



37,492 SF ADAPTIVE RE-USE PROJECT  
IN DOWNTOWN DURHAM

# WASHINGTON STREET

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# ADAPTIVE RE-USE PROJECT IN THE WAREHOUSE DISTRICT



949 Washington Street is ideally located in downtown Durham and is within walking distance of the Central Park entertainment district. This unique adaptive re-use project is well-positioned and focused on optimizing occupant health and productivity through design and operations, with convenient access to nearby amenities.

- 37,492 sf modern adaptive re-use building in downtown Durham
- Can accommodate creative office or life science users
- Outdoor patio serves as a gathering space and working environment
- Free surface parking at 4:1000 (3.5:1000 for lab user)
- Walking distance to more than 50 restaurants including Motorco, Geer Street Garden, and Cocoa Cinnamon
- On-site access to future Durham Belt Line bike trail
- Proximate to Brightleaf Square and American Tobacco Campus
- Easy arterial access to I-85, downtown, and the Durham Freeway
- Planned occupancy Q4 2021

## AVAILABILITIES

**30,100 RSF**  
FIRST FLOOR

**7,392 RSF**  
SECOND FLOOR



**OUTDOOR GATHERING SPACES**



**WHEELCHAIR ACCESSIBLE**



**REPRESENTATIVE FINISHES**



**CREATIVE LANDSCAPING**

# LIFE SCIENCE CAPABILITIES

## Property Features

Building Size:	37,492 SF
Clear Height:	16' finished floor to bottom of deck
Column Spacing:	23'8"x30'
Shipping/Receiving:	Dock-high loading area with 10' x 10' roll-up door
High Bay Floor Area:	90'x235'
HVAC:	Custom by user
Electrical:	1600kVA service; 480V / 200A panel
Emergency Power & Equipment:	Potential for 70' x 40' equipment yard for generator and process equipment/tanks
Parking:	3.5:1000 for lab users
Design Team:	MHAworks
General Contractor:	McDonald York
Year Built:	1955
Year Renovated:	2021



**75%** of life science companies within North Carolina are **based** in the Raleigh-Durham area



Life science employment in Raleigh-Durham has **increased by 84% since 2010**



Duke and UNC were awarded a combined **726 NIH grants** totaling **\$339M** last year



The **7,000** acre Research Triangle Park is home to nearly **600 life science companies**



Raleigh-Durham is **#5 nationally in life science employment** (24,000+)



ADJACENT TO THE  
LARGEST RESEARCH  
PARK IN THE COUNTRY

# SITE PLAN

Direct suite access provides minimized touchpoints

Building signage available

Ample daylight creates increased energy, workplace efficiency and work productivity

