

# DURHAM

# ID

INNOVATION  
DISTRICT







# INSPIRING DESTINATION

Durham ID is a place for open innovation. We're driven to do important things, to create breakthroughs, to see how far science and imagination can take us.

A scalable, comprehensive, borderless platform for discovery and exploration, Durham ID is woven into the urban fabric of Downtown Durham. This place celebrates the very best of the City's historical character and the promise of its collaborative future.



# IMPACTFUL

## 27-ACRE

Durham ID is a 27-acre project in the heart of Downtown Durham.

## 1.8M SF

1.8M square feet of lab, office, retail and residential space.

# DISTINCTIVE

We're ready to accommodate the tenants' immediate space requirements and expansion needs across four different sites.

## 1.5M SF LAB / OFFICE

Plug into the District's growing innovation network with a wide range of configurable workspaces.

## 60K SF RETAIL

Surround yourself with the city's coolest, buzziest, and most delicious retail destinations.

## 250K SF RESIDENTIAL

The District's live-work-play possibilities will expand with the addition of thoughtful, comfortable residential offerings.







# INNOVATIVE

The district offers a full range of lab spaces—from 5,000-square-foot starter labs all the way through full-floor, 25,000 square-foot, built-to-suit labs. Our range sets us apart, inviting tenants to stay in the district as their companies grow.

This place is poised to push teams further, making them part of the innovation economy in real time.

