

DOWNTOWN DURHAM, NC

FOR LEASE / Mixed-Use Project

Retail Space: 1-2 Units / Ranging between $\pm 1,605$ sf to $\pm 4,180$ sf

555

MANGUM



This downtown Durham building offers exceptional walkability to major attractions like the **Durham Performing Arts Center**, the **Durham Bulls Athletic Park**, a variety of restaurants, and nightlife. This is a prime downtown location with structured parking garage and easy access off Durham Freeway. The Landlord, Accesso Partners, is seeking high-end retailers to differentiate this Class-A office asset.

Address:

555 Mangum Street, Durham, NC 27701

Available:

Landlord is seeking strategic mix of retail tenants:

- (1) Fast-Casual Restaurant: $\pm 4,036$ sf **LEASED**
- (2) All Day Cafe: $\pm 5,487$ sf **LEASED**
- (3) Barre Fitness: $\pm 1,675$ sf **LEASED**
- (4) Pilates Fitness: $\pm 2,827$ sf **LEASED**
- (5) & (6) Retail Space: $\pm 1,605$ sf - $4,180$ sf **VACANT**
- (7) Banking Services: $\pm 4,753$ sf **LEASED**

Lease Rate:

\$38/sf - \$44/sf NNN (TI allowance available).

Space Highlights:

- Situated in heart of Downtown Durham at intersection of South Mangum Street and the Durham Freeway (NC-147).
- Positioned directly adjacent to Durham Bulls Athletic Park and short walk from Durham Performing Arts Center (DPAC).
- Surrounded by more than 3,000 new apartments within a 3-block radius, providing an immediate, high-density customer base.
- Building includes 812-space secure parking garage, a massive amenity for customers in a dense downtown area.
- Located next to major corporate offices and the American Tobacco Campus, offering daytime traffic from professional workers.
- Building houses a state-of-the-art fitness center, rooftop terrace, and the "Lenny" restaurant, adding to the site's prestige and foot traffic
- Area attracts young urban professionals, with an average household income exceeding \$100,000 in the immediate vicinity.



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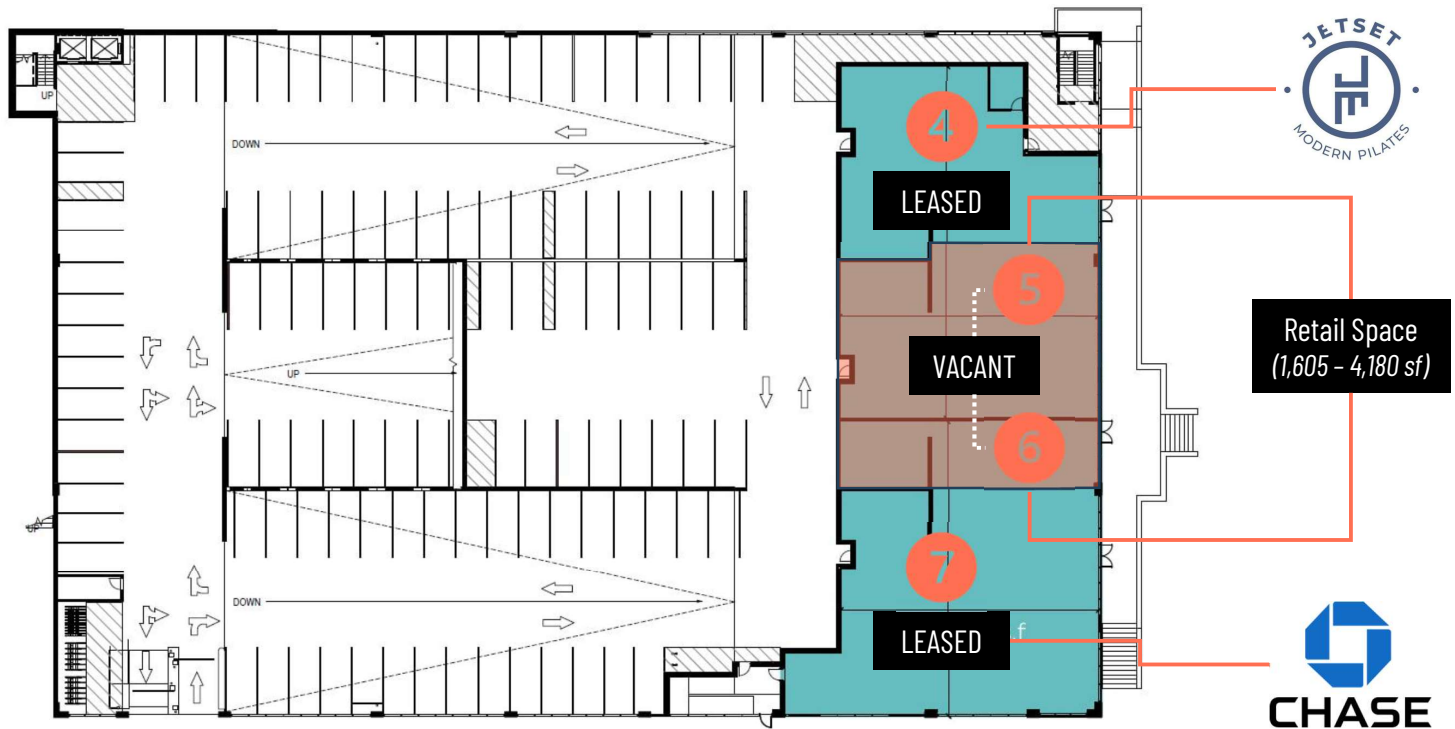
RETAIL FOR LEASE

