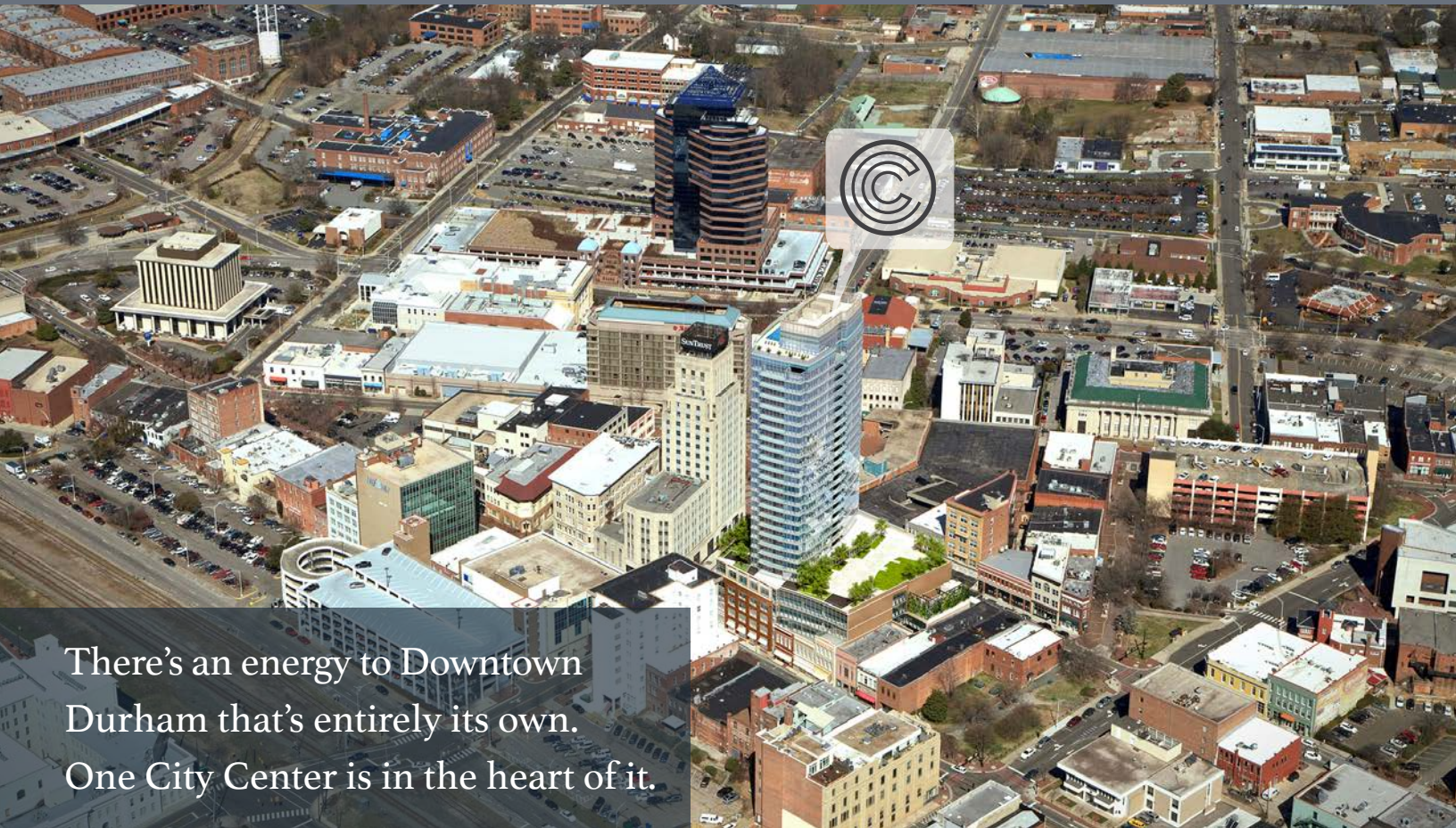
**AVISON
YOUNG**

Arnold Siegmund | Principal, Brokerage | 919.420.1573 | arnold.siegmund@avisonyoung.com

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There's an energy to Downtown Durham that's entirely its own. One City Center is in the heart of it.

/ 7th best place among the 100 most populous Metros in the US
US News and World Report 2017

/ 5th top metro in the nation for educational attainment
U.S. Census Bureau 2017

/ 7th city for attracting top talent from across the US
Bloomberg 2017

/ Top 20 best cities to live in the US
US News and World Report 2017

One City Center is a first-of-its-kind development for the Durham market. Situated in an iconic location in the geographical center of Downtown Durham, this 27-story mixed-use tower will offer an unmatched level of visibility and sophistication to its retail, office and residential tenants.

One City Center will offer two levels of underground parking for residents and visitors, ground-level retail space, four floors of Class A office space, 22 floors of residential units and a club level floor featuring a rooftop pool and lounge for residential tenants.

