

# Dibrell Warehouse

302 E Pettigrew Street  
Durham, NC 27701

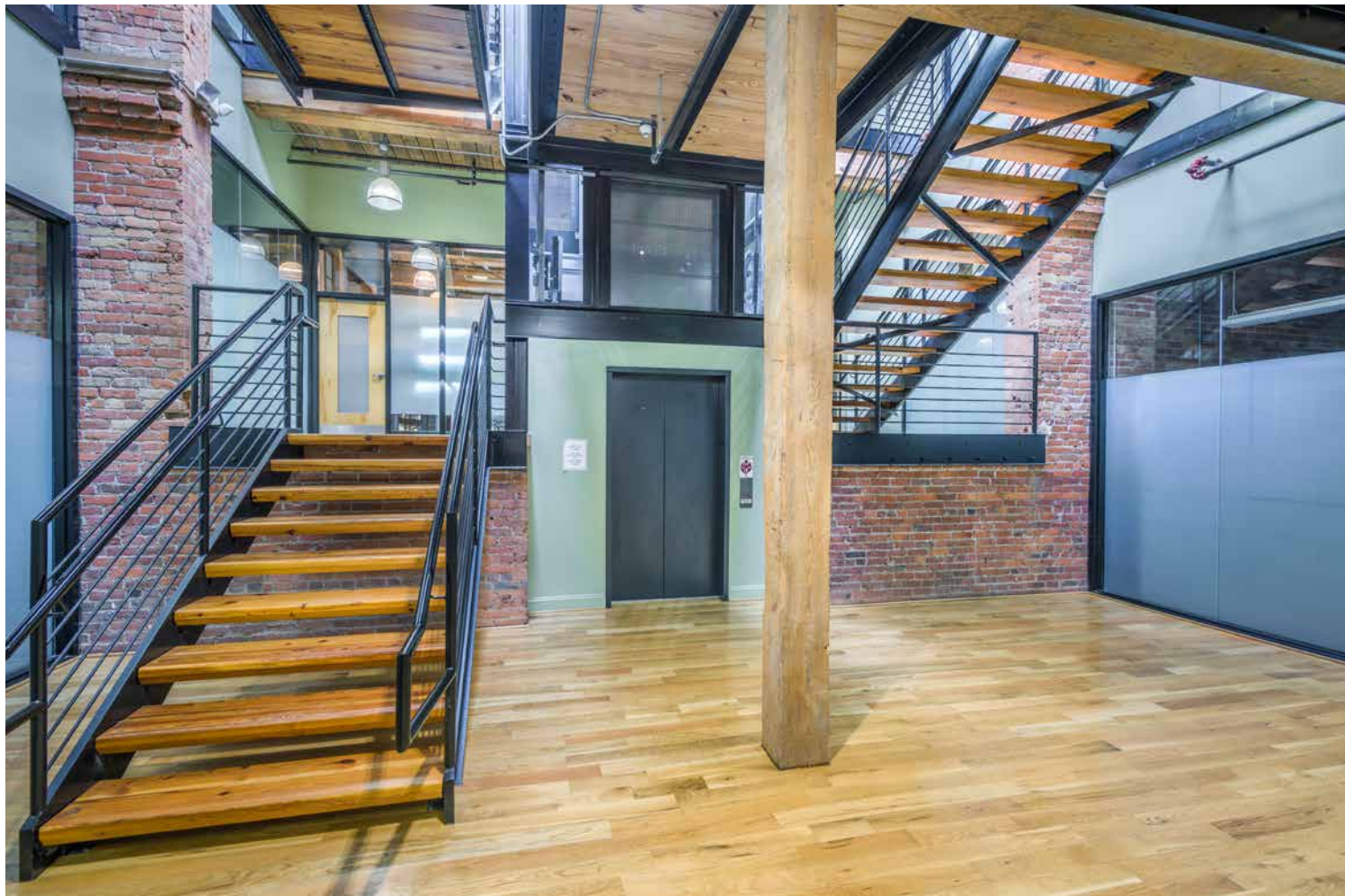
4,552 RSF up to 11,446 RSF Available





302 E Pettigrew Street

Durham, NC 27701



# Class A Office for Lease

In the Historic Venable Center in Downtown Durham

- 14,552 SF & 11,446 SF available
- Historic, revitalized campus in the center of Downtown Durham
- Abundant natural light, high ceilings, gorgeous heart-pine beams and exposed brick
- 24-hour building access and security
- Adjacent to the brand new Roxboro at Venable Center mixed-use tower with access to fitness center and shared conferencing
- Walk Score: 89 -Adjacent to the American Tobacco Historic District, American Tobacco mixed-use campus, Durham Performing Arts Center, and Durham Bulls Athletic Park