Tower Ground-Floor



- **Vavela Cafe** is a Turkish, Mediterranean, and Middle Eastern-inspired coffee company founded by brothers Khaled and Naser Shamma. Known for its cozy late-night lounge atmosphere, it features authentic wood-fire roasted Turkish coffee, specialty lattes, and Mediterranean desserts. It has a warm, Mediterranean-inspired interior with plush seating, marble tables, and rich lighting designed for relaxation and community connection. Its warm lighting and unique decor elements like a central coffee bean statue are designed to feel like an afternoon in Istanbul.
- **Chex Grill & Wings** is a popular casual restaurant chain known for crispy, made-to-order chicken wings, over 40 signature sauce flavors, and extended late-night hours. Originating in North Carolina (with a location on Hillsborough Street in Raleigh), the brand has grown into a regional favorite for bold, creative comfort food. Their chicken is cooked extra-crispy and tossed generously in sauce. The restaurant is famous for its unique flavors, including Strawberry Hot, Cajun Ranch, Piña Colada, and classic hot/mild buffalo. Beyond wings, they serve thick chicken tenders, Philly cheesesteaks, chicken philly subs, burgers, quesadillas, and fresh Greek or Caesar salads.
- **Neighborhood Barre** is a female-owned fitness franchise offering low-impact, high-intensity full-body workouts. Combining ballet-inspired movements, Pilates, yoga, and resistance training, classes focus on small isometric actions to sculpt and tone muscles. They offer 30- and 50-minute options, including standard sculpting sessions and higher-intensity cardio-infused "Sweat" classes. Classes are tailored for participants aged 12 to 80, with instructor-led modifications for beginners or those managing injuries. The atmosphere of Neighborhood Barre is intentionally designed to be welcoming, community-driven, and entirely free of the high-pressure judgment often associated with traditional boutique fitness studios.

