DOWNTOWN DURHAM OFFICE SPACE
FOR LEASE

322 E. CHAPEL HILL STREET

SUITE 100
OFFICE 1,652 RSF

EMPIRE BROKERAGE SERVICES, INC.

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DOWNTOWN DURHAM
CITY CENTER DISTRICT

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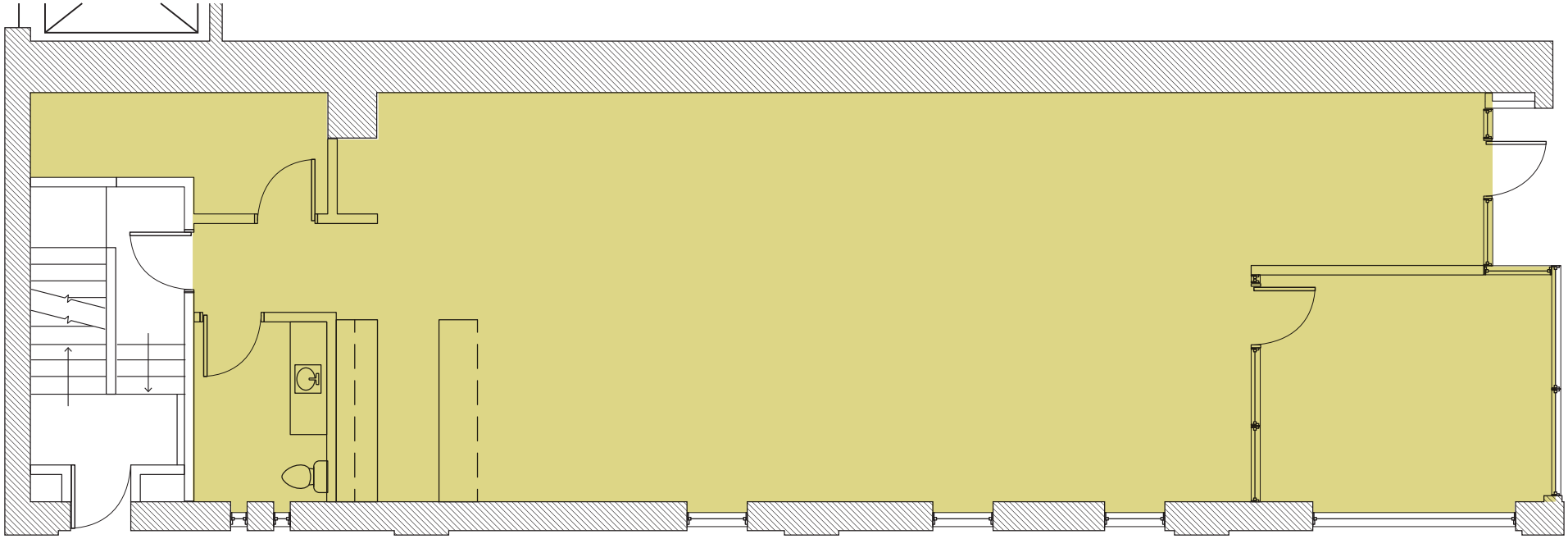

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CITY CENTER DISTRICT

322 E. CHAPEL HILL STREET

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Both built in the early 1920s, 320 E Chapel Hill Street and 322 E Chapel Hill Street were home to furniture stores—Center, Bargain, Penny—for most of the twentieth century. When purchased in 2009, the buildings were vacant and in need of a complete rehabilitation, which Empire and Alliance Architecture undertook together in 2012.

The historic tax credit project now houses a wide variety of uses including residential, retail, office, and restaurant in just over 15,000 square feet. Surrounded on all four sides by active alleys and sidewalks, these buildings are uniquely urban in character.

