



555

MANGUM

FULL-FLOORS AVAILABLE

DOWNTOWN DURHAM, NC



BUILDING OVERVIEW

555 S. Mangum Street
Durham, NC 27701

11 Stories

242,063 RSF

Class A LEED Certified



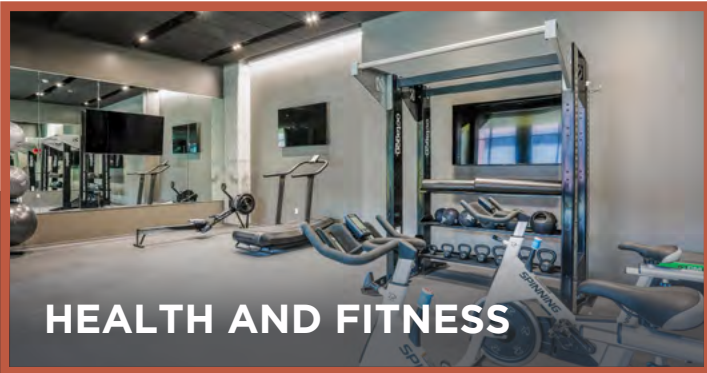
AVAILABILITIES

LEVEL 1:
11,198 RSF Office or Retail

LEVEL 4: 5,513 RSF
LEVEL 5: 24,190 RSF
LEVEL 7: 24,190 RSF

Roxboro Street:
11,800 RSF of
Retail/Creative Office

BUILDING AMENITIES



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



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



555 Mangum is located in the heart of Downtown Durham with immediate access to numerous restaurants, the American Tobacco Entertainment District, Durham Performing Arts Center, and Durham Bulls Athletic Park