# DYNAMIC

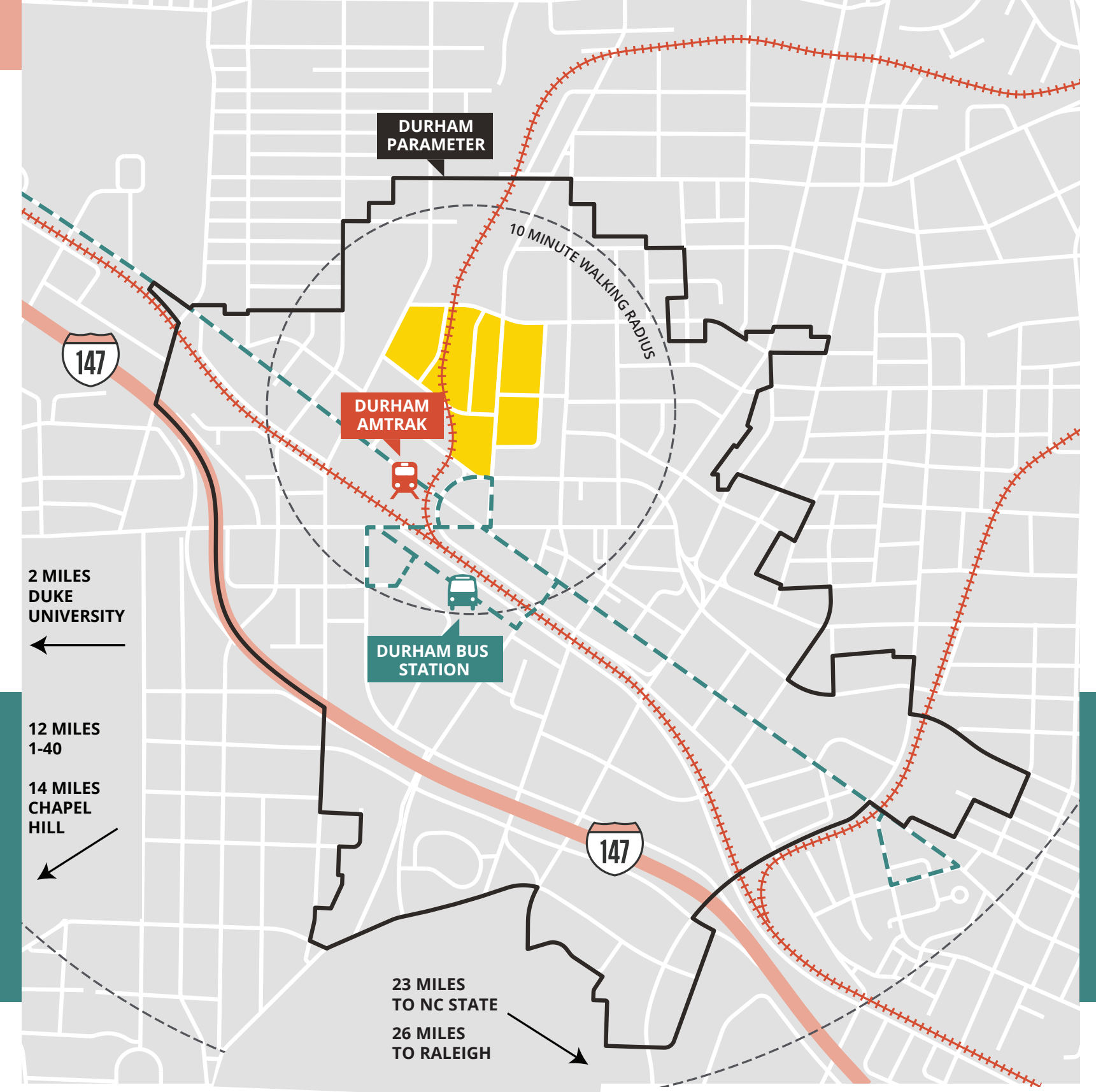


# INTERESTING

Durham ID makes it easy to get across the city, across the Triangle, and even up and down the east coast. All within a few blocks, you can get to the city's bus station and six GoDurham bus routes connecting you with Raleigh, Research Triangle and Chapel Hill, the Durham Freeway, and the city's Amtrak station.

For those who prefer a two-wheeled commute: the city has been recognized as a Bicycle-Friendly Community by the League of American Cyclists, and Durham ID offers direct access to the future Duke Beltline.

# DIRECT







# INFLUENTIAL

## BEST CITY TO LIVE

Durham has been named the second best place to live in the country and the best city for millennials.

SOURCES: U.S. NEWS & WORLD REPORT, HOMEBUYER

## #4 MOST EDUCATED

With three Tier 1 universities, Durham is consistently ranked among the most highly educated cities in the U.S.

SOURCE: WALLETHUB

## EQUAL PAY

Durham was voted the Best Paying City for Woman in 2021.

SOURCE: 24/7 WALL STREET

## STARTUP CITY

Durham has been named one of the top ten tech towns and the fifth most promising U.S. city for startups.

SOURCES: U.S. NEWS & WORLD REPORT, FUNDERA

## COMMUNITY FOCUSED

Durham is ranked in the Top 30 most caring cities in the U.S.

SOURCE: WALLETHUB

## INVESTED IN INNOVATION

Durham receives \$3B in federal R&D funding each year.

SOURCE: RESEARCH TRIANGLE FOUNDATION

# DIVERSE



# INVITING

Durham ID's location within Durham makes it easy to support the vibrant, local economy. Its active street life and compact core are highly walkable, with many in-demand features within a ten-minute radius: bars, restaurants, coffee shops, grocers, retail shops, hotels, and fitness studios.

Even without a car, you're just a quick trip from craft beer or fresh juice, sushi or chicken and waffles.


# DELIGHTFUL

- Best Ride  
**Bullseye Bicycle**
- Ask for Lisa's Choice  
**Plum Southern Kitchen & Bar**
- Awesome Beer, Great T-shirts!  
**Fullsteam Brewery**
- Tasty Tapas  
**Mateo**
- Best Locally-Sourced Carbs  
**Ninth Street Bakery**