SUITE DETAILS

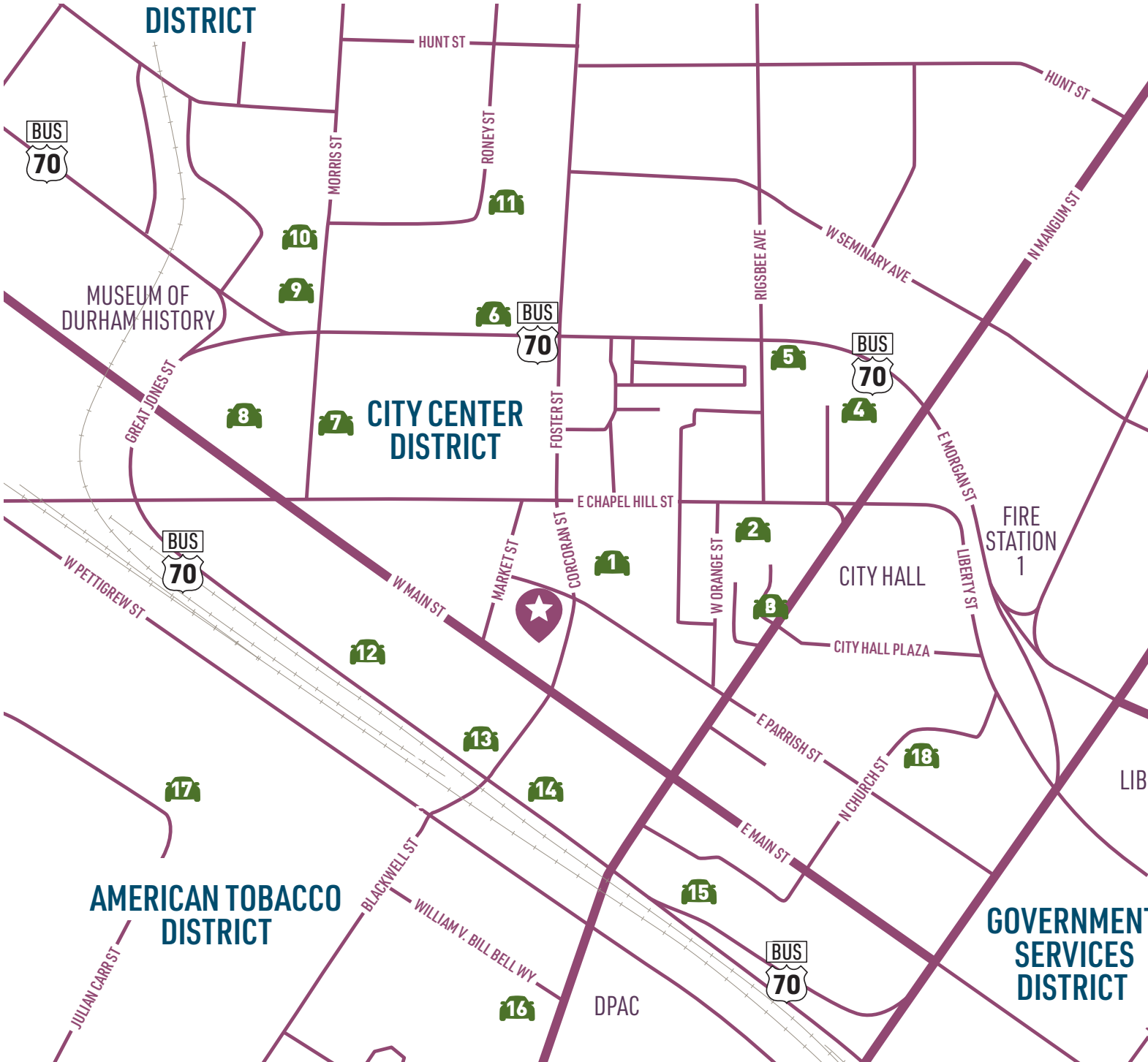
- Spacious suite with exposed brick detailing and plentiful natural light
- Great location in proximity to all of Durham's urban amenities
- Includes access to a kitchenette and a large conference room
- Fully rehabilitated historic building
- Highly responsive property management team, with 24-hour on call maintenance service

1924, North Carolina Collection at Durham County Library

DOWNTOWN DURHAM
CIT Y CENTER DISTRICT

PRIME LOCATION IN CENTRAL BUSINESS DISTRICT WITH AMPLE PARKING

1. Public Parking at Unscripted Hotel
   202 Corcoran St.
2. Chapel Hill Street Garage
   326 E Chapel Hill St.
3. Chapel Hill Street Lot
   301 N. Mangum St.
4. Parking Lot #14
   109 W. Morgan St.
5. Morgan/Rigsbee Parking Garage
   105 W. Morgan St.
6. Durham Centre Parcking Garage
   30 W. Morgan St.
7. Public Parking Manning Place
   110 Morris St.
8. Public Parking at The Novus
   400 W. Martin St.
9. 500 W. Morgan St. Lot
10. 215 W. Morris St. Lot
11. Durham ID Parking Garage
    325 Roney St.
12. City of Durham Lot
    156 Ramseur St.
13. Corcoran Street Parking Garage
    110 Corcoran St.
14. Parking Lot #20
    139 Corcoran St.
15. Church Street Parking Garage
    109 S. Mangum St.
16. East Parking Deck
    250 S. Mangum St.
17. American Tobacco North Deck
    305 W. Pettigrew St.