Parking Deck Ground-Floor



- **Jetset Pilates** is a 50-minute, high-intensity, low-impact full-body workout performed on a custom reformer machine with DJ-curated music. It blends traditional Pilates with dynamic, modern movements to build strength and endurance. Classes feature energetic, custom music mixes and ambient studio lighting. Jetset uses an upgraded, spacious reformer machine featuring platform eyelets, rope cabling, and spring-based resistance. Routines systematically condition the lower body, core, obliques, and upper body using accessories like light dumbbells and Pilates rings
- **Chase Bank** branch provides in-person financial services, featuring checking and savings accounts, credit cards, and mortgages. It has staffed teller counters for deposits, withdrawals, and cash services. This branch also offers private desks for meeting with personal bankers, business bankers, or home lending advisors. Visiting a Chase Bank branch provides face-to-face customer support, large-scale physical access, and cash-handling services. Customers are able to talk directly with bankers for account setup, financial advice, or dispute resolutions. Additionally, they may access safe deposit boxes and request certified cashier's checks or money orders on the spot.
- **Spaces** is a global provider of flexible workspaces, offering dynamic coworking areas, private serviced offices, and meeting rooms. It operates on a membership and on-demand booking model designed for entrepreneurs, remote workers, and corporate teams. Members use the mobile application to reserve desks, book meeting rooms by the hour, and manage accounts on the go. Daily operations, cleaning, utilities, and reception support are built directly into the service model. Fully serviced, lockable office suites available for individuals or scaling teams.



Landlord plans to landscape area in front of retail on South Mangum Street.

"Sample" Landscaping Plan

AFTER – GREEN SITTING AREA WITH PEBBLES & PLANTING



PEBBLED SITTING AREA



- GENEROUS LAWN FOR FLEXIBILITY
- PEBBLED SITTING AREAS THROUGHOUT
- SHADE TREES FOR COMFORT
- LAYERED PLANTING FOR BEAUTY & PRIVACY