## WALKER'S PARADISE

Walk Score  
**92**


ALL WITHIN A 10 MINUTE WALK




RESTAURANTS



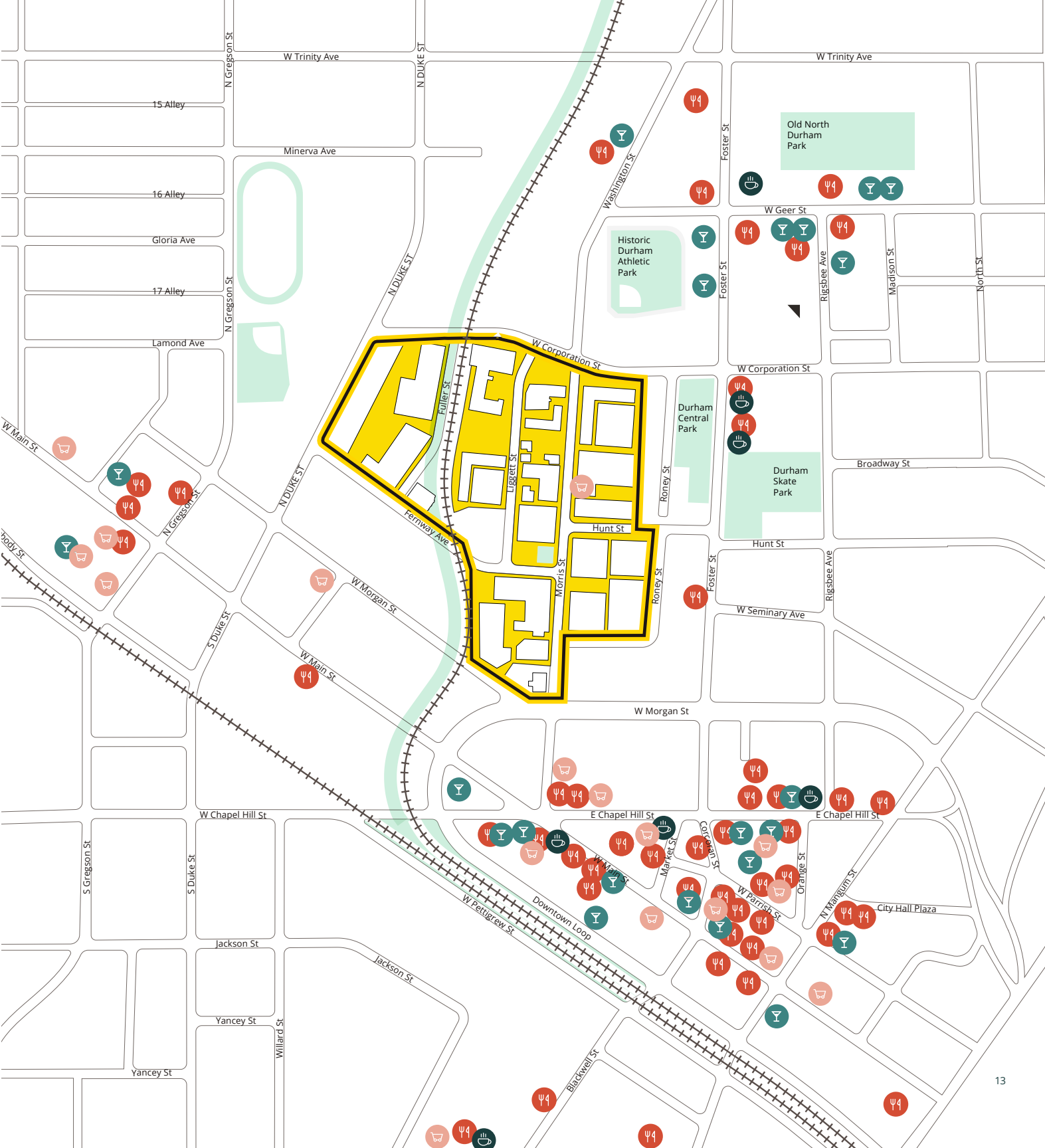
CAFES



BARS



RETAIL







ELEVATE



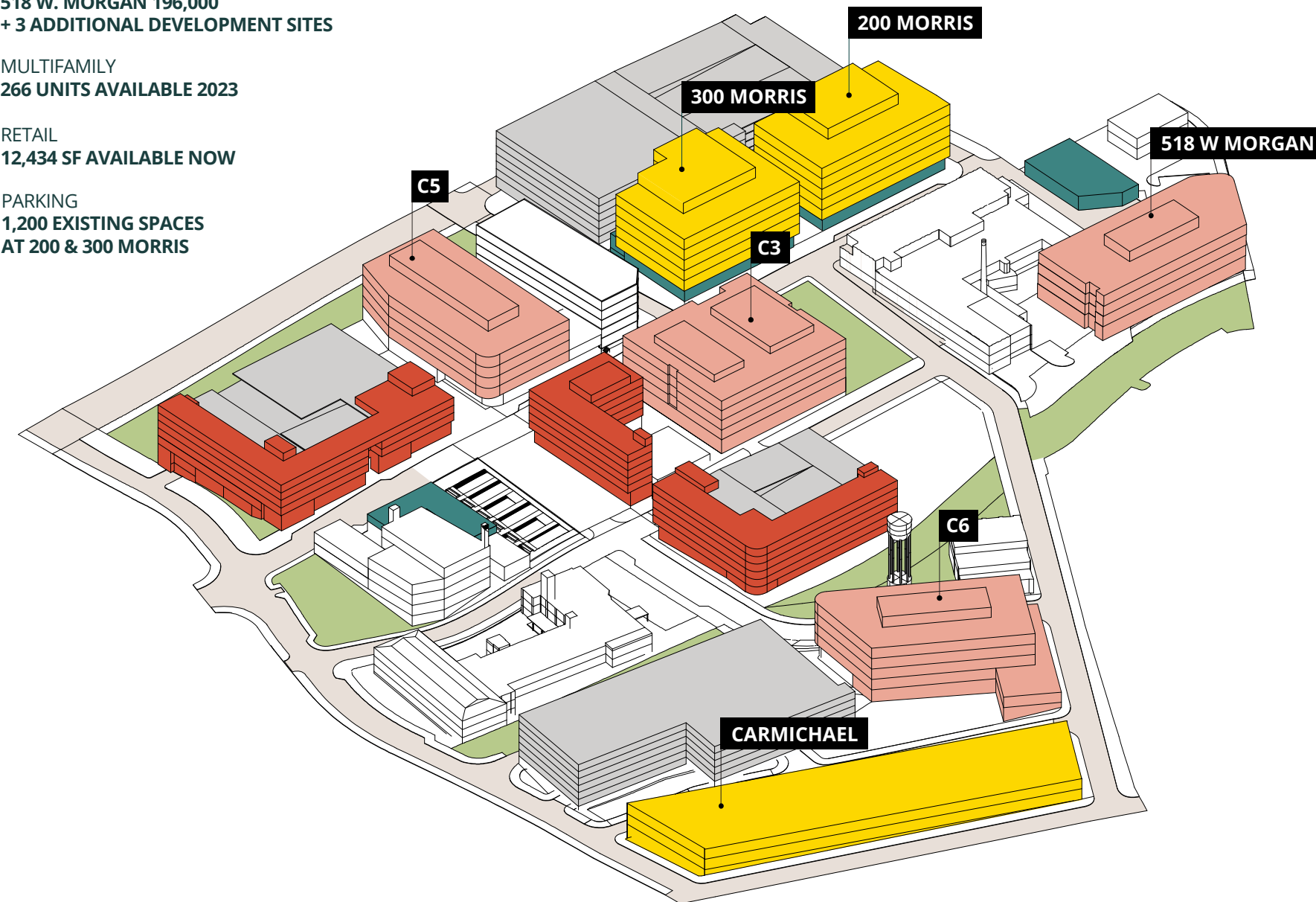
# IMPRESSIVE DRIVEN

Longfellow's tenant experience and hospitality program, Elevate, provides amenities that drive happiness and productivity, cultivating connection through curated events, programming, and services. We aim to bring people together, whether that's through modern collaborative workspaces, enriching activities, or a more convenient day-to-day routine, we make a positive impact on each person's journey.





- EXISTING OFFICE / LAB  
93,767 SF AVAILABLE NOW
- FUTURE OFFICE / LAB  
518 W. MORGAN 196,000  
+ 3 ADDITIONAL DEVELOPMENT SITES
- MULTIFAMILY  
266 UNITS AVAILABLE 2023
- RETAIL  
12,434 SF AVAILABLE NOW
- PARKING  
1,200 EXISTING SPACES  
AT 200 & 300 MORRIS



# INTELLIGENT

Durham ID is poised to scale sustainably, aligning a comprehensive master-plan with tenants' needs and goals. The Carmichael Building, the first adaptive re-use project in Durham ID, was designed in partnership with Duke University—transforming a tobacco warehouse into cutting-edge medical lab space. Two additional ground-up projects, 200 and 300 Morris, have carried forward an innovative legacy, with more on the way.

# DEVELOPING



# 300 MORRIS

LAB & OFFICE SPACE

The community's first two ground-up projects are 200 and 300 Morris, both of which are the recipients of LEED Gold Certification, featuring smart technology. 200 Morris is fully leased to Duke Clinical Research Institute, and 300 Morris is home to a wide variety of state-of-the-art lab and office build-outs for science, tech, and engineering tenants.

## Retail Space at 300 Morris

The vibe is one of vitality—the perfect place to eat lunch outdoors with friends, grab a drink after work, or pick up a gift for someone special. Durham ID will grow alongside Durham itself, responding to its audience and their needs. It will harness the energy and activity of the people who live here, work here, and shop here.

