

# DURHAM ID

**SOUTHERN GATEWAY**

For additional information or to schedule a tour:

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**LONGFELLOW**



DURHAM  
FARMERS' MARKET

SOUTHERN GATEWAY

300 MORRIS ST

200 MORRIS ST

DOWNTOWN DURHAM

DURHAM  
ATHLETIC PARK

## SOUTHERN GATEWAY

The Southern Gateway to the Durham.ID is comprised of two LEED Gold buildings totaling 330,274 RSF, supported by a 1,200+ car parking garage. This pair of buildings was completed in Q4 2018, and will conform to the high design standards of the overall master plan, focusing on a high quality of life for its tenants, and supporting the overall public realm and active street life. Now, with the increasing demand for life science real estate in Durham, plans are underway to convert 100,000 SF of 300 Morris street to state-of-the-art lab space.



# DURHAM'S AESTHETIC, REIMAGINED

DURHAM ID

SOUTHERN GATEWAY: 300 MORRIS STREET





**300 MORRIS STREET OFFERS  
100,000 SF  
OF LAB & OFFICE SPACE**

LAB CONVERSION IN THE WORKS

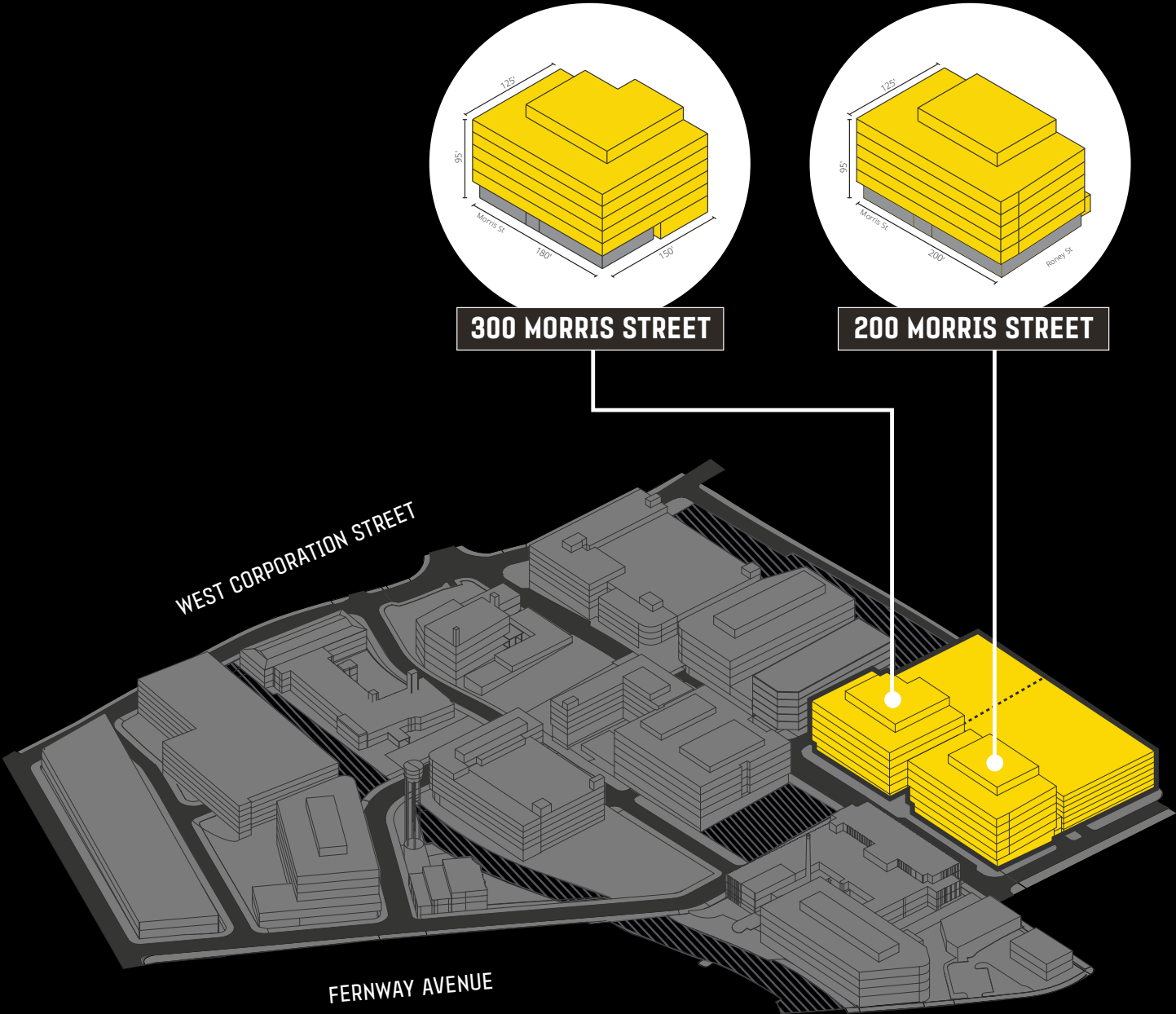
PRIME DOWNTOWN LOCATION

GOLD LEED CERTIFICATION

RETAIL AMENITIES AT GROUND LEVEL