**AVISON
YOUNG**

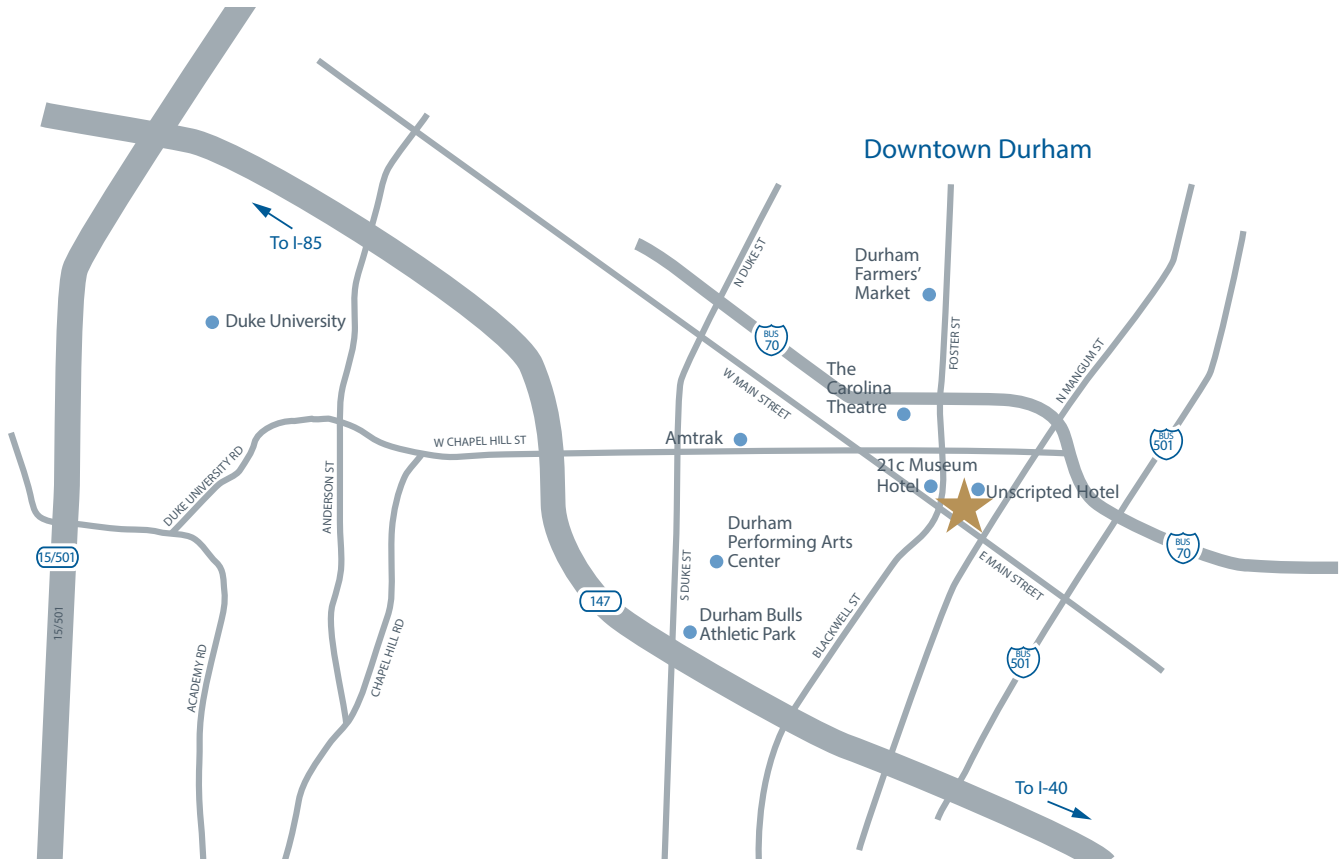
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Location is Everything

One City Center is located in the heart of Downtown Durham on a historic site bounded by W. Main, N. Corcoran and W. Parrish Streets. The property is surrounded by successful adaptive reuse and development projects such as the American Tobacco Historic District, West Village, the Durham Performing Arts Center and the Durham Bulls Athletic Park, to name a few. It is also at the epicenter of several development projects, including the 21c Museum Hotel, Aloft Hotel, Unscripted Hotel, and numerous apartment communities totaling more than 1,500 units.