MATERIAL & FURNITURE PALETTE



WOOD BENCH



ADIRONDACK CHAIRS



CAFE TABLES



WOOD ACCENTS



PEBBLES



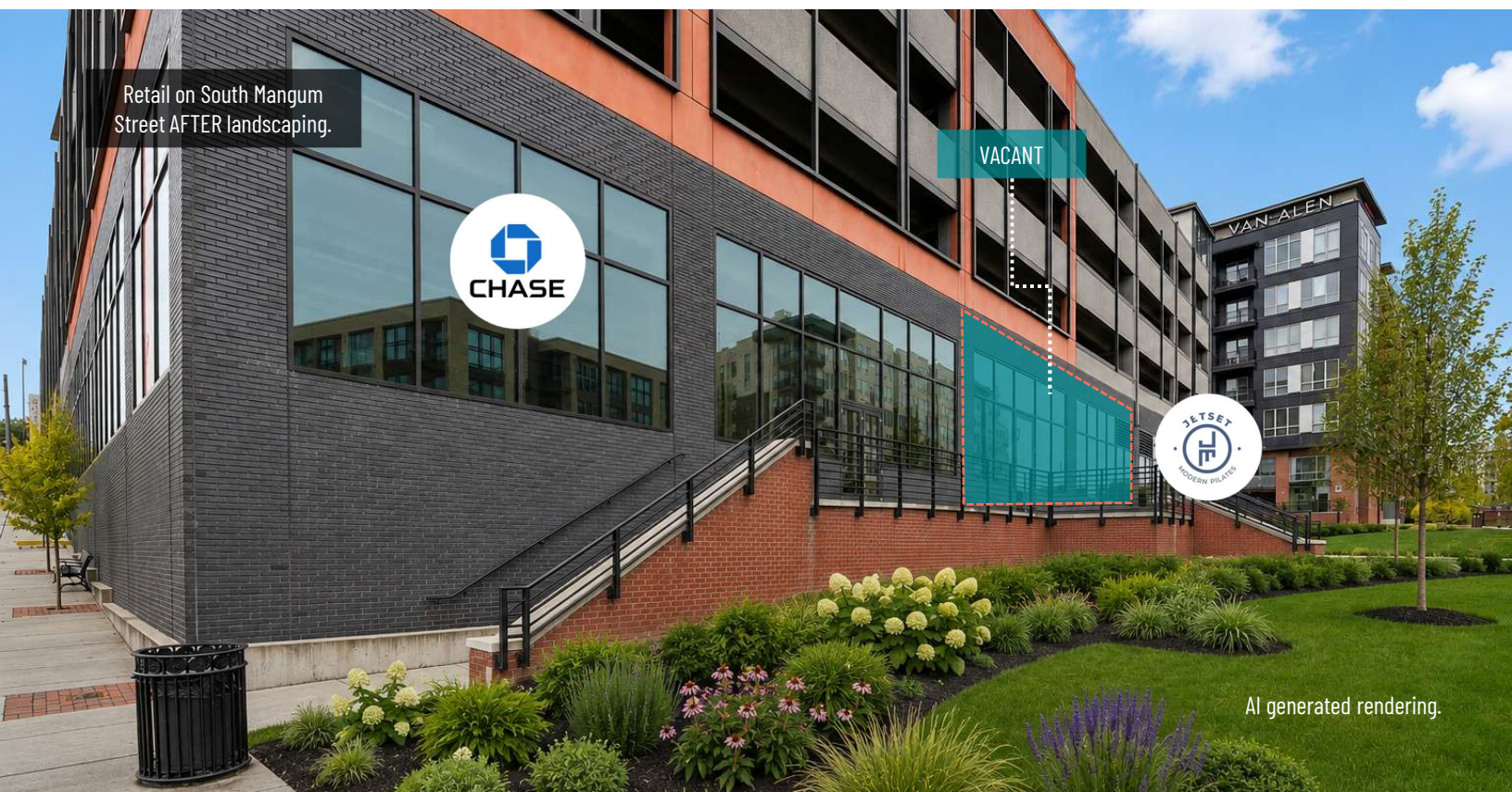
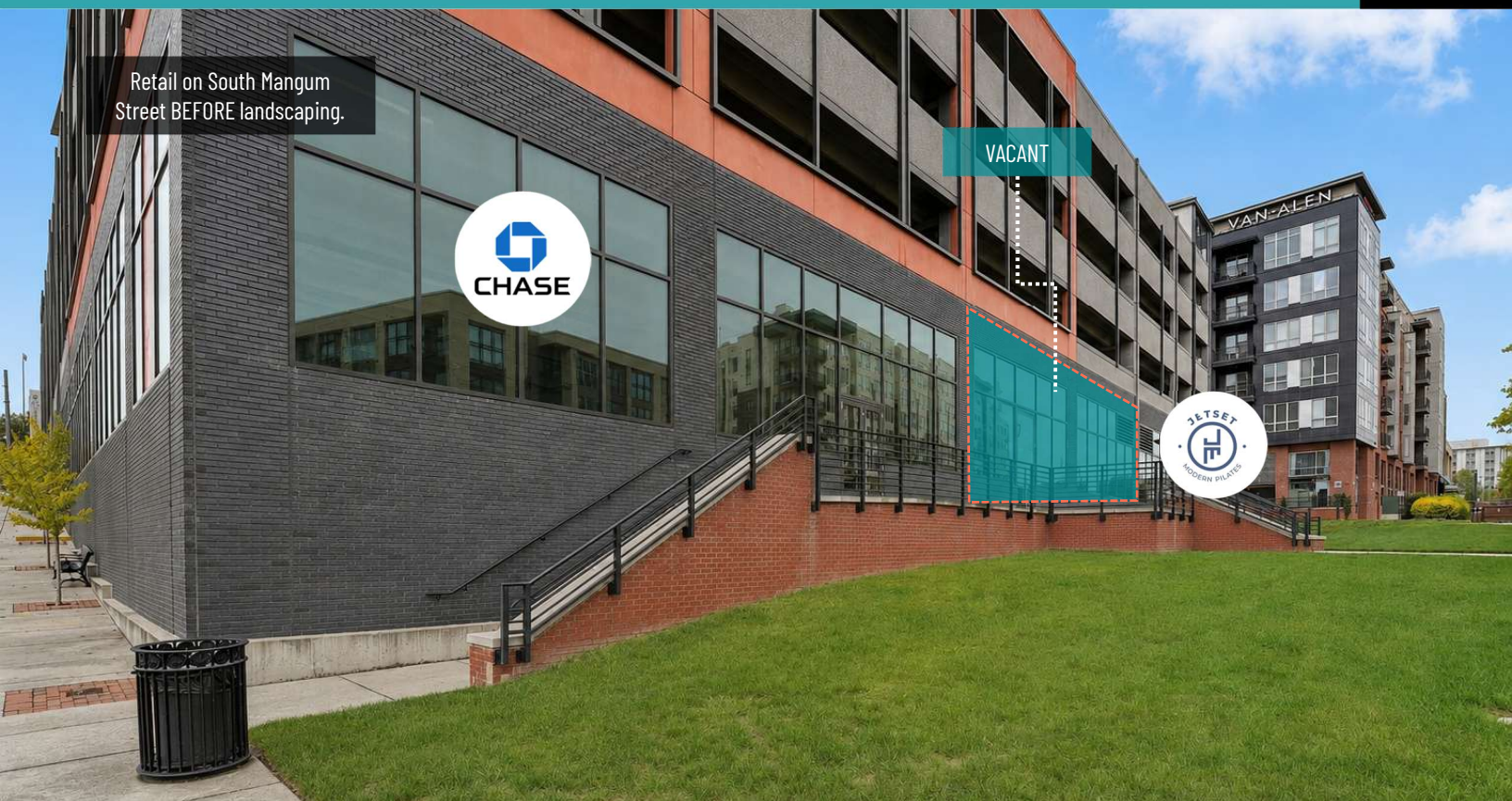
NATURAL STONE