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



ROOFTOP BAR, LOUNGE, & CONFERENCE SPACE

Overlooks the Durham Bulls
Athletic Park

Incredible Views of Downtown
Durham

Rooftop Bar Opening Soon

Plush Tenant Rooftop Lounge

Conference Space with a View



**SUCCESS IS IN THE JOURNEY, BUT THE REWARD
IS THE VIEW FROM THE TOP. - LARRY STEVENS**

AVAILABILITY

7th Floor - Shell

Full Floor Available - 24,190 RSF

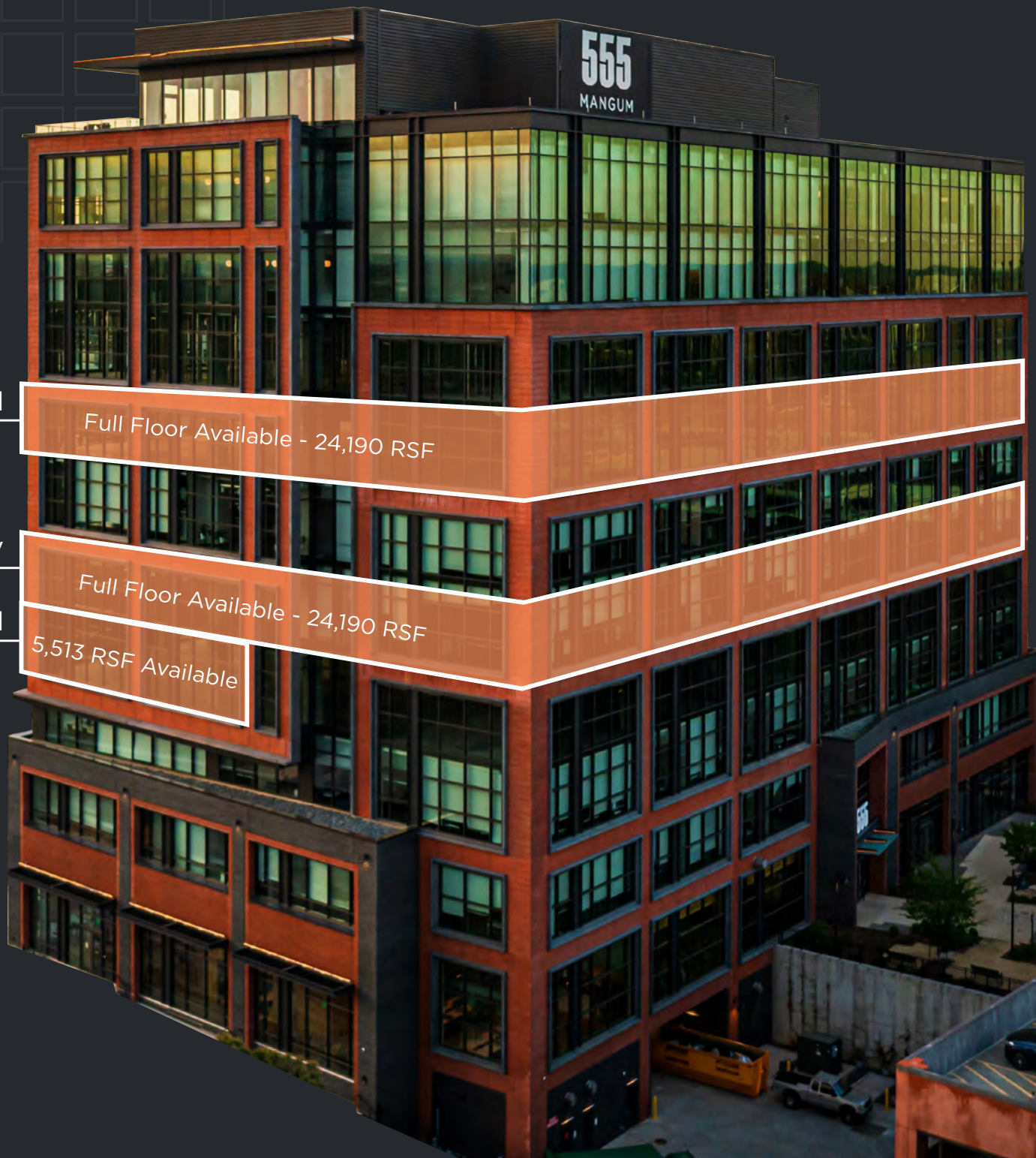
5th Floor - Move-in Ready

Full Floor Available - 24,190 RSF

4th Floor - Shell

5,513 RSF Available

VIRTUAL TOURS:



