

OFFICE SPACE AVAILABLE

LEGACY TOWER

411 West Chapel Hill Street
Durham, NC 27701

\$11 Million in Capital
Improvements Underway
in 2017/2018



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**AVISON
YOUNG**

LEGACY TOWER

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Renovated lobby

Overview

Built in 1965, Legacy Tower is in the heart of Downtown Durham's renaissance. For many years, this iconic tower was the tallest building in Durham standing 12 stories high. The building was strategically placed at the peak of the development site in order to emphasize the structure's prominence in the area. Each truss is 21 feet high and spans 110 feet, including a 34-foot cantilever at each end.¹

The property was acquired by Greenfire Development in 2006 but has raised capital in 2016 to re-position the building. With this new ownership group, Legacy Tower will undertake a renaissance of its own with more than \$11 million in capital improvements. Renovations are underway and when complete, this restored Class A property will become one of Downtown Durham's most sought-after office addresses. Planned renovations include remodeled and expanded lobby; 13,000 sf of newly leasable space on first floor and mezzanine; AV-equipped common conference rooms; improved locker rooms and concessions market; new exterior lighting; clean, restored, and repaired facade; day-light into concourse and lower level with skylights and clerestory windows. In addition, the lower level will be upgraded to ADA standards. With these and many more improvements, Legacy Tower will once again offer occupants a premier environment for business.



Lobby and Mezzanine office space

¹Source: Emporis.com



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Concourse to lower level rendering

Location

Located in the American Tobacco District of Downtown Durham, Legacy Tower is within walking distance to many restaurants, entertainment venues, hotels, retail shops and apartments. The Durham Bulls Athletic Park, home to the Durham Bulls minor league baseball team, and Durham Performing Arts Center, are both within walking distance to Legacy Tower. The Highway 147 (Durham Freeway) interchange is two blocks away, and Duke University is just one mile away. Interstate 40, and the world-renowned Research Triangle Park, are a short 10-minute drive away, with Raleigh-Durham International Airport a short 15-minute drive away.



Outdoor patio - above Concourse level



Concourse interior rendering - skylight

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Concourse floorplan rendering

Available for Lease

Type	Class A Office Building
Building Size	183,835 sf
Rental Rate	\$26.00 - \$29.00/sf, Full Service
Available Space	Lower Level: 13,774 sf – Available June 2018 Concourse Level: 13,267 sf – Available June 2018 First Floor: 7,009 sf – Available June 2018 Mezzanine: 8,888 sf – Available June 2018 Fourth Floor: 11,612 sf – Available March 2018 Ninth Floor: 12,533 sf – Available June 2018
On-Site Parking	3/1,000 sf ratio (additional cost)



Lower level rendering

Capital Improvements

- Outdoor patio area
- Building facade restoration
- New front entryway
- Concourse level community space and café/bistro
- Lobby renovations
- Lower-level conference rooms
- Lower-level fitness center and showers
- Parking garage expansion
- Mechanical and HVAC modernization
- Card access security system
- Restroom renovations
- New building lighting package
- Interior bike rack and lockers