TERRACOTTA PLANTER



BIKE RACK







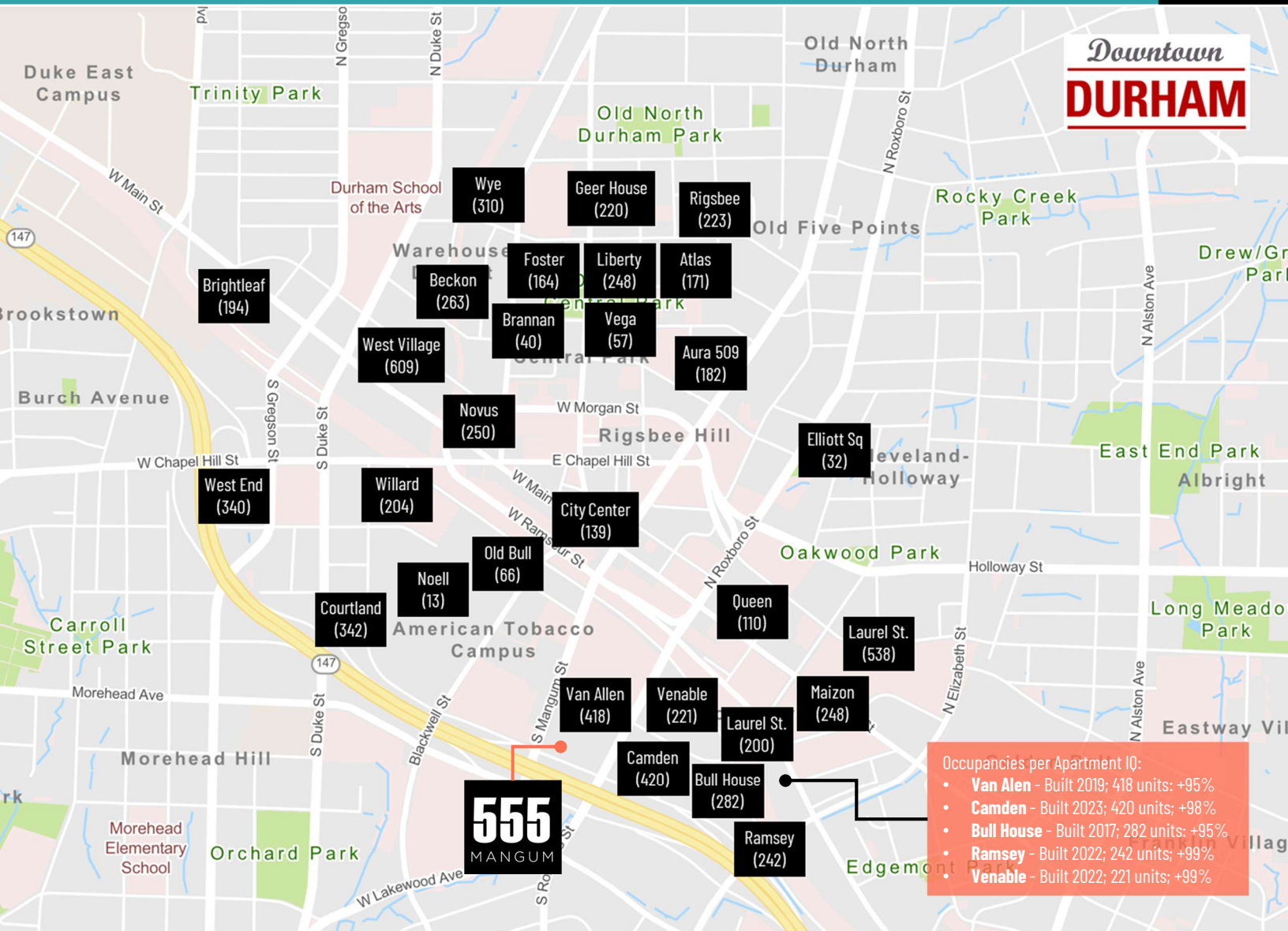
Entertainment District

Durham Bulls
Athletic Park

Durham Performing
Arts Center







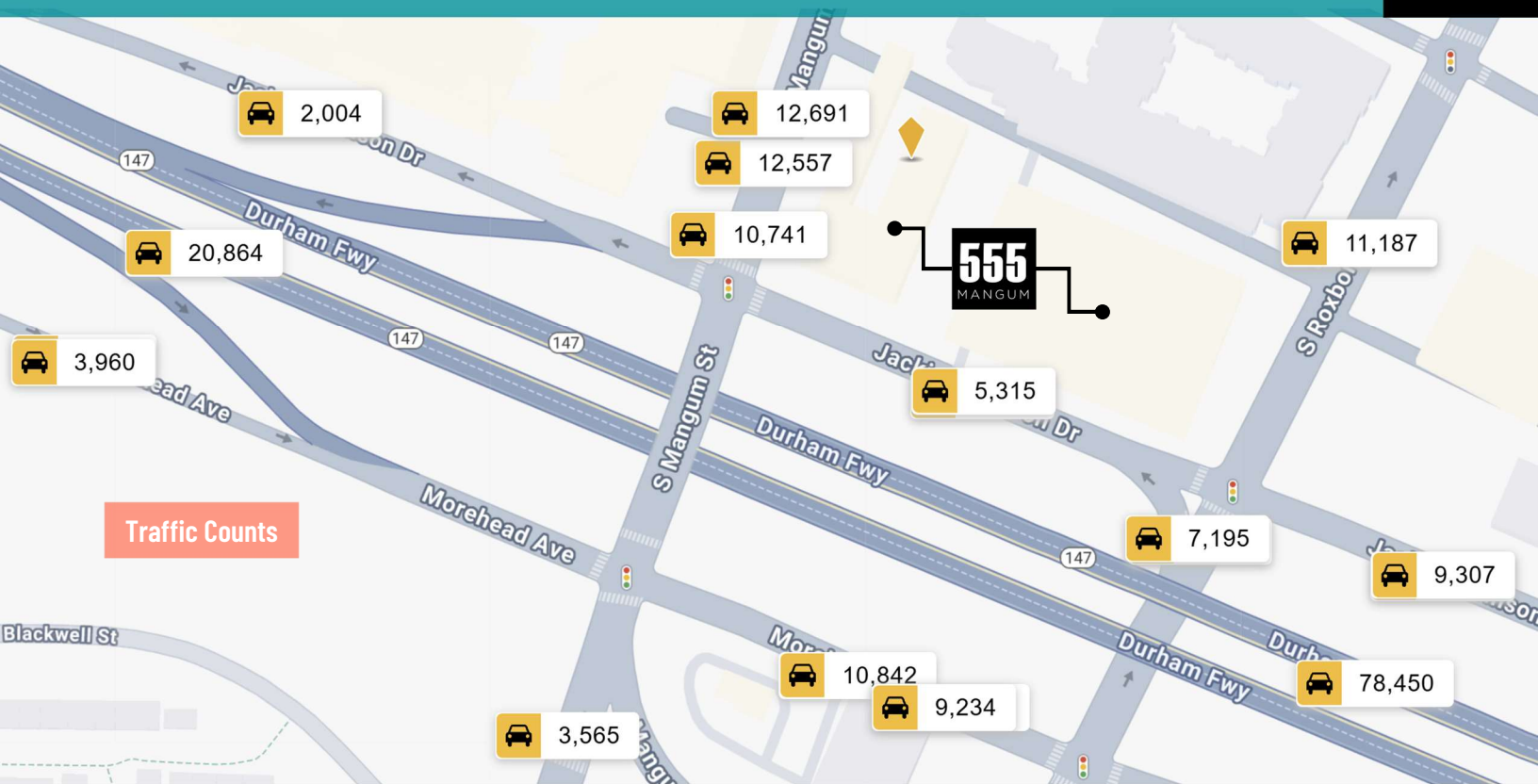
Multifamily Growth

The multifamily expansion is characterized by several specific factors:

Robust Employment Drivers: Constant demand is fueled by Duke University and Duke Health operations, alongside a rapidly expanding downtown innovation economy that includes the Durham Innovation District.

Rental Market Resiliency: Durham's steady rent growth and tighter inventory stand out within the broader Raleigh-Durham regional market, which is increasingly drawing institutional investor interest.

Transit & Walkability Focus: The city's development strategy prioritizes Transit Opportunity Areas. These zones promote high-density, mixed-use buildings with lower parking ratios to foster multimodal transit and reduce traffic.



Market Growth Drivers

Growth in downtown Durham is driven by a combination of factors including strong economic opportunity in sectors like technology and healthcare, significant investments in mixed-use and residential development, a vibrant public scene supported by events and public spaces, and a favorable cost of living compared to nearby cities. World-class institutions like Duke University and North Carolina Central University serve as major employers and research hubs, producing a steady pipeline of highly educated talent in STEM fields

Technology & Innovation: The area has successfully transformed into a technology hub, with a thriving ecosystem of tech companies and startups. The presence of accelerators, co-working spaces like American Underground, and a strong venture capital environment support entrepreneurship and attract tech professionals.

Biotechnology & Life Sciences: Downtown Durham lies at the heart of the Research Triangle's life sciences cluster, attracting major pharmaceutical and biotech firms, research facilities, and related startups. This creates significant demand for specialized talent and office/lab space.