LEVEL 1

LEGEND

- Parking Deck Retail Availabilities
- Leased
- Fitness Center



AVAILABILITIES

LEVEL 1: 11,198 RSF of Office or Retail

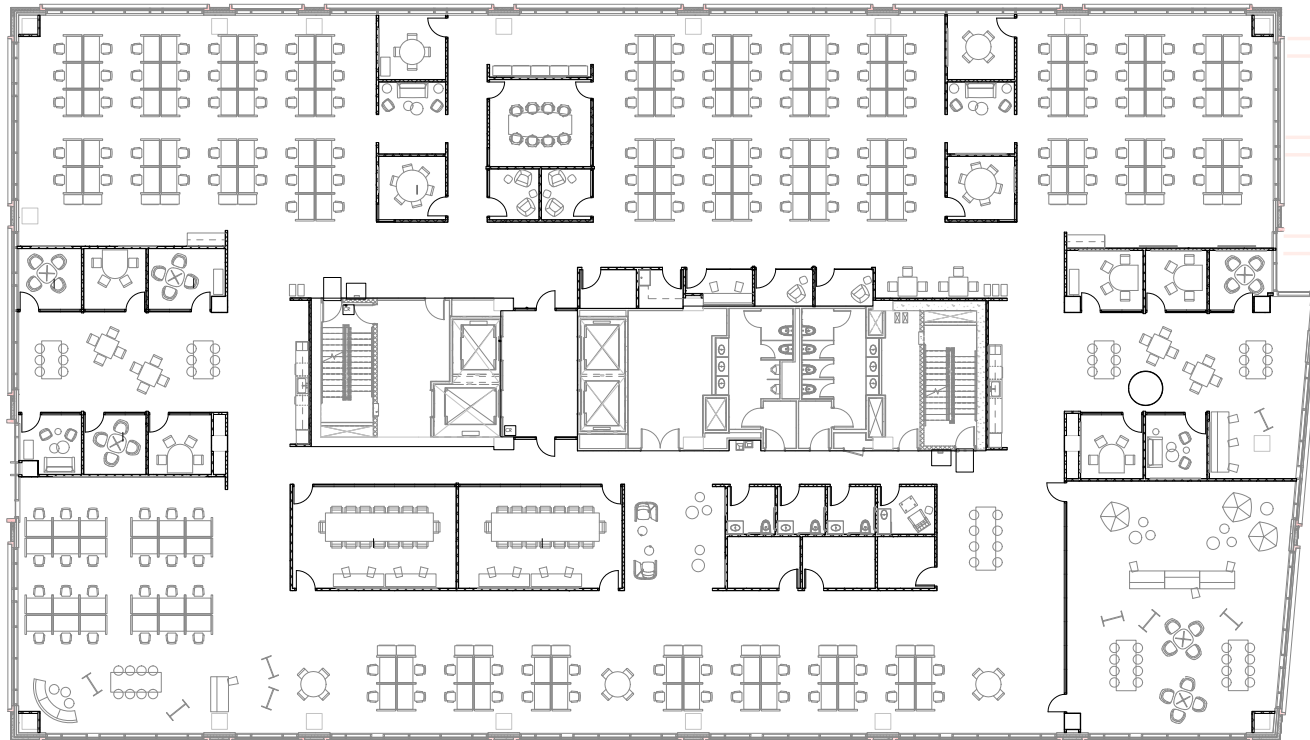
LEVEL 4 - SHELL CONDITION



AVAILABILITIES

LEVEL 4: 5,513 RSF Available

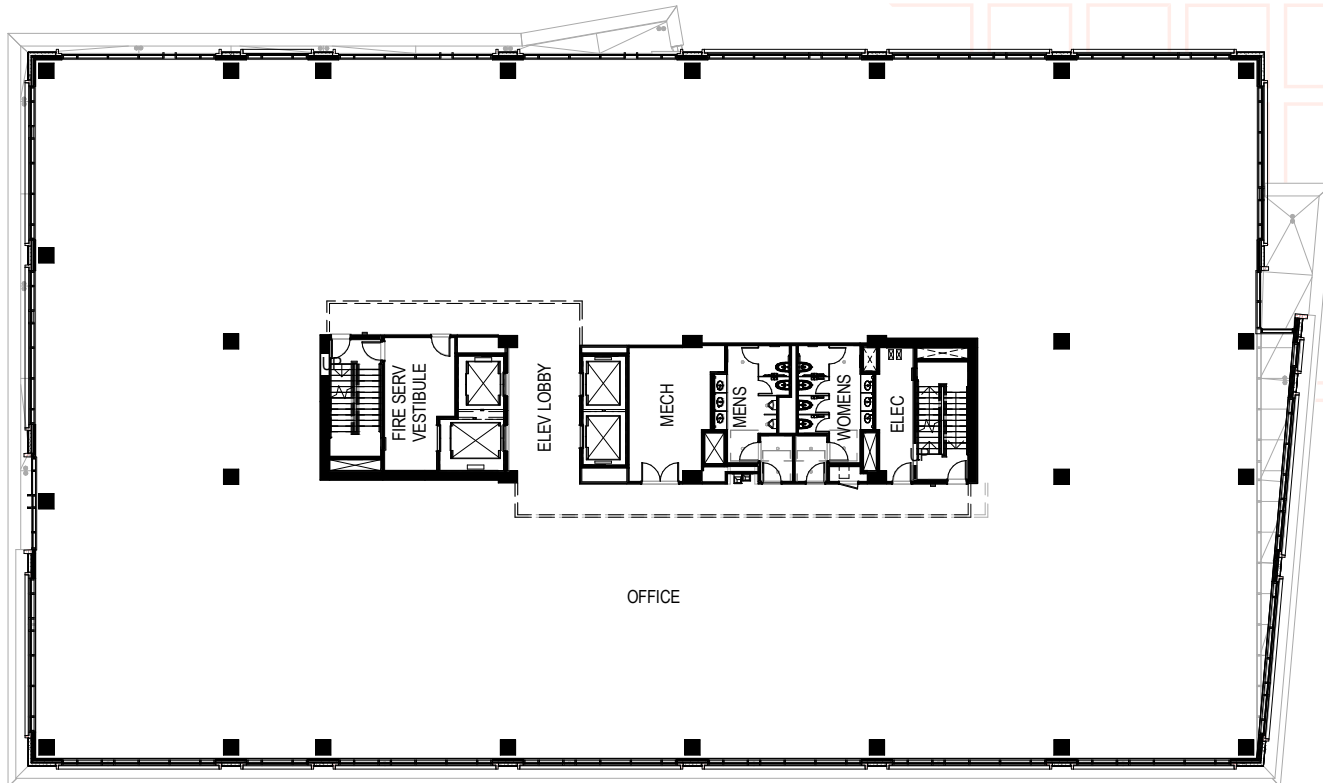
LEVEL 5 - MOVE-IN READY



AVAILABILITIES

LEVEL 5: 24,190 RSF

LEVEL 7 - SHELL CONDITION