Outdoor gathering spaces

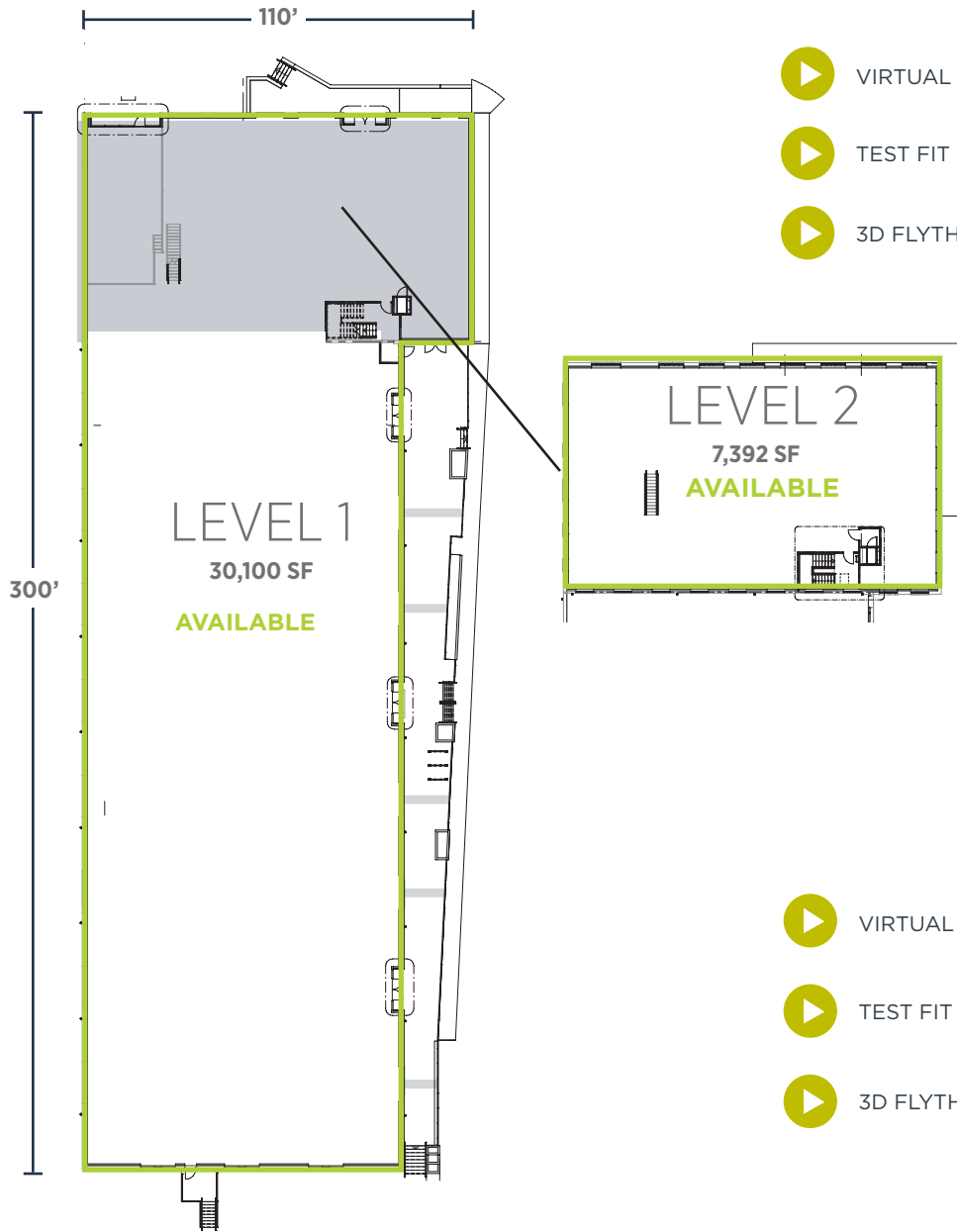


70'x40' Equipment Yard




70 ft Long Loading Dock to accommodate all truck sizes

Future Durham Belt Line bike trail access

# FLOOR PLANS



-  VIRTUAL TOUR
-  TEST FIT SPECS
-  3D FLYTHROUGH

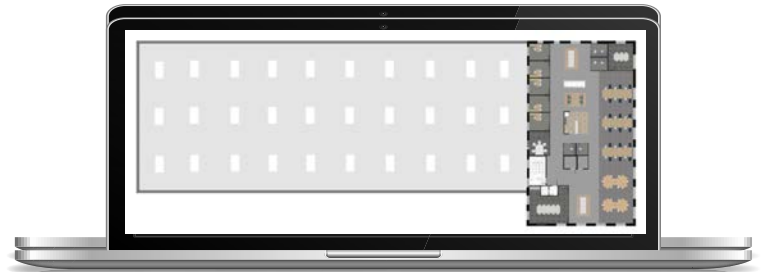
-  VIRTUAL TOUR
-  TEST FIT SPECS
-  3D FLYTHROUGH

