555

MANGUM

Building **Overview**

- 555 S. Magnum Street
  Durham, NC 27701
- 11 Stories
- 242,063 r.s.f.
- Construction completed 2020
- Class A LEED Certified

Availabilities:

- Level 1: 10,517 r.s.f. office or retail
- Level 4,7, and 8: 24,190 r.s.f each
- Level 9: 24,160 r.s.f.
- Level 10: 24,155 r.s.f.
- Roxboro Street: 11,800 RSF of retail / creative office

*Can accommodate a user up to **134,800 s.f.**

LEVEL 10 VIRTUAL TOUR

Building **Amenities**

FITNESS CENTER VIRTUAL TOUR

1 HEALTH & FITNESS

State-of-the-art fitness facility with men's and women's locker rooms.

2 SOCIAL SPACES

Large outdoor courtyard, rooftop sky deck, amenity lounge, and conference center with impeccable views of the Durham skyline and Durham Bulls Athletic Park.

3 NEARBY CONVENIENCE

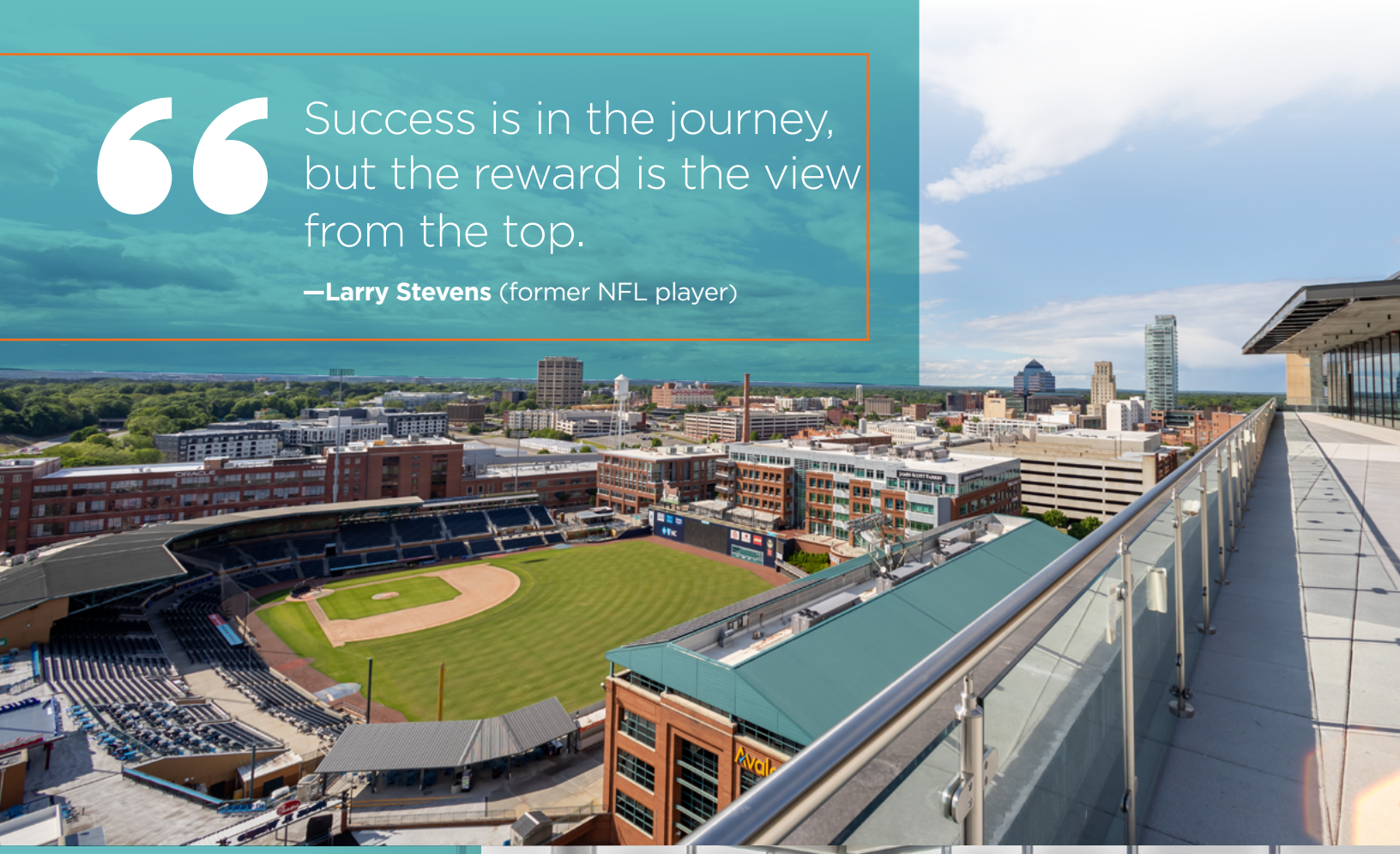
Immediate access to numerous restaurants, the American Tobacco entertainment district, the Durham Bulls Athletic Park, the Durham Performing Arts Center, and the heart of Downtown.