EXPLODING DOWNTOWN DURHAM GROWTH

	1 Mile Radius of Venable Center	Raleigh-Durham Region
2020-2024 Annual Population Growth Rate	3.47%	1.94%
2024-2029 Annual Population Growth Rate	3.14%	1.43%
2024 Median Age	34.2	37.5
2020-2024 Annual Household Growth Rate	4.35%	2.07%
2024-2029 Annual Household Growth Rate	3.97%	1.60%



**OVER 100 RESTAURANTS WITHIN WALKING DISTANCE (1 MI) OF VENABLE CENTER**



**#1 MOST EDUCATED CITY IN NORTH CAROLINA** (24/7 WALL STREET)

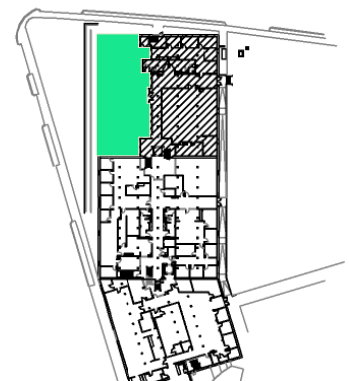


**#2 BEST PLACES TO LIVE IN THE U.S.** (U.S. NEWS & WORLD REPORT)

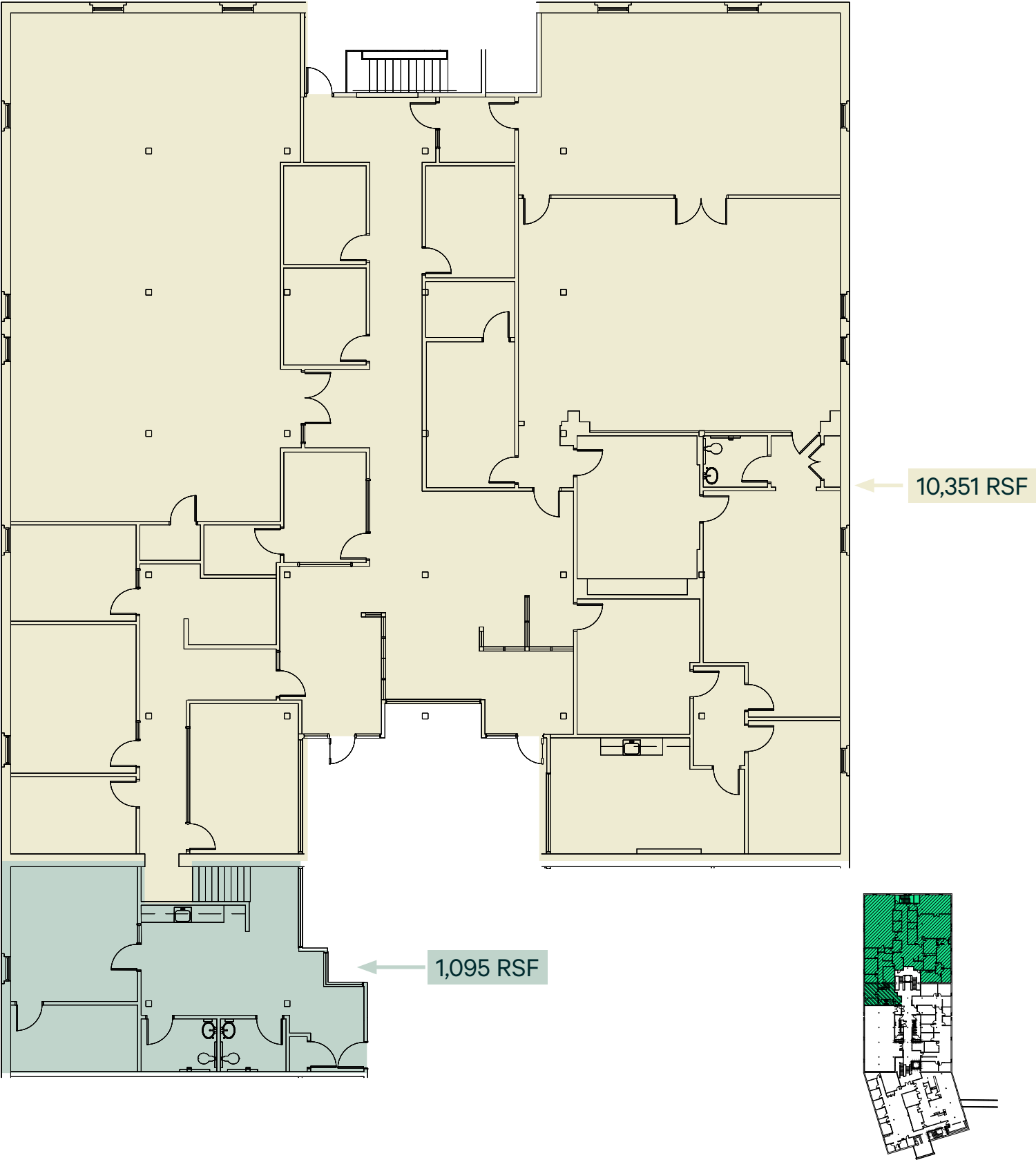
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AVAILABILITY • SUITE C-190 | 4,552 RSF