Investment: Over \$1.8 billion has been invested in downtown Durham since 2000, fueling a mix of development, including new workspaces and retail spaces. A focus on events, public art, and the creation of social districts increases foot traffic and supports local businesses.

Population	1-Mile	3-Miles	5-Miles
2025 Median Age	34.4	31.8	33.9
2025 Population	18,672	98,916	206,827
2030 Population	21,889	103,514	213,831
2025-2030 Annual Rate	3.23%	0.91%	0.67%

Households	1-Mile	3-Miles	5-Miles
2025 Total Households	8,972	39,392	85,691
2025 Avg HH Income	\$ 113,015	\$ 98,354	\$ 105,213
2030 Avg HH Income	\$ 130,904	\$ 112,696	\$ 118,232
2025-2030 Annual Rate	3.00%	2.80%	2.40%

Data Source: ESRI



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Liv Jorgenson joined Maverick Partners in 2018 and has since established herself as a leader in commercial real estate, specializing in retail leasing for both tenants and landlords. She has represented notable landlords including Four Points Development, RAM Realty Advisors, and Research Triangle Foundation, consistently delivering strategic leasing solutions that drive long-term value. Liv holds a bachelor's degree from George Mason University and a master's from the University of Virginia. Deeply committed to her community, she is actively involved in local philanthropic efforts and civic engagement.



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Bruce is a seasoned commercial real estate expert specializing in the sales, leasing, and advisory services for institutional-grade assets. With over 19 years of industry experience, he advises owners and investors on asset evaluation, maximizing market awareness, and strategic leasing to significantly enhance asset values and investor returns. Prior to his career in brokerage, Bruce held a key position at Dilweg, where he focused on sourcing debt and equity for portfolio assets. He holds an MBA from Duke University and a bachelor's degree in Economics from Vanderbilt University.