555 Mangum includes first floor retail and is adjacent to the Residence Van Alen, a 418 unit high-end apartment community

4 EFFICIENT ACCESS

Four destination dispatch elevators with direct office access, on-site property management, security & lobby concierge desk, interior loading dock, & immediate access to structured parking deck.

> Success is in the journey, but the reward is the view from the top.
>
> —**Larry Stevens** (former NFL player)



Plush tenant rooftop lounge

Inspiring conference space

Level **1**

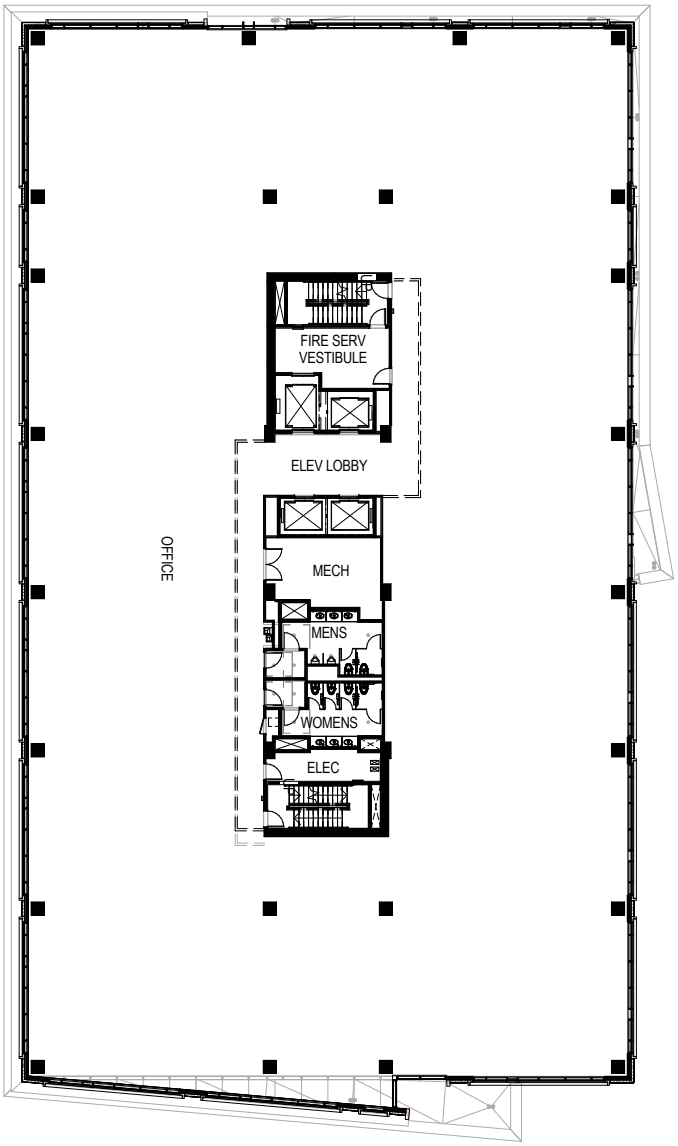
LEGEND

AVAILABLE OFFICE OR RETAIL LEASED FITNESS CENTER

AVAILABILITIES

LEVEL 1: 10,517 r.s.f. of office or retail

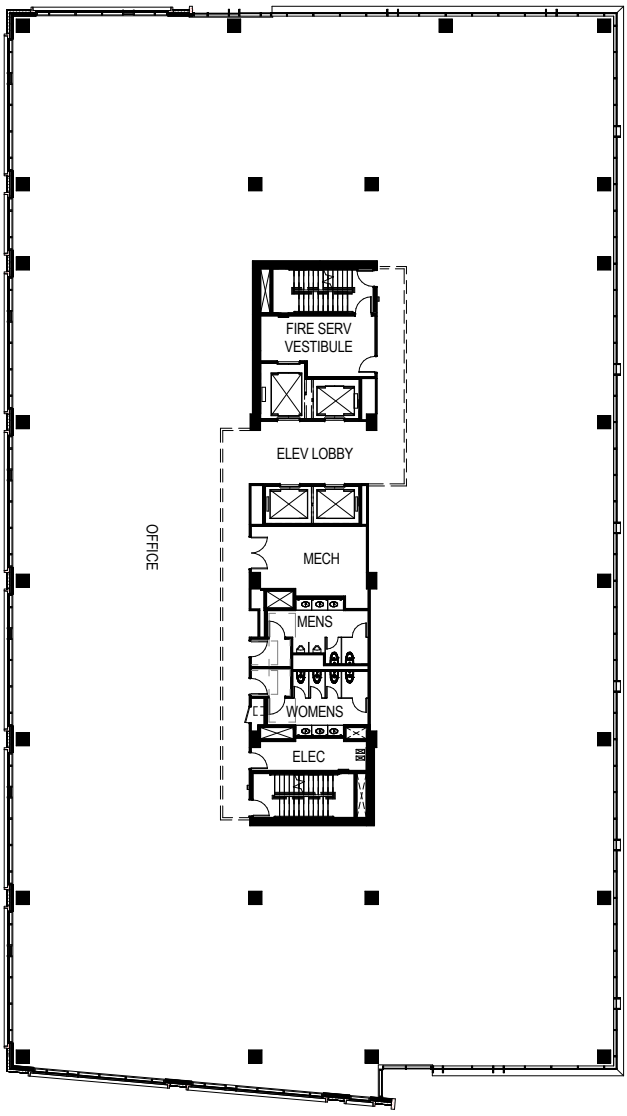
Levels **4-8**



AVAILABILITIES

Level 4,7, and 8: 24,190 r.s.f each

Levels **9-10**



AVAILABILITIES

LEVEL 9: 24,160 r.s.f.

LEVEL 10: 24,155 r.s.f.