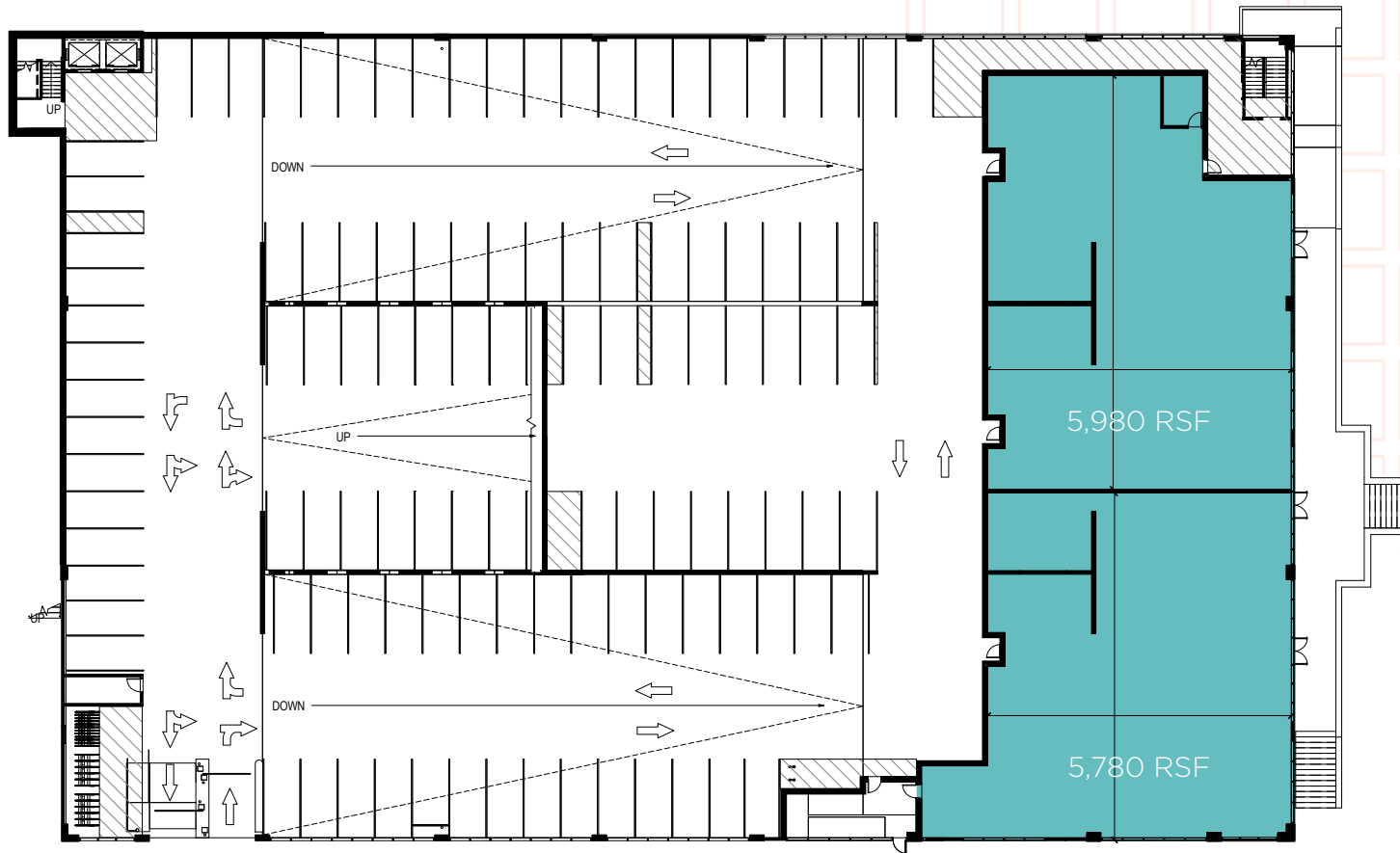
AVAILABILITIES

LEVEL 7: 24,190 RSF

PARKING DECK RETAIL

LEGEND

 Parking Deck Retail Availabilities

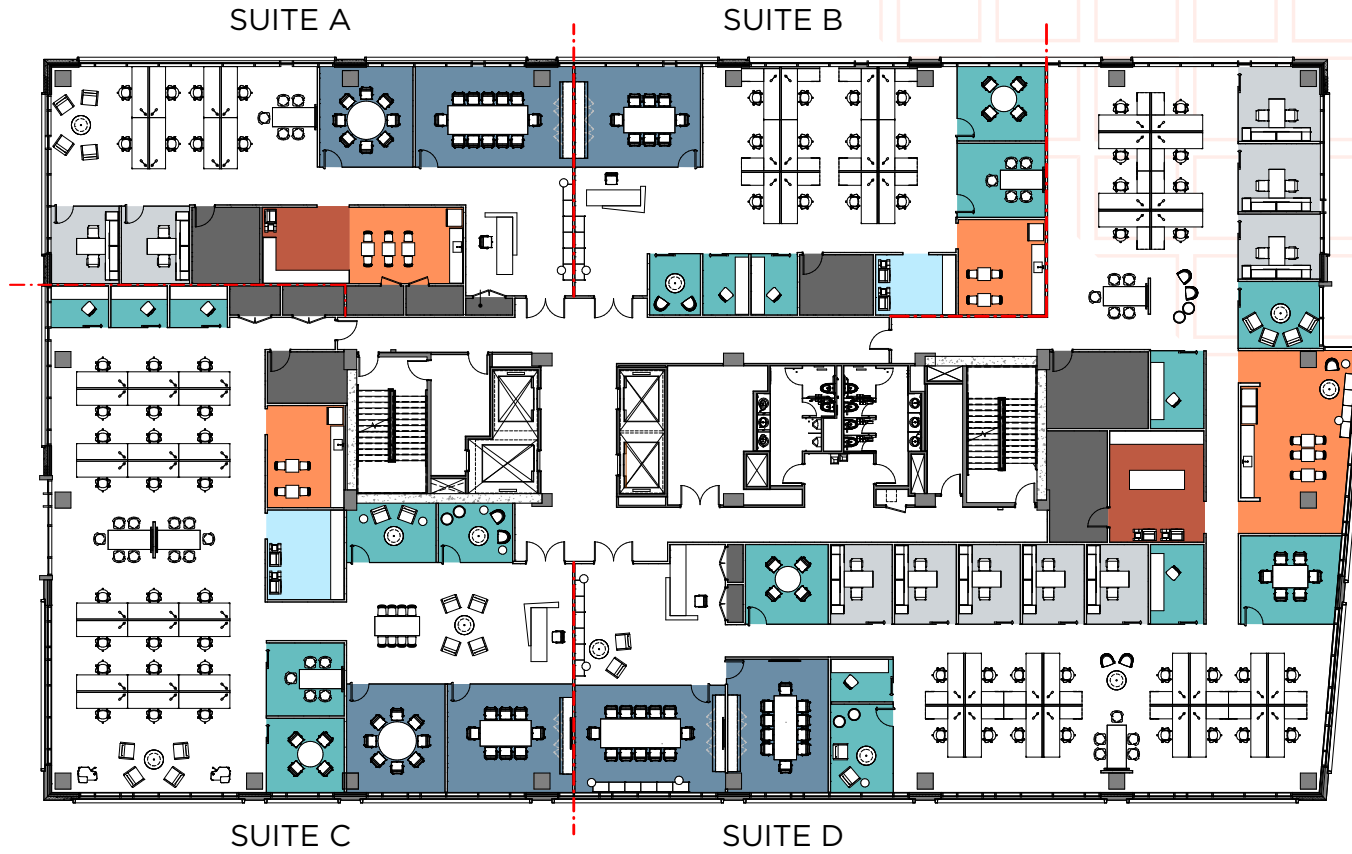


PARKING DECK RETAIL SPACES ARE LEASED SEPARATELY

SAMPLE FIT MULTI-TENANT

LEGEND

- Break
- Focus + Huddle
- Storage
- Conference
- Offices
- Support



SUITE A | 3,432 RSF

OFFICES	2
