



THE ROXBORO
AT VENABLE

FLAGSHIP OFFICE HQ OPPORTUNITY IN DOWNTOWN DURHAM, NC
FOUR CONTIGUOUS FULL FLOORS AVAILABLE TOTTALLING 102,802 RSF
MOVE-IN READY R&D LAB SPACE AVAILABLE NOW



380 E PETTIGREW STREET, DURHAM, NC 27701

THE ROXBORO AT VENABLE CENTER

BUILDING

ADDRESS

380 E Pettigrew Street, Durham, NC 27701

SIZE & STORIES

203,249 SF | 8 Stories

YEAR BUILT

2021

AMENITIES & FEATURES

Sky deck lounge, fitness center, conference center, outdoor collaboration areas and greenspace, on-site security

LOCATION HIGHLIGHTS

Adjacent to the American Tobacco Historic District, American Tobacco mixed-use campus, Durham Performing Arts Center, and Durham Bulls Athletic Park

SIGNAGE OPPORTUNITY

Unparalleled naming and signage opportunities with visibility from the Durham Freeway (over 80,000 vehicles per day)

PARKING

2.5:1,000 parking ratio; Covered parking deck

**INTERESTED IN R&D
LAB SPACE?**



**Check out the 3rd floor
R&D lab spec suites
available now!**

OFFICE FLOOR PLANS

GROUND FLOOR

Flagship Office HQ
Opportunity in
Downtown Durham



OFFICE FLOOR PLANS

Floor 5 - 28,959 RSF
Floor 6 - 28,956 RSF

E Pettigrew St

S Roxboro St

S Dillard St



OFFICE FLOOR PLANS

Floor 7 - 20,663 RSF



OFFICE FLOOR PLANS

Floor 8 - 24,234 RSF



OFFICE TEST FIT

Single Tenant Closed Layout with Furniture



Representative plans. All square footage measurements are subject to change

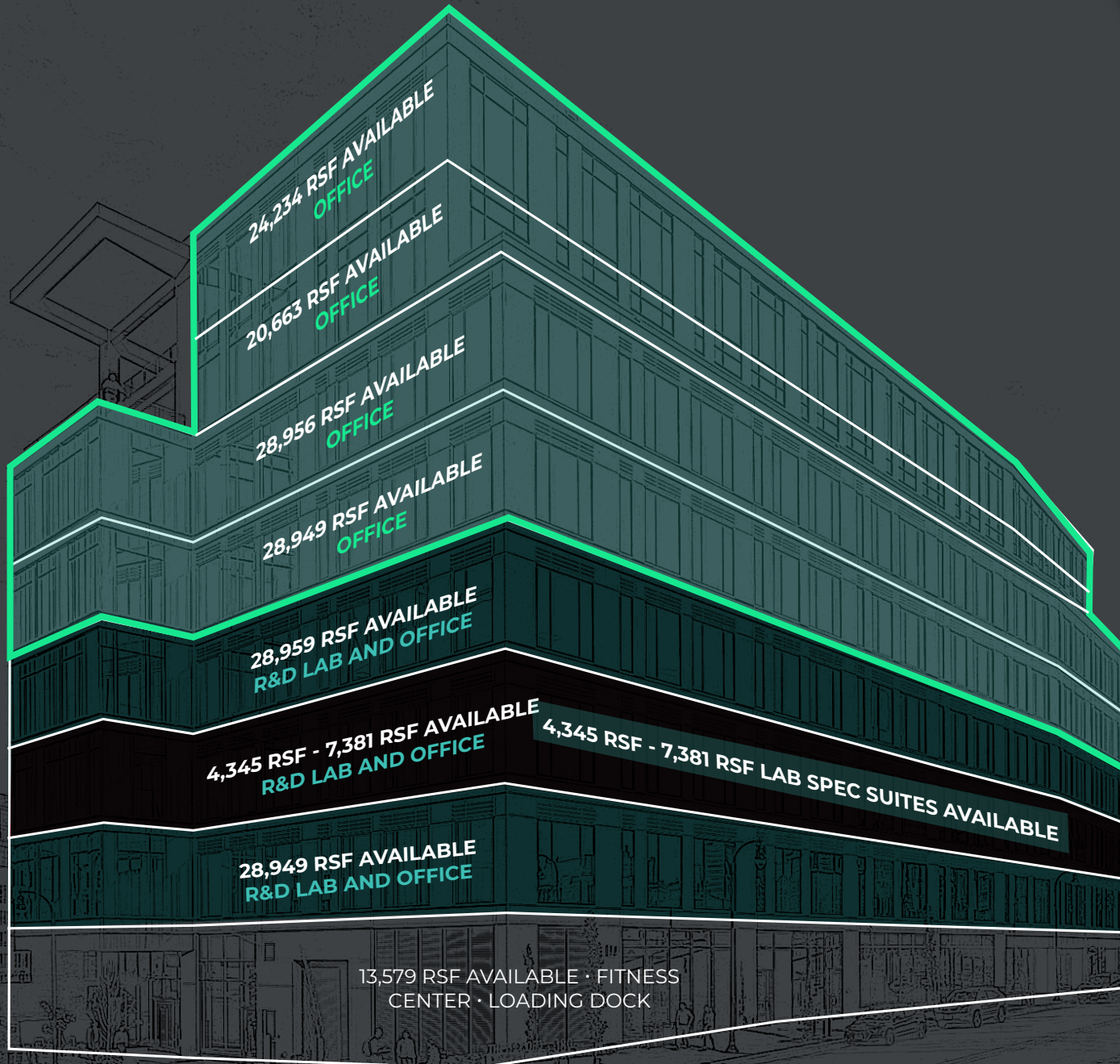
STACKING PLAN

INTERESTED IN R&D
LAB SPACE?



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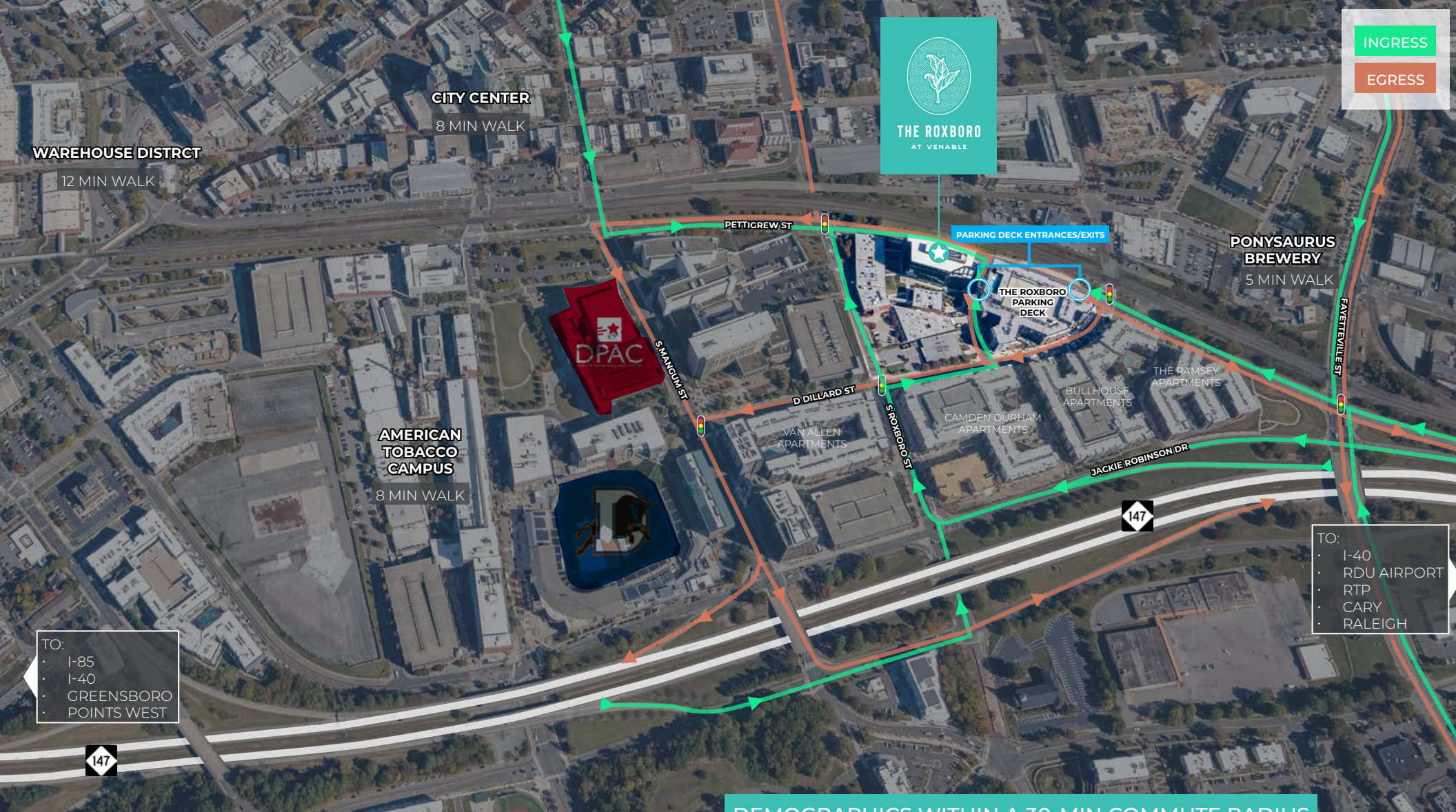
FOUR
CONTIGUOUS
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FLOORS
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102,802 RSF