Parking rendering



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LEGACY TOWER

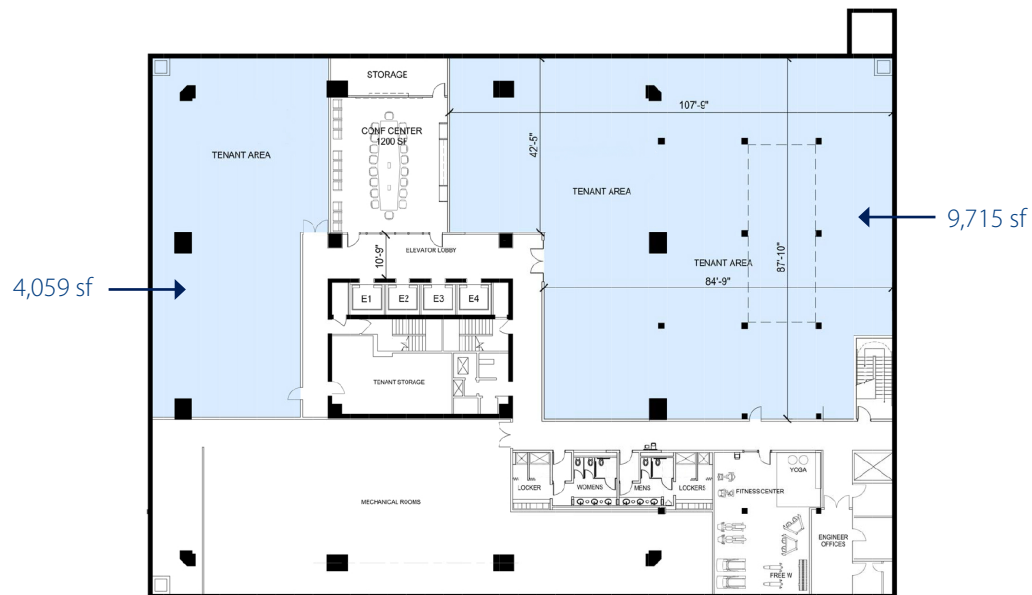
411 West Chapel Hill Street
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Lower Level

13,774 sf

Available June 2018

\$26.00/sf, Full Service

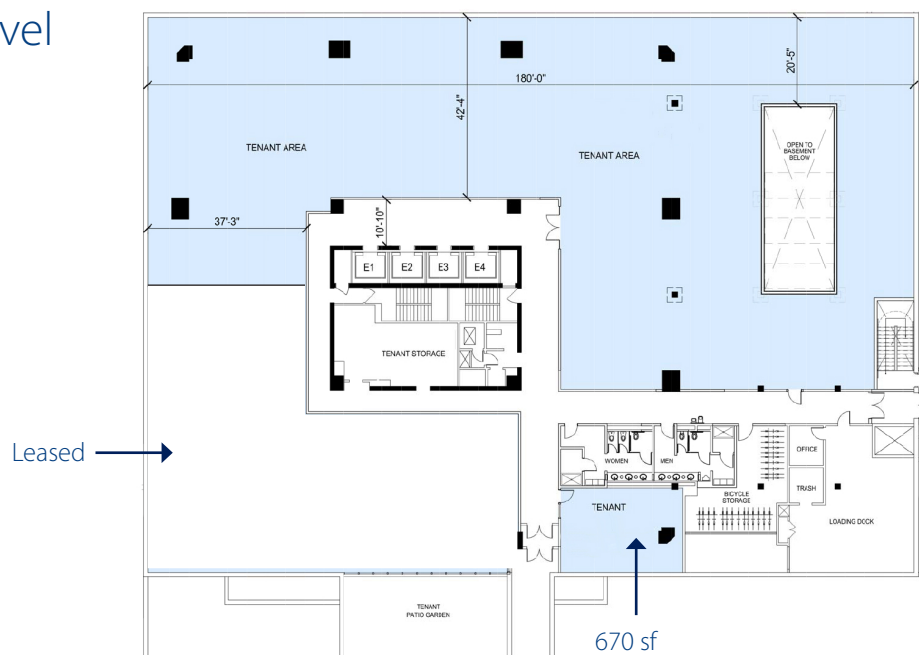


Concourse Level

13,267 sf

Available June 2018

\$26.00/sf, Full Service



LEGACY TOWER

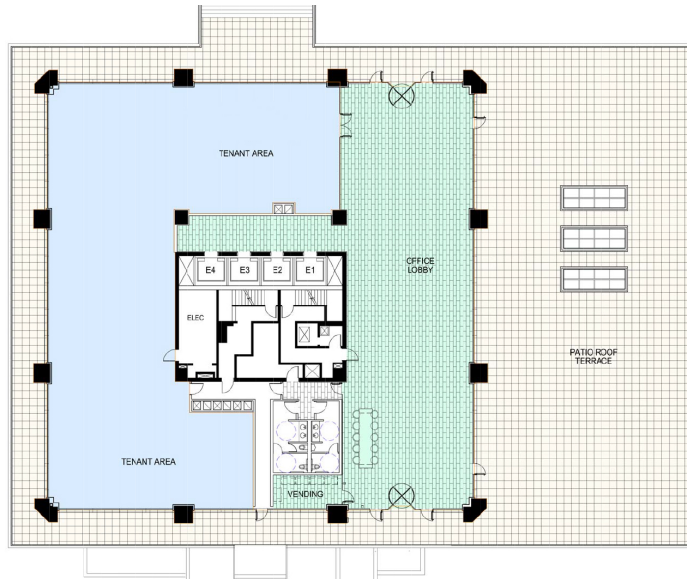
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Lobby Level