WORKSTATIONS	8
RECEPTION	1
TOTAL HEADCOUNT	11

SUITE B | 3,323 RSF

OFFICES	0
WORKSTATIONS	12
RECEPTION	1
TOTAL HEADCOUNT	13

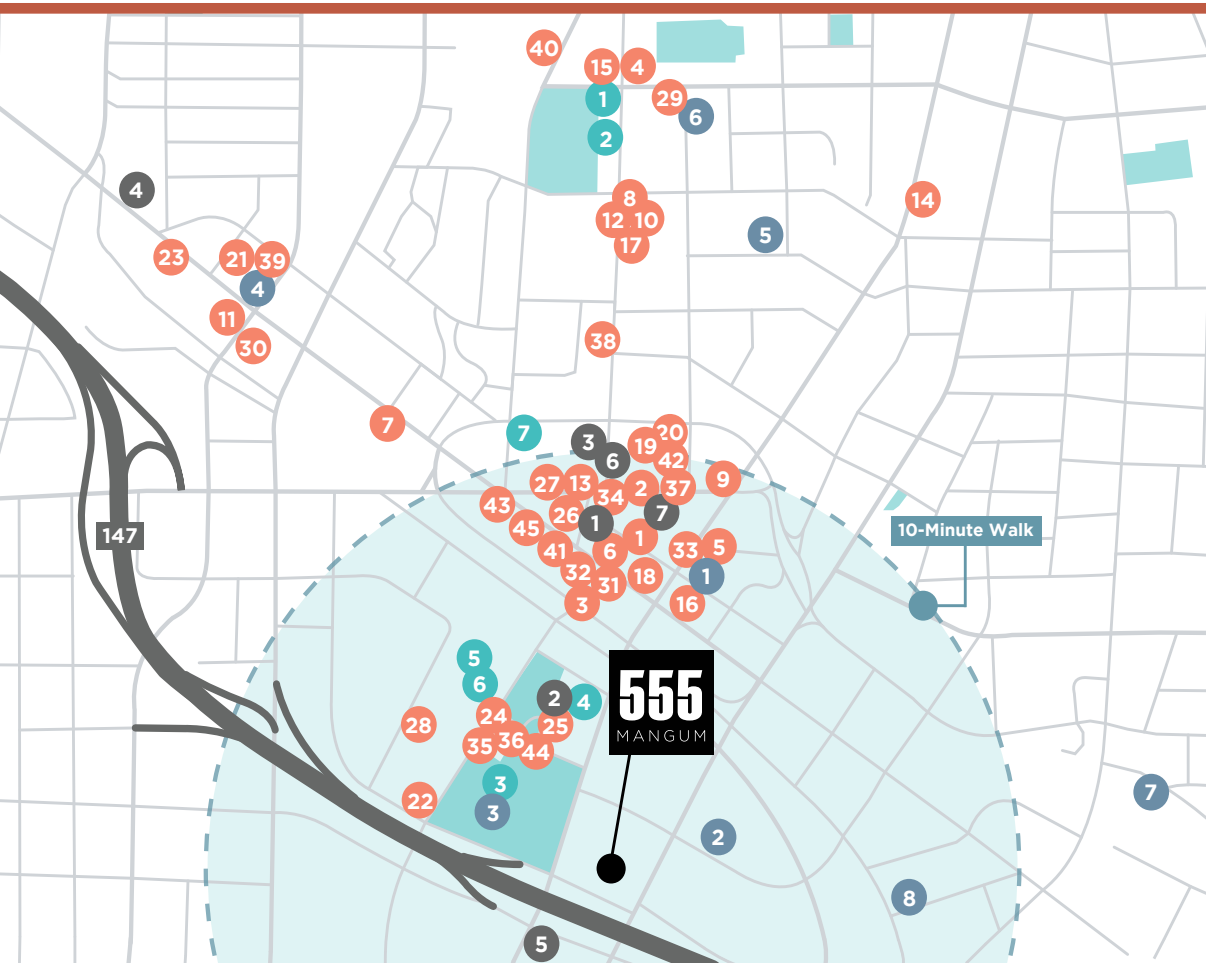
SUITE C | 9,398 RSF

OFFICES	8
WORKSTATIONS	24
RECEPTION	1
TOTAL HEADCOUNT	33

SUITE D | 6,034 RSF

OFFICES	0
WORKSTATIONS	24
RECEPTION	1
TOTAL HEADCOUNT	25

AMENITY MAP



A VIBRANT LOCATION JUST STEPS AWAY FROM DURHAM'S TOP ATTRACTIONS

FOOD (RESTAURANT, BAKERY, CAFE)

1. Allday Cafe
2. Alley Twenty-Six
3. Bar Virgile
4. Cocoa Cinnamon
5. CONVIVIO
6. Counting House
7. Cucciolo Osteria
8. Dame's Chicken and Waffles
9. Dashi
10. Durham Food Hall
11. El Rodeo Mexican Restaurant
12. Foster Street Coffee
13. Jeddah's Tea
14. Jetplane Coffee
15. King's Sandwich Shop
16. Littler
17. Liturgy Beverage Company
18. Luna Rotisserie
19. M Kokko
20. M Sushi
21. Maverick's Smokehouse
22. Mellow Mushroom Durham
23. Miel Bon Bons | Espresso Bar
24. Moe's Southwest Grill
25. Nanasteak
26. Neomonde
27. Ninth Street Bakery
28. Parker & Otis
29. Parts & Labor
30. Peabody Pizza Company
31. Pie Pushers
32. Pokeworks
33. Pompieri Pizza
34. Pour Taproom
35. Press Coffee
36. QueenBurger