MOVE-IN READY
R&D LAB SUITES!

SITE PLAN





DEMOGRAPHICS WITHIN A 30-MIN COMMUTE RADIUS

THE ROXBORO offers seamless access to Downtown Durham's vibrant entertainment, retail, restaurants, and shopping hub within a leisurely five-minute walk. Enhanced infrastructure ensures safer and more accessible pedestrian navigation. Plus, drivers benefit from direct access to major roadways for easy commuting to and from **THE ROXBORO**.



698K

LABOR FORCE



36.8

MEDIAN
AGE



517K

BACHELORS +
DEGREES



\$136,671

AVERAGE HH
INCOME



THE ROXBORO
AT VENABLE



CENTRAL DURHAM DISTRICTS

WAREHOUSE & BRIGHTLEAF

15 MIN WALK



CENTRAL PARK

15 MIN WALK



CITY CENTER

7-10 MIN WALK



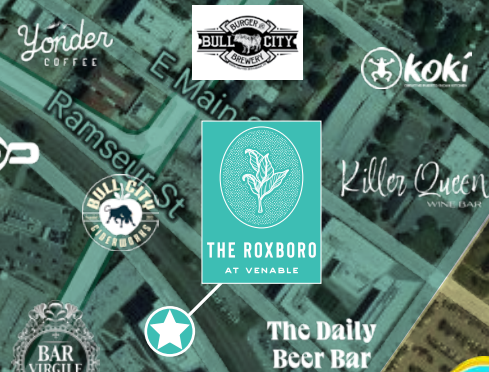
AMERICAN TOBACCO

7-10 MIN WALK



EAST CITY

2-5 MIN WALK



GOLDEN BELT

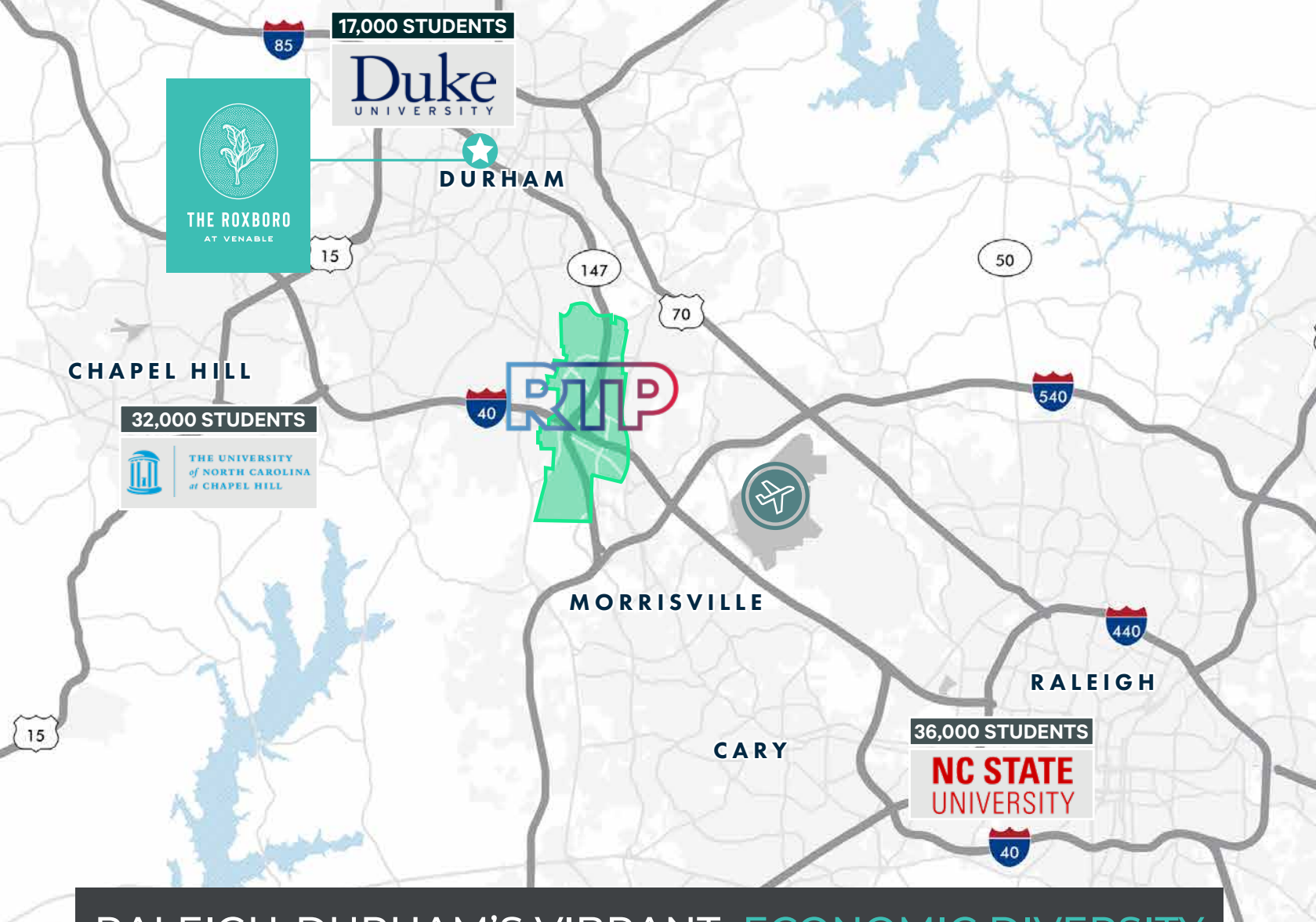
5-10 MIN WALK



WELDON MILLS

147

Believe the locals and the press - Durham's restaurant, retail and entertainment scenes are the best in North Carolina, all just steps away from **THE ROXBORO**.