Sample Test Fit:
Multi-Tenant

SUITE A | 3,432 r.s.f.	
OFFICES	2
WORKSTATIONS	8
RECEPTION	1
TOTAL HEADCOUNT	11

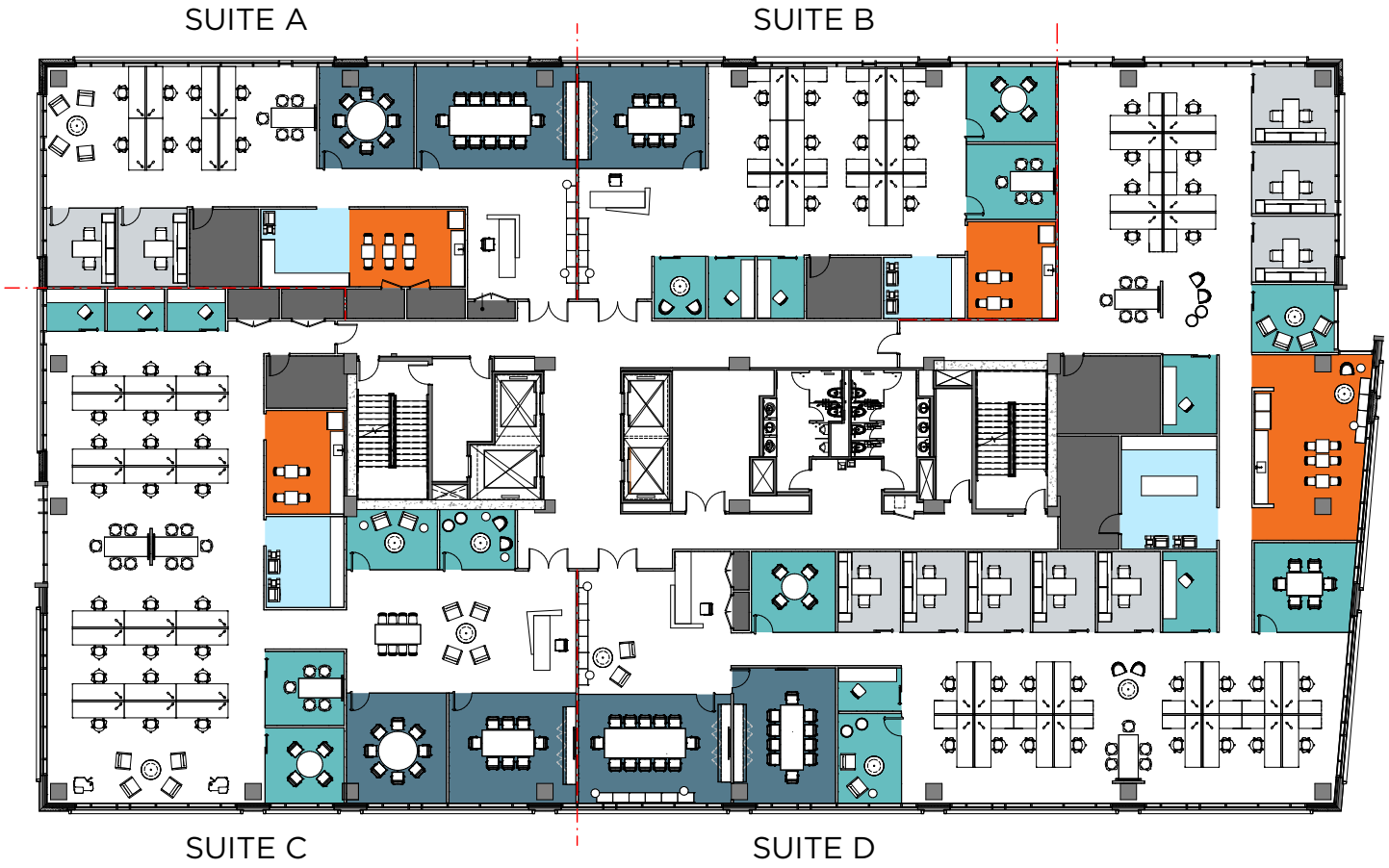
SUITE B | 3,323 r.s.f.	
OFFICES	0
WORKSTATIONS	12
RECEPTION	1
TOTAL HEADCOUNT	13