7,009 sf

Available June 2018

\$29.00/sf, Full Service

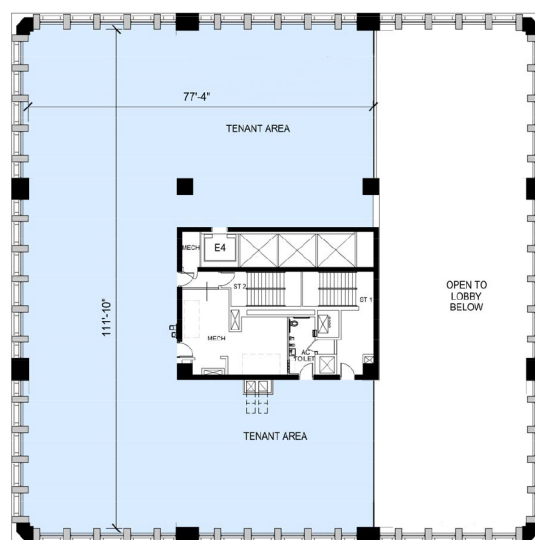


Mezzanine Level

8,888 sf

Available June 2018

\$29.00/sf, Full Service



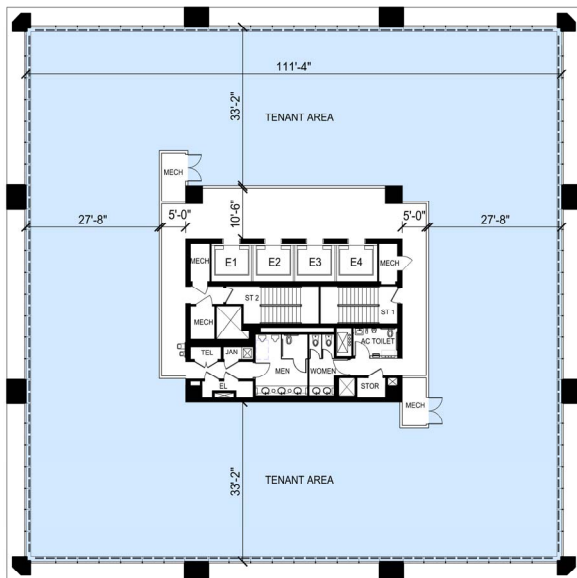
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Fourth Floor

11,612 sf Available March 2018

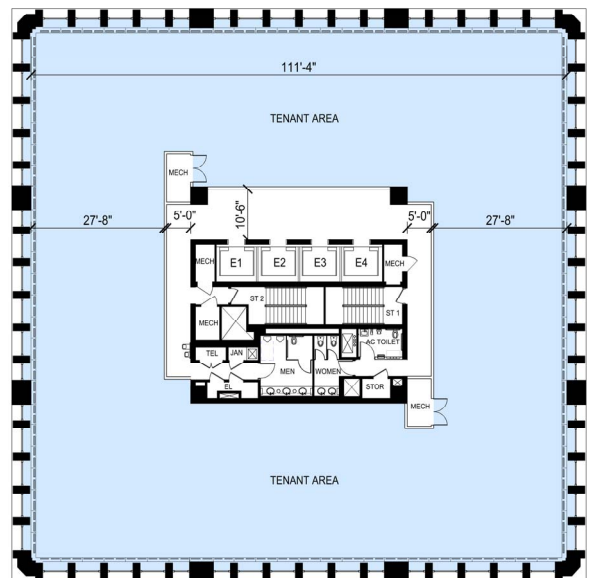
\$29.00/sf, Full Service



Ninth Floor

12,533 sf Available June 2018

\$29.00/sf, Full Service



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Area Amenities Map