Contact Charlie Coyne and Cristi Webb with CBRE at [charlie.coyne@cbre-raleigh.com](mailto:charlie.coyne@cbre-raleigh.com) and [cristi.webb@cbre-raleigh.com](mailto:cristi.webb@cbre-raleigh.com) for information on our 15,000 SF of retail space available now.



FLOORS 5 - 7: 5,104 - 10,867 RSF

FLOOR 4: FULLY LEASED

FLOOR 3: 12,058 RSF

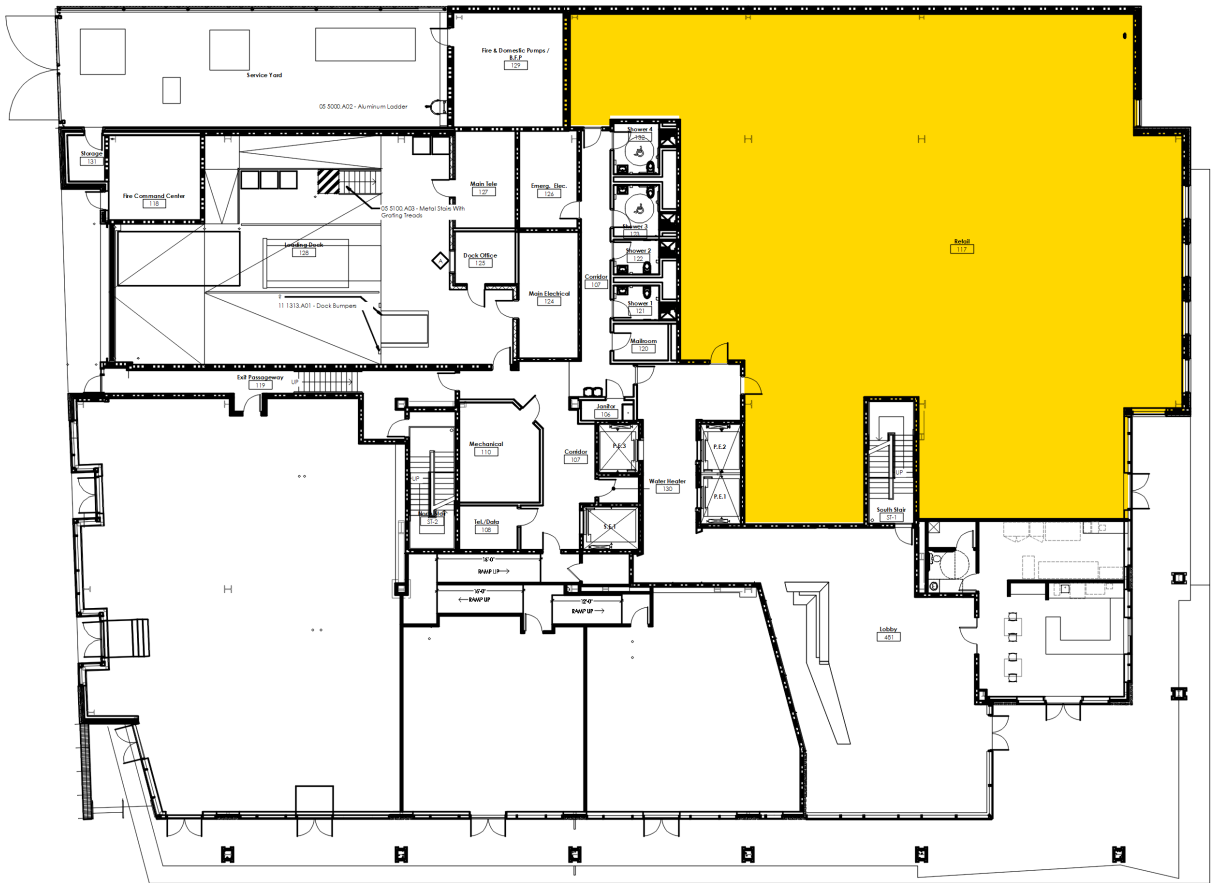
FLOOR 2: 1,528 RSF

FLOOR 1: 8,698 RSF

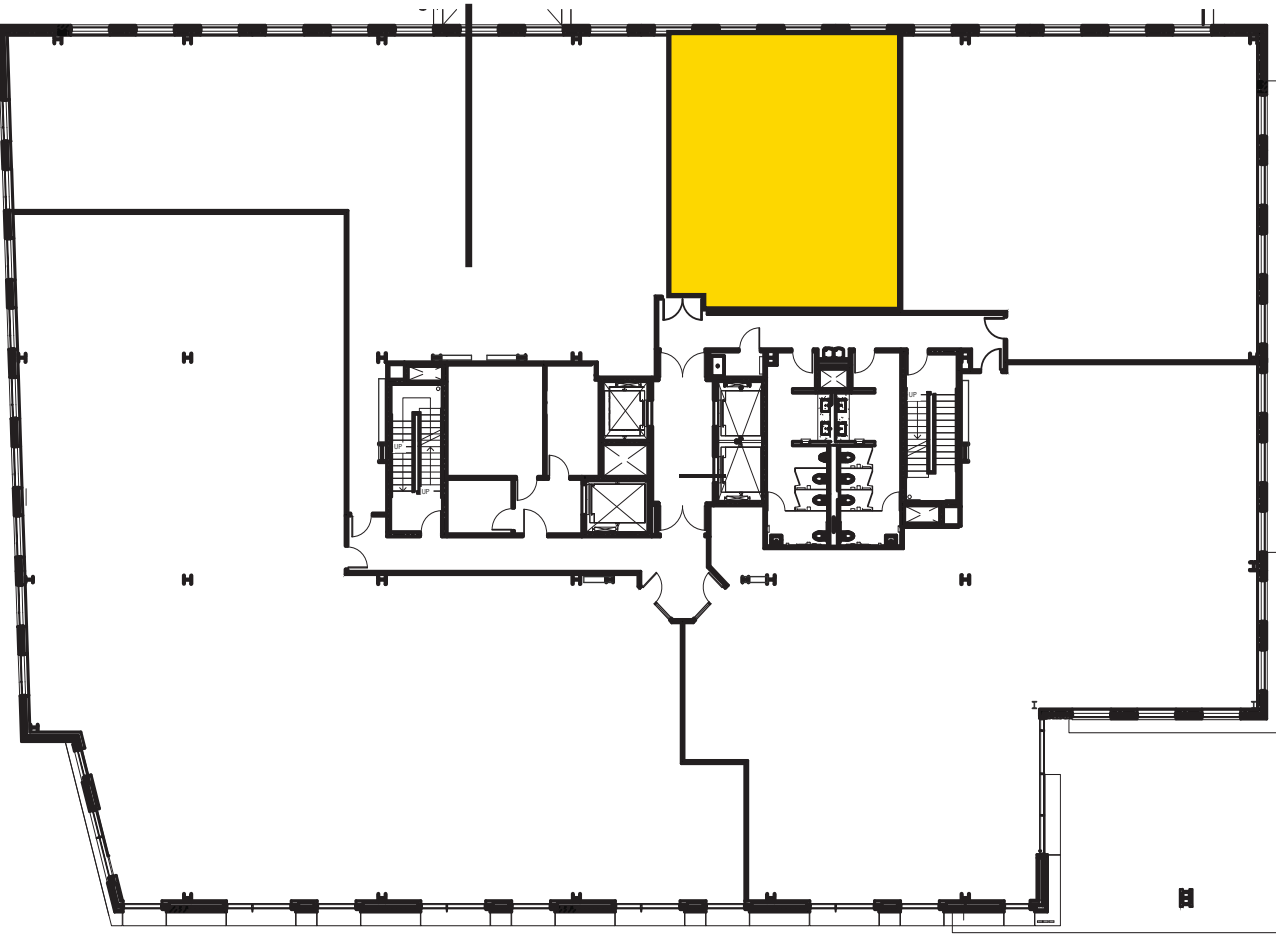




Suite 1A | Lab | 8,698 SF | Available for Upfit



Suite 200 | Office | 1,528 SF | Available for Upfit





Suite 3A & 3B | Lab | 25,572 SF | Available Q1 2022



 Suite 3A: 12,058 SF

Suites 5A & 5B | Lab | 25,722 SF | Available Q1 2022



 Suite 5A: 10,867 RSF

 Suite 5B: 14,855 RSF



Suites 6A, 6B & 6C | Lab | 25,722 SF | Available Q1 2022



- Suite 6A: 10,928 RSF
- Suite 6B: 7,671 RSF
- Suite 6C: 7,123 RSF

Suites 7B, 7C & 7D | Lab | 20,039 SF | Available Q1 2022



- Suite 7B: 8,321 RSF
- Suite 7C: 6,614 RSF
- Suite 7D: 5,104 RSF



# 518 W. MORGAN

LAB & OFFICE SPACE

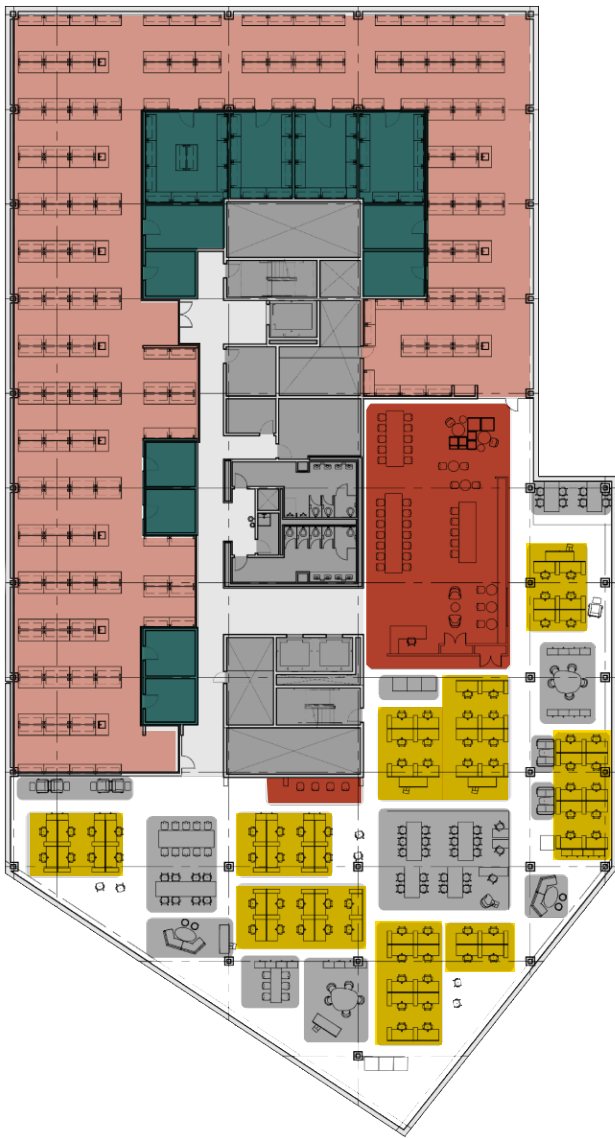