# SAMPLE OFFICE LAYOUT

LEVEL 1



LEVEL 2



# SAMPLE LAB LAYOUT

LEVEL 1



# LOCAL AMENITIES

AMENITIES WITHIN 3 MILES

**845**  
RETAIL

**302**  
AREA  
RESTAURANTS

**34**  
HOTELS

- |  |                                   |
|--|-----------------------------------|
| 1. Duke Tower Suites and Condos                    | 30. M Sushi                       |
| 2. Durham Distillery                               | 31. United States Post Office     |
| 3. Cocoa Cinnamon                                  | 32. Pizzeria Toro                 |
| 4. Central Park School for Children                | 33. Bull McCabes Irish Pub        |
| 5. Old North Durham Park                           | 34. Museum of Durham History      |
| 6. Accordion Club                                  | 35. West End Wine Bar             |
| 7. Fullstream Brewery                              | 36. Greyhound Bus Station         |
| 8. The Pit Durham                                  | 37. Bell West End Apartments      |
| 9. Boxcar Bar Arcade                               | 38. Whetstone Apartments          |
| 10. Durham Athletic Park                           | 39. Mateo Bar de Tapas            |
| 11. Durham School for Ballet & the Performing Arts | 40. Beyu Gaffe                    |
| 12. Durham School of the Arts                      | 41. Taberna Tapas                 |
| 13. Loft Apartments                                | 42. Ninth Street Bakery           |
| 14. Duke Molecular Physiology Institute            | 43. The Parlour                   |
| 15. Kotuku Surf Club                               | 44. Pour Taproom Durham           |
| 16. Dirty Bull Brewing Company                     | 45. Pinhook                       |
| 17. Durham Skate Park                              | 46. Bull City Burger and Brewery  |
| 18. Durham Craft Market                            | 47. Tobacco Road Sports Café      |
| 19. Beer Durham                                    | 48. Mellow Mushroom               |
| 20. Durham Central Park                            | 49. Tyler's Tap Room              |
| 21. Rise   | 50. YMCA                          |
| 22. Triangle Biotechnology Center                  | 51. Durham Bulls Athletic Park    |
| 23. Duke Institute for Health Innovation           | 52. The Cage Basketball Court     |
| 24. YMCA   | 53. Durham Performing Arts Center |
| 25. McDonalds                                      | 54. American Tobacco Amphitheater |
| 26. The Carolina Theatre                           | 55. Bull City Ciderworks          |
| 27. Durham Convention Center                       | 56. Hutchins Garage               |
| 28. Durham Marriott City Center                    | 57. King's Sandwich Shop          |
| 29. Durham Armory                                  | 58. The Blue Note Grill           |

**KEY**

 Restaurants	 Residential	 Business
 Hotels	 Attractions	





# DURHAM ACCOLADES

## DOWNTOWN DURHAM

THE ECLECTIC MIX OF THE OLD AND NEW, DOWNTOWN DURHAM IS THE IDEAL LOCATION FOR DOING BUSINESS IN THE TRIANGLE.



**TOP 3**  
Most Educated City  
-Wallet Hub



**TOP 5**  
Venture Capital  
Investment Per Capita  
-The Atlantic



**17,500+**  
People Work  
Downtown



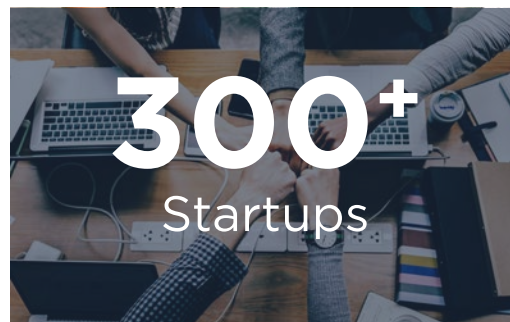
**TOP 10**  
America's Next  
Hot Food Cities  
-Zagat



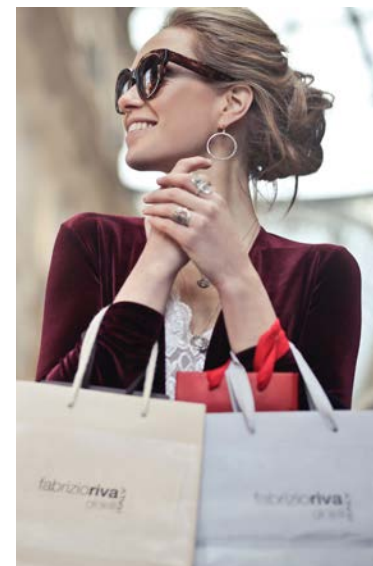
**TOP 10**  
Places to Live  
-Wallet Hub



**\$1.7**  
Billion of  
Investment since  
2000



**300+**  
Startups



**TOP 10**  
City for Women in  
The Workforce + City for  
Black Entrepreneurs  
-Nerd Wallet



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