SUITE C | 9,398 r.s.f.	
OFFICES	8
WORKSTATIONS	24
RECEPTION	1
TOTAL HEADCOUNT	33

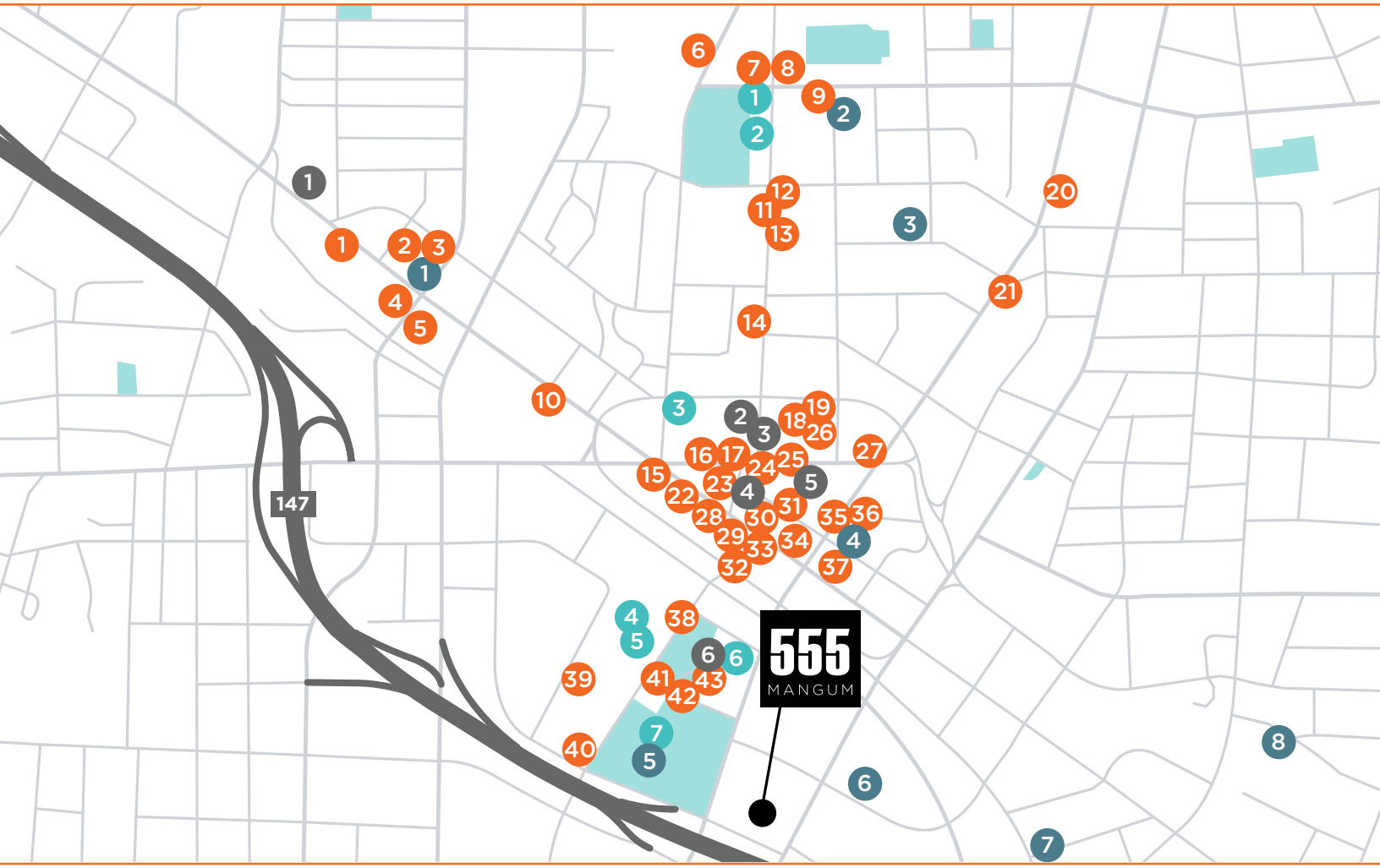
SUITE D | 6,034 r.s.f.	
OFFICES	0
WORKSTATIONS	24
RECEPTION	1
TOTAL HEADCOUNT	25

LEGEND

BREAK
CONFERENCE
FOCUS +HUDDLE
OFFICES
STORAGE
SUPPORT



A vibrant location just steps away from Durham's **top attractions**



Food (Restaurant/Bakery/Cafe) Entertainment Brewery Hotels

FOOD (RESTAURANT, BAKERY, CAFE)

1. Miel Bon Bons | Espresso Bar
2. Maverick's Smokehouse
3. Rose's Noodles, Dumplings
4. El Rodeo Mexican Restaurant
5. Peabody Pizza Company
6. The Blue Note Grill
7. King's Sandwich Shop
8. Cocoa Cinnamon
9. Parts & Labor
10. Cucciolo Osteria
11. Foster Street Coffee
12. Dame's Chicken and Waffles
13. Liturgy Beverage Company
14. Rise Durham Downtown
15. Toast
16. Ninth Street Bakery
17. Jeddah's Tea
18. M Kokko
19. M Sushi
20. Jetplane Coffee
21. Saltbox Seafood Joint
22. Viceroy
23. Neomonde
24. Pour Taproom: Durham
25. Alley Twenty-Six
26. The Restaurant at The Durham
27. Dashi
28. The Oak House
29. Pokeworks
30. Counting House
31. Allday Cafe
32. Bar Virgile
33. Pie Pushers
34. Luna Rotisserie
35. Pompieri Pizza
36. CONVIVIO
37. Littler
38. Only Burger
39. Parker & Otis
40. Mellow Mushroom Durham
41. Moe's Southwest Grill
42. Tobacco Road Sports Cafe
43. Nanasteak

ENTERTAINMENT

1. Boxcar ZBar & Arcade
2. Urban Axes Durham
3. Durham Arts Place
4. Full Frame Theater
5. Power Plant Gallery
6. Durham Performing Arts Center
7. Durham Bulls Athletic Park