Durham ID is committed to building the future of lab and technology space. Home to both adaptive re-use projects and future-facing ground-up construction, it celebrates the city's history while adding to its legacy as a 21st-century tech and innovation cluster.

This seven-story Class A life science building will offer up to 196,000 SF with the ability to accommodate lab and manufacturing uses. It is strategically situated at the corner of W. Morgan and Morris Street, just a block away from bustling Five Points with easy access to restaurant and retail amenities.





Full Floor | Lab | 26,080 SF | Available for Upfit | Estimated Delivery Q4 2023



- Lab
- Lab Support
- Workplace Community Space
- Workplace Group Space
- Workplace Individual Space

Floor plans allow for open labs with areas available for enclosed lab support, alcoves, or specialty lab functions.

Current lab casework configuration is based on a modular 6’ wide bench.

Floor plate depth allows for large island benches ranging from 24-30’ long.

Workplace configuration can accommodate approximately 100 employees and is based on 130 USF/person, an industry benchmark for science-based companies that embody a forward leaning workplace model based on collaboration, innovation, and visual transparency labs, meeting, and common spaces.







# INVOLVED DETERMINED



At Longfellow, we take pride in our strategic focus on inspired, state-of-the-art lab space as owners, operators, and developers. But the scope of our work is even broader: We invest just as deeply in lasting relationships as we invest in future-facing innovation ecosystems.

A close-knit, collaborative approach has positioned us on the leading edge of national real estate. Longfellow partners with world-class institutions—from academia to industry—that share our ambitious vision of creativity, experimentation, and iteration. In-house expertise enables us to scale with speed and ease, helping us to target and attract a wide range of tenants with different budgets, different needs, and different goals.

Let's build something special together.





For additional information or to schedule a tour:

**Greg Capps**

gcapps@lfrep.com  
919.637.5792

**Matthew Goodrich**

mgoodrich@lfrep.com  
434.409.6514

**Austin Bell**

abell@lfrep.com  
919.745.7376