37. Queeny's
38. Rise Downtown Durham
39. Rose's Noodles, Dumplings
40. The Blue Note Grill
41. The Oak House
42. The Restaurant of Durham
43. Toast
44. Tobacco Road Sports Cafe
45. Viceroy

ENTERTAINMENT

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

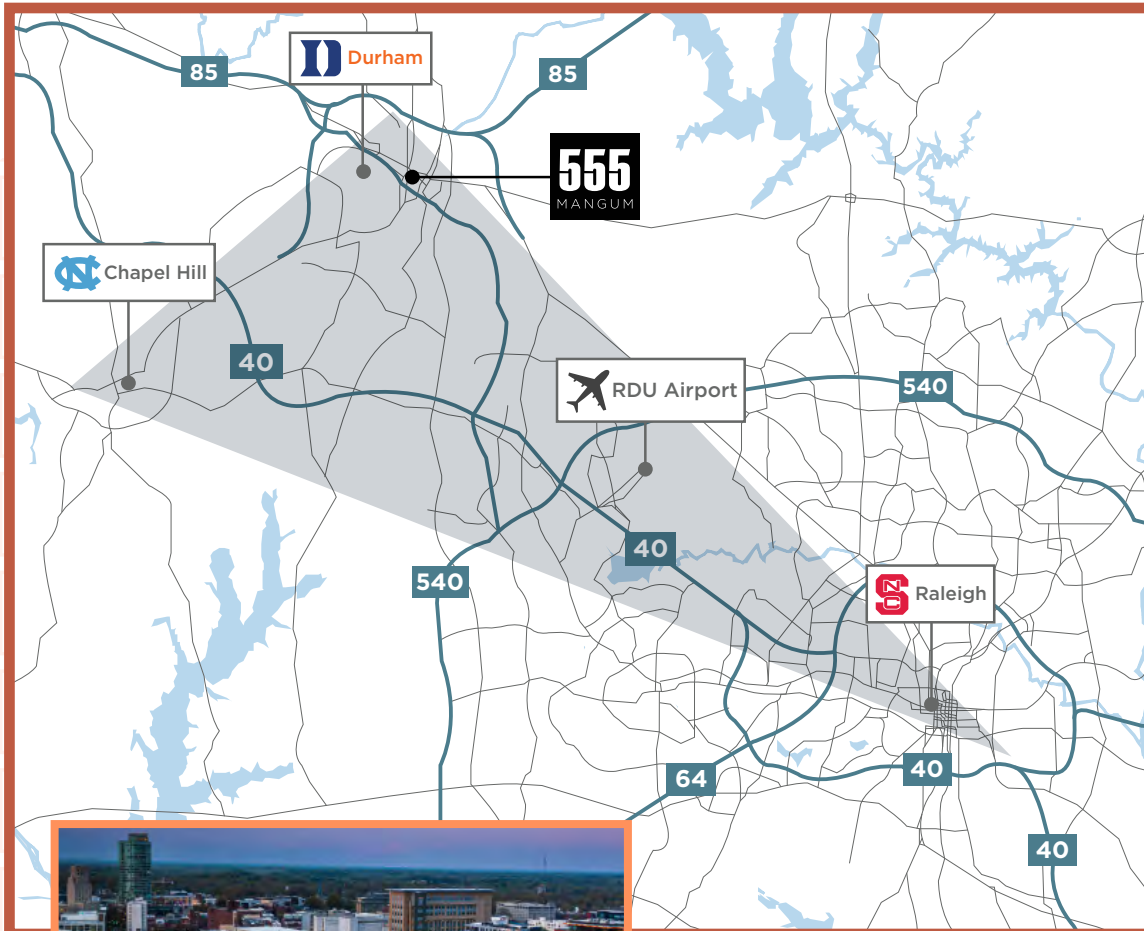
BREWERY

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

HOTELS

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

VISIBILITY AND ACCESS



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

555

MANGUM



ADDRESS

555 S. Mangum Street
Durham, NC 27701

LEASING INFO

Rdleasing@jll.com