200 MORRIS STREET IS FULLY LEASED TO DUKE  
CLINICAL RESEARCH INSTITUTE

300 MORRIS STREET OFFICE TENANTS INCLUDE  
SPREEDLY, CHERRY BEKAERT, KIMLEY-HORN, AND  
LONGFELLOW





**WORK SPACE** ✓  
**URBAN SPACE** ✓  
**INNOVATION** ✓



DURHAM ID

300 MORRIS STREET





**WHEN YOU WORK HERE, WHAT GOES ON  
IN-BETWEEN THE BUILDINGS MATTERS JUST  
AS MUCH AS WHAT HAPPENS INSIDE THEM**





**WE GO OUT OF OUR WAY  
SO YOU CAN MAKE A LASTING  
FIRST IMPRESSION**



**DURHAM ID**

LOBBY ENTRANCE TO 300 MORRIS STREET



# view

Dynamic Glass

At Durham.ID blinds and shades are a thing of the past. The 200 and 300 Morris buildings will offer View Dynamic Glass, a cutting edge new window technology that adjusts tint throughout the day to optimize occupant wellbeing. The glass is powered by a sophisticated intelligence engine that lets in natural light and maximizes access to views, while eliminating glare. Strategically designed to inspire and engage employees without obstructing the Durham city skyline views.

DURHAM ID



EMPLOYEE'S ACCESS TO  
**VIEWS,**  
LIGHTING QUALITY,  
AND WINDOW AREA  
HAS BEEN *∞*  
**CORRELATED**  
*∞* TO A **10%**  
DIFFERENCE  
**IN SICK DAYS**