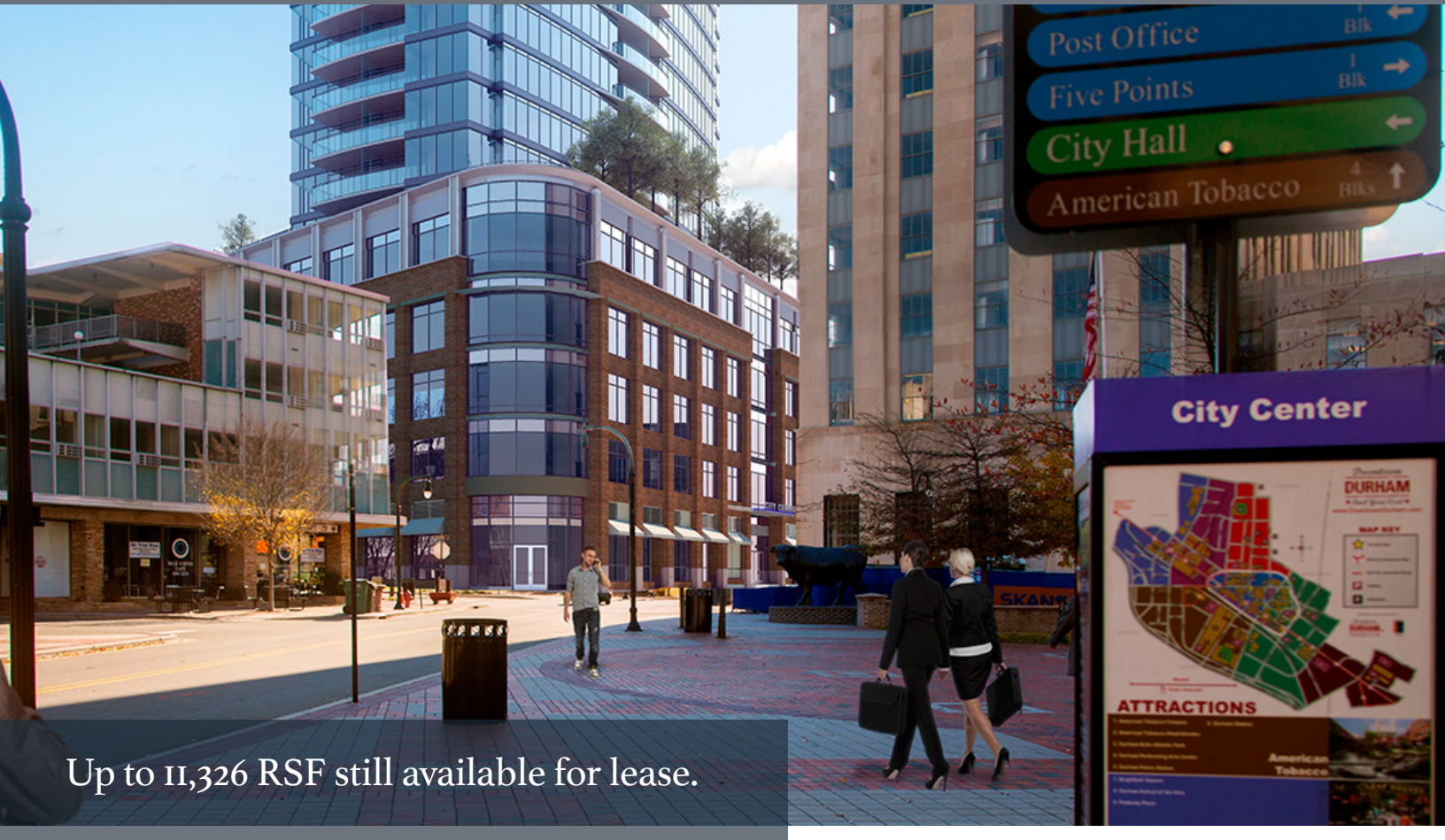


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Up to 11,326 RSF still available for lease.

- / 130,195 RSF of premier Class A office space
- / Located in the heart of Downtown Durham
- / Office parking will be available near the building
- / Outstanding visibility
- / Easy access to all major Triangle business destinations
- / Highly coveted live, work, play environment
- / Rental Rate: \$33.00 per RSF, Full Service
- / Tenant Improvement Allowance: \$35.00 per RSF
- / Showering facilities on the 1st floor
- / Two patios on the 3rd floor within a tenant's suite*
- / Backup generator for life safety needs

* May require additional cost.



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OFFICE LEVEL 3

11,326 RSF Total Available



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~ 6,850 USF

- 2 Conference Rooms
- 12 Private Offices
- 15 6x6 Workstations
- 12 8x8 Workstations
- 1 Copy Room
- 1 Break Room
- 2 Storage / File Rooms

~ 2,100 USF

- 1 Conference Room
- 5 Private Offices
- 2 6x6 Workstations
- 1 Copy / Break Room

~ 2,200 USF

- 1 Conference Room
- 5 Private Offices
- 12 8x8 Workstations
- 1 Break Room



~ 17,100 USF

- 4 Conference Rooms
- 22 Private Offices
- 36 6x6 Workstations
- 46 8x8 Workstations
- 1 Copy
- 2 Break Rooms



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Downtown Development