AVAILABILITY • SUITE C-280 | 11,446 RSF



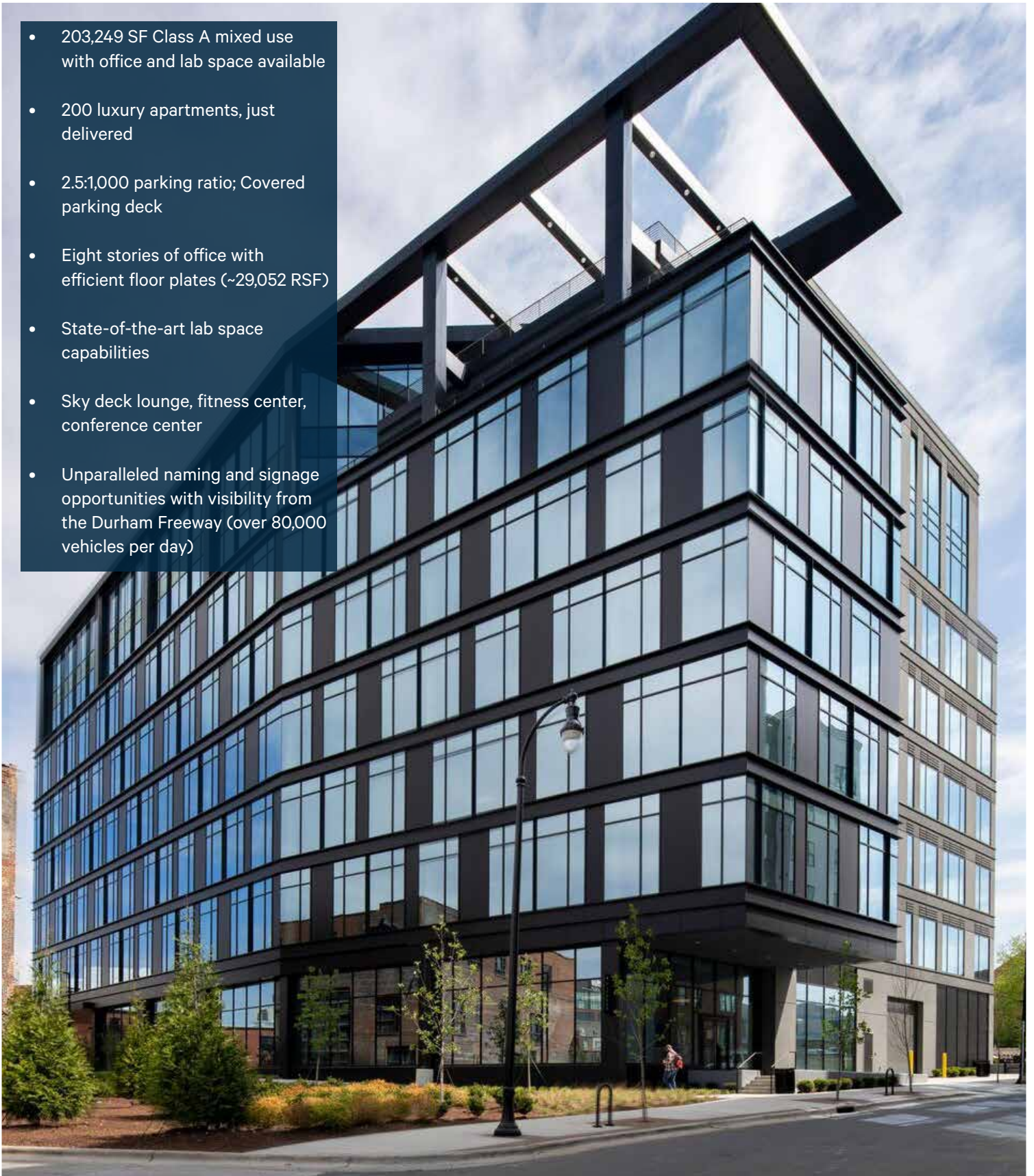


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## OPPORTUNITIES FOR EXPANSION AT THE ROXBORO, ADJACENT TO DIBRELL

- 203,249 SF Class A mixed use with office and lab space available
- 200 luxury apartments, just delivered
- 2.5:1,000 parking ratio; Covered parking deck
- Eight stories of office with efficient floor plates (~29,052 RSF)
- State-of-the-art lab space capabilities
- Sky deck lounge, fitness center, conference center
- Unparalleled naming and signage opportunities with visibility from the Durham Freeway (over 80,000 vehicles per day)





# Office For Lease

## THE ROXBORO PHOTOS





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**Office For Lease**



## Contact Us

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