The Raleigh-Durham region, also referred to as the Research Triangle, has become one of the nation's top destinations for new residents, businesses and investors thanks to its low cost of living and doing business, outstanding quality of life and deep bench of talent.

Anchored by the world-renowned Research Triangle Park, Raleigh-Durham is one of the leading tech markets in the U.S. More than 73,000 residents were employed in a tech role in 2022 – a 24% increase from five years earlier. Growth among computer and information systems managers was particularly strong at 66%.

RALEIGH-DURHAM'S VIBRANT ECONOMIC DIVERSITY

#1

LARGEST RESEARCH PARK IN THE U.S. (RTP, 7,000 ACRES)

#1

BEST STATE FOR BUSINESS
CNBC, 2023

#1

BEST PLACE TO START A BUSINESS (RALEIGH)
- LENDINGTREE

#2

BEST PERFORMING CITY IN THE U.S. (RALEIGH)
- MILKEN INSTITUTE

#2

BEST STATE FOR BUSINESS CLIMATE
- BUSINESS FACILITIES MAGAZINE

3

TIER-1 RESEARCH UNIVERSITIES (DUKE, UNC, NC STATE)



THE ROXBORO AT VENABLE

A DEVELOPMENT PROJECT BY TRINITY CAPITAL ADVISORS AND SLI CAPITAL

CBRE

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