BREWERY

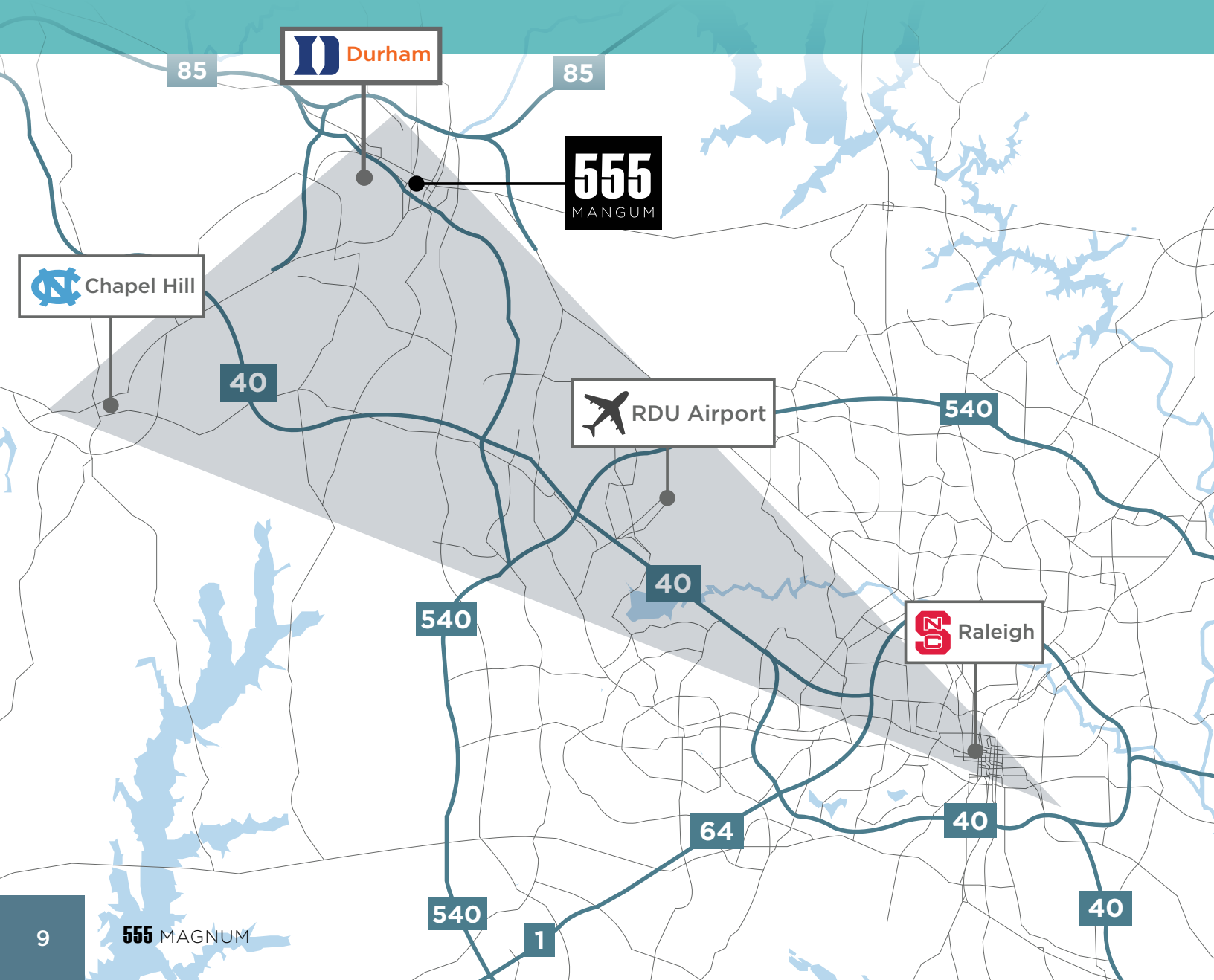
1. Clouds Brewing
2. Fullsteam Brewery
3. Durty Bull Brewing Company
4. Bull City Burger and Brewery
5. Bull Durham Beer Company
6. Bull City Ciderworks
7. Ponysaurus Brewing Company
8. Hi-Wire Brewing

HOTELS

1. Residence Inn by Marriott
2. Durham Marriott City Center
3. The Durham Hotel
4. 21c Museum Hotel Durham
5. Unscripted Durham
6. Aloft Durham Downtown

Unparalleled visibility, expansive views and **excellent access**

- Thriving location with easy access to the Durham Freeway and overlooking the **Durham Bulls Athletic Park**
- **10 minutes** to RDU International Airport (RDU) and the world renowned Research Triangle Park (RTP)
- **15 minutes** to Chapel Hill and **20 minutes** to Raleigh



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LEASING INFO
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