**SMART GLASS CAN**  
**REDUCE ENERGY**  
**CONSUMPTION**  
BY UP TO *∞* **20%**



**BECAUSE BLINDS AND  
SHADES ARE A THING  
OF THE PAST**



DURHAM ID

VIEW DYNAMIC GLASS VS. TRADITIONAL SHADES





**SOUTHERN  
GATEWAY**

300 MORRIS STREET

**LAB, OFFICE & RETAIL  
AVAILABILITY**

- LAB
- OFFICE
- RETAIL

**5-7: 77,280 RSF**

*\*Divisible*

**4: Fully Leased**

**3: 25,572 RSF**

**2: 6,299 RSF**

**1: 13,800 RSF**

*\*Includes Retail*





300 MORRIS STREET, FLOOR 1

8,528 SF LAB AVAILABLE

CONCEPTUAL LAB LAYOUT SHOWN

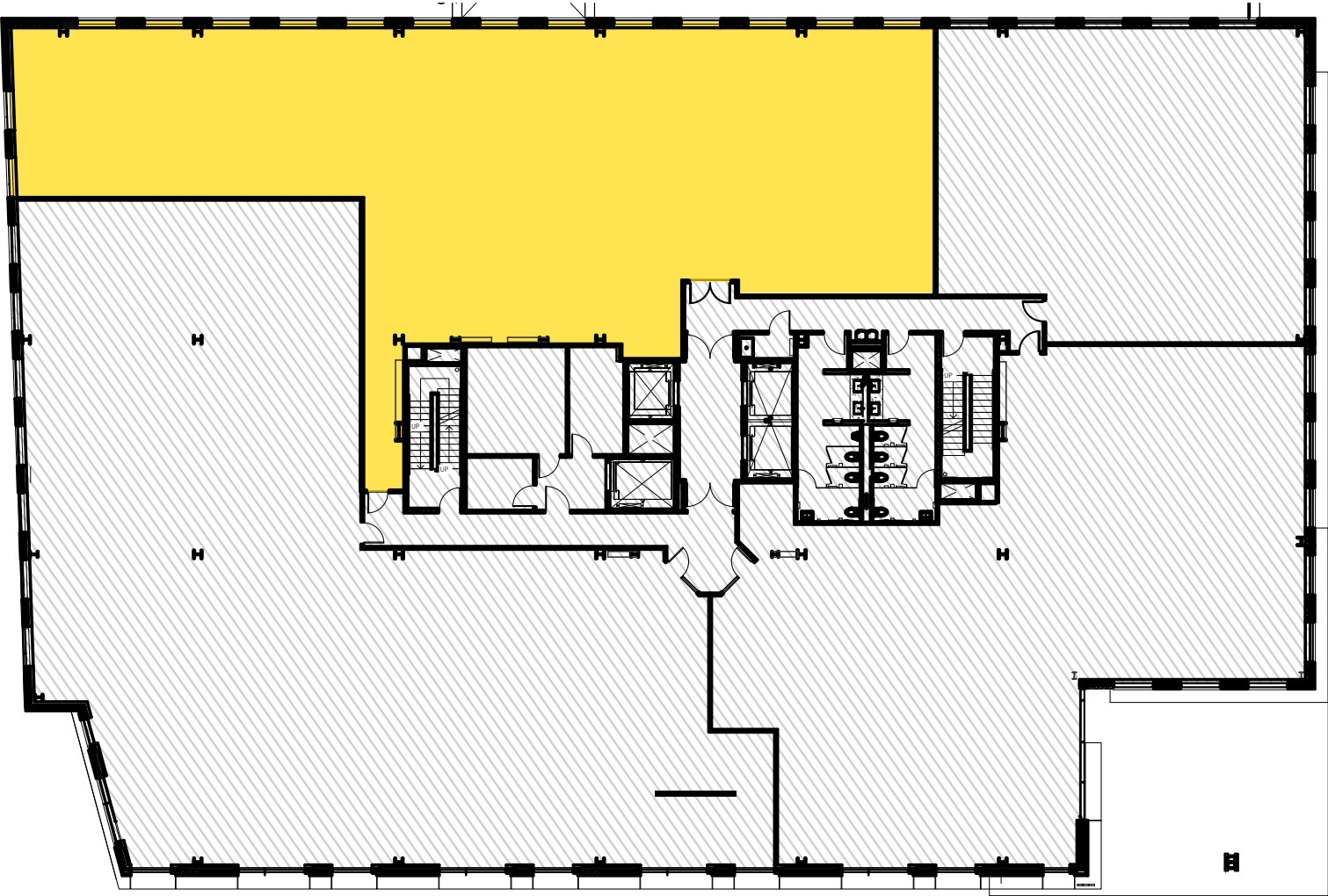
5,542 SF RETAIL AVAILABLE





300 MORRIS STREET, FLOOR 2

6,299 SF OFFICE AVAILABLE





300 MORRIS STREET, FLOOR 3

25,572 SF AVAILABLE

Lab Suites Coming Soon

Tenant 3A: ~12,000 RSF

Tenant 3B: ~13,500 RSF

*\*Please contact Longfellow leasing for specific info*





300 MORRIS STREET, FLOOR 5

25,722 SF AVAILABLE

Lab Suites Coming Soon

Tenant 5A: 14,884 RSF

Tenant 5B: 10,838 RSF

*\*Please contact Longfellow leasing for specific info*





300 MORRIS STREET, FLOOR 6

25,772 SF AVAILABLE  
Lab Suites Coming Soon

- Tenant 6A: 10,830 RSF
- Tenant 6B: 7,780 RSF
- Tenant 6C: 7,112 RSF

*\*Please contact Longfellow leasing for specific info*





300 MORRIS STREET, FLOOR 7

25,786 SF AVAILABLE

Lab Suites Coming Soon

- Tenant 7A: 6,025 RSF
- Tenant 7B: 8,403 RSF
- Tenant 7C: 6,395 RSF
- Tenant 7D: 4,963 RSF

