





PROPERTY HIGHLIGHTS

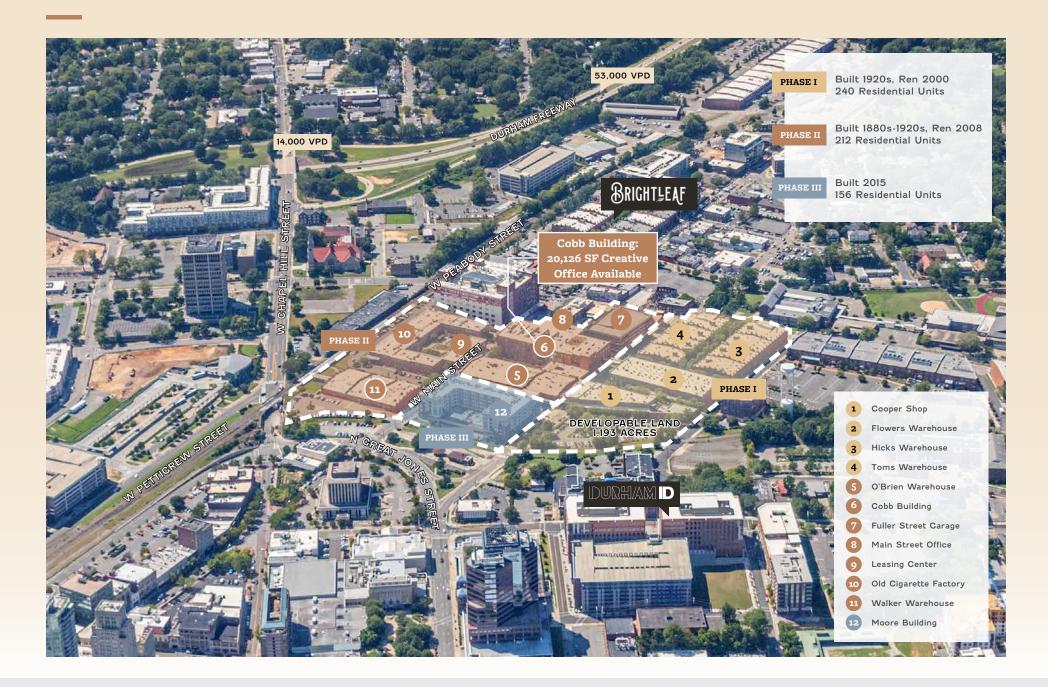
Comprised of twelve buildings (ten of which are historic), across eight city blocks, West Village is quintessentially located in the heart of Downtown Durham. Its vibrant location bridges the gap between world renowned Duke University and the innovation district, earning its irreplaceable position in Central Durham.

Between three phases, this mixed-use trophy asset consists of 608 apartment units, 110,648 SF of retail and commercial space, a 7-level 459-space parking deck, and a 1.193 development parcel.

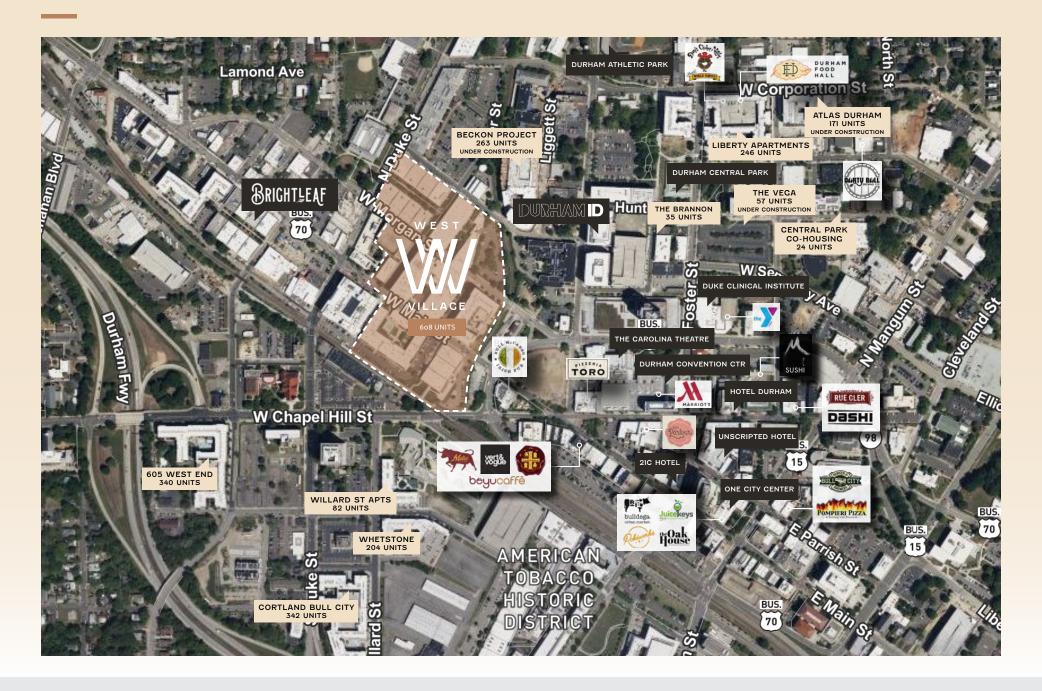
- ▶ Large, open plan creative office opportunities with the ability to accommodate tenants of all sizes
- ▶ 1.5 miles from Duke University (15,800 students and nearly 40,000 employees)
- Daytime population over 33,000 within a one-mile radius



WEST VILLAGE



SURROUNDING AREA



COBB BUILDING 20,126 SF CREATIVE OFFICE FOR LEASE | 1ST FLOOR

- Exposed brick walls with high ceilings showcasing original wood and brick construction
- Large reception and receiving area with abundant natural light and modern finishes
- Modern, open floorplan
 with private offices and
 huddle rooms throughout
- Large café style breakroom with game room attached
- Direct access to secure courtyard and green space
- ▶ \$38.00 PSF, full service



COBB WAREHOUSE 20,126 SF CREATIVE OFFICE FOR LEASE







WHY DURHAM?

From its proximity to top-notch universities and Research Triangle Park, to its celebrated restaurant and bar scene, to its arts and startup culture, Downtown Durham has made a name for itself across the region.



12.5M

Annual Visitors to Downtown Durham From Around the Globe



Most Educated Eity in the U.S. (Durham) Wallethub, July 2022



Hospital (Duke University Hospital) in NC U.S. News & World Report, July 2022



#8

America's Best Colleges (Duke University) Forbes, August 2022



Downtown Durham Residents Downtown Durham, Inc., July 2022





CONTACT US

BRAD CORSMEIER

Executive Vice President + 1 919 831 8236 brad.corsmeier@cbre.com

HASTINGS JONES

Vice President + 1 919 831 8219 hastings.jones@cbre.com

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