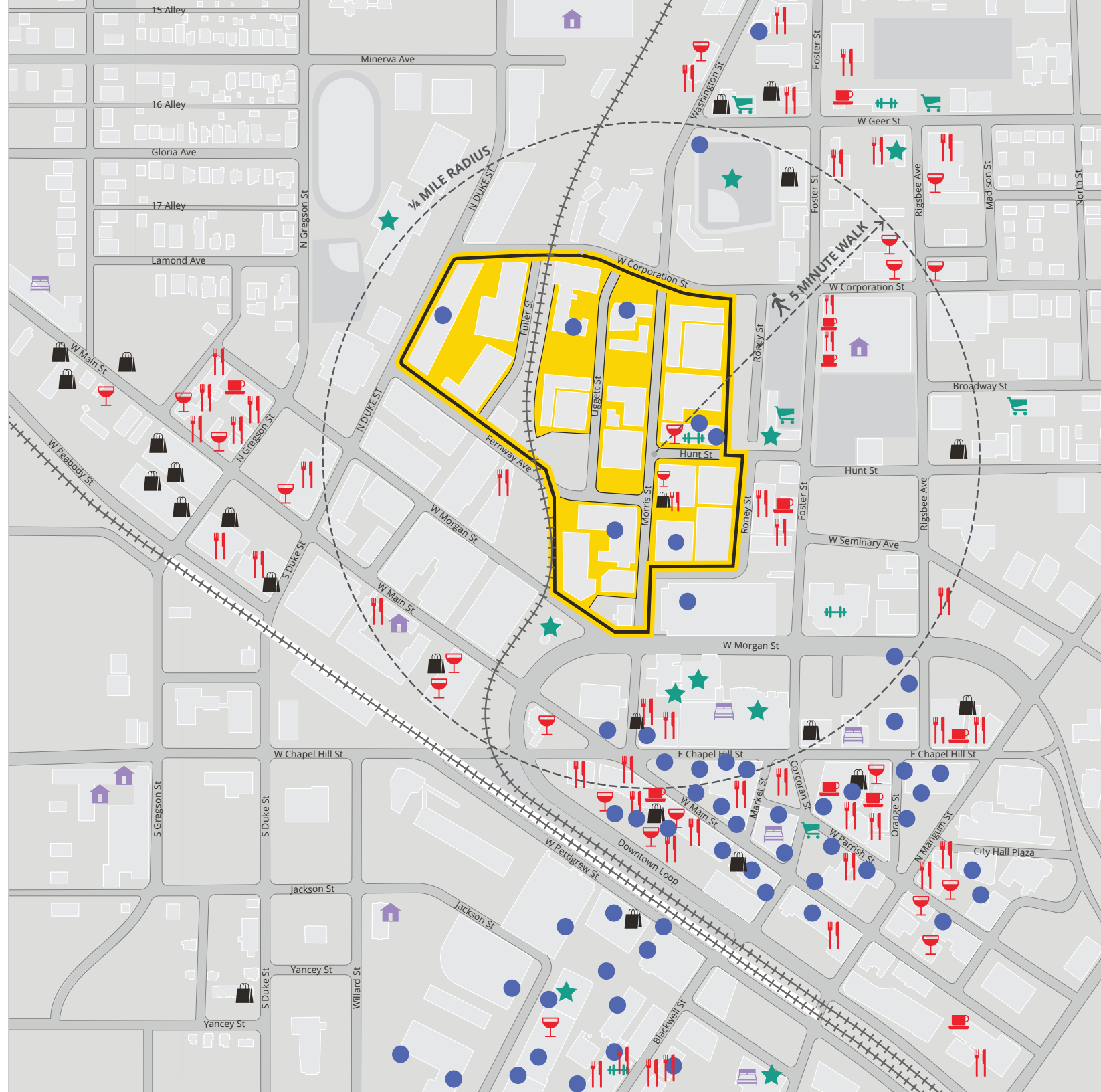
*\*Please contact Longfellow leasing for specific info*













**TOP-10**  
PLACES TO LIVE  
— AND —  
**TECH TOWN**

US NEWS & WORLD REPORT / WIRED

INSTITUTIONS  
CONFER MORE THAN  
**20,000**  
DEGREES ANNUALLY

**HOME TO**  
**95%**<sup>OF</sup>  
— THE 170 —  
**COMPANIES**

IN THE RESEARCH TRIANGLE

**DURHAM**  
IS THE  
**3RD**  
MOST EDUCATED  
CITY IN AMERICA

DURHAM ID







# ELEVATE

*It's not what we do. It's not how we do it. **It's who we are.***



Longfellow's proprietary tenant experience and hospitality program, Elevate, cultivates greatness through curated events, programming, and services exclusively for our tenant partners. No one goes to work just to work anymore, so we've made it our mission to deliver an experience that reaches far beyond the status quo. From modern collaborative workspaces, to informative, enriching experiences, to convenient lifestyle amenities, they are all purposefully designed to impact their daily journey.





# THE TEAM



Longfellow partners with leading universities, institutions and companies to deliver holistic real estate solutions for life sciences and technology organizations. We invest in and develop real estate assets to create transformational work environments. We also provide leasing, facilities and property management services for our tenant partners.

We want our places to sing with creativity and connections. We believe in the power of the work environment to nurture and grow both companies and people.

DURHAM ID



**CAMBRIDGEPARK DRIVE**  
CAMBRIDGE, MA



**KEYSTONE TECHNOLOGY PARK**  
MORRISVILLE, NC



**CARMICHAEL BUILDING**  
DURHAM, NC



**SOVA SCIENCE DISTRICT**  
SAN DIEGO, CA



**DURHAMID.COM**

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