DINING

1. Alley 26
2. Cheeni
3. Neomonde
4. Rue Cler
5. Dashi Ramen
6. Queeny's
7. M Koko
8. M Sushi
9. The Parlour Ice Cream
10. Ninth Street Bakery
11. Pizzeria Toro
12. M Tempura
13. Bull City Burger and Brewery
14. Thaniangle Thai
15. Gym Tacos
16. Koki Puerti Rican Kitchen
17. Bar Virgile
18. Flavor Hills
19. Pie Pushers
20. The Oak House
21. Thai at Main Street
22. Tabernas Tapas
23. Viceroy
24. Toast
25. Mateo Bar de Tapas
26. Motto
27. Bull McCabe's Irish Pub
28. Nanasteak
29. Tobacco Road Sports CafeKin
30. Moe's Southwest Grill
31. QueenBurger
32. PRESS Crêpes Cocktails
33. Two Roosters Ice Cream
34. Mellow Mushroom
35. Ekhaya
36. Boricua Soul
37. Parker & Otis
38. Seraphine
39. Cucciolo Osteria
40. Dram & Draught
41. Emmy Squared Pizza
42. Nikos
43. Fonda Lupita
44. Rose's Noodles, Dumplings and Sweets
45. Maverick's Smokehouse & Taproom
46. Devine's Restaurant & Sports Bar
47. Jeni's Splenid Ice Creams
48. Goorsha
49. James Joyce Irish Pub
50. The Federal
51. Miel Bon Bons
52. NYC Halal Eats
53. Flying Bull Restaurant and Brewery
54. Rise Southern Biscuits
55. Durham Food Hall
56. Hatch Burritos
57. Little Bull
58. Durham Beer Garden
59. Ta Tacos
60. Delancey Tavern
61. Cocoa Cinnamon
62. King's Sandwich Shop
63. The Blue Note Grill
64. Timber Pizza Co.

SHOPPING

65. Bulldega
66. The Artisan Market at 305
67. EKO
68. Fate & Folklore
69. Dolly's Vintage
70. Rose & Lee Co
71. Letters Community Bookshop
72. Durham Vintage Collective
73. Exotique: Boutique & Gallery
74. Ascend Collection
75. Vert & Vogue
76. Parker Paper Company
77. Mad Kicks Sneaker Shop
78. Chaz's Bull City Records
79. Brightleaf Square Shops
80. Durham Farmer's Market

SERVICES

81. Unscripted Hotel
82. 21C Hotel
83. M&F Bank
84. Rocks on Parrish Bar & Hair Salon
85. Post Office
86. Durham Marriot City Center
87. Durham Convention Center
88. Downtown Durham YMCA
89. Duke Clinical Research Institue
90. Durham County Veteran Services
91. ALoft Hotel
92. Bella Trio Studio
93. Twin Suns Tattoo
94. Recess Yoga
95. The Retreat at Brightleaf
96. Max Jr.s Mini Mini Market
97. Family Fare Convenience Market
98. The Spalette

ENTERTAINMENT

99. The Velvet Hippo Bar & Lounge
100. Primrose Bar & Lounge
101. Pinhook
102. Arcana Bar & Lounge
103. E.O.'s Athletic Club
104. Pour Tap Room
105. The Carolina Theatre
106. The Durham Armory
107. Durham Arts Council
108. West End Billiards
109. West End Social
110. Rambler's Beer & Wine
111. Stanczyks Music Bar
112. Crank Arm Brewing Company
113. Atomic Clock Brewing Company
114. Boxcar Bar + Arcade
115. The Rickhouse
116. Geer Street Garden
117. Motorco
118. Parts & Labor
119. Etheral Tattoo Gallery
120. The Old North Bar
121. Bull City Ciderworks
122. The Wine Feed

Celebrating 30 years OF HISTORIC PRESERVATION & REVITALIZATION

EMPIRE PROPERTIES

THE EMPIRE DIFFERENCE

- Thirty years serving the downtown Raleigh community
- Committed to the revitalization of downtown Raleigh
- Highly responsive in-house property management team, with 24-hour on call maintenance service
- Experienced leasing team with vast knowledge of downtown Raleigh
- Flexible lease options
- Direct connection to catering and private dining from Empire Eats family of restaurants

WHO WE ARE

For thirty years the Empire mission has been to revitalize downtown Raleigh through the adaptive reuse of historic buildings and unique hospitality experiences. Our historic preservation, redevelopment, and real estate development efforts and hospitality services continue to have a strong, positive impact on downtown Raleigh and its buildings.

We have renovated more than 70 buildings in downtown Raleigh and Durham with our Empire Hardhat Construction team. Our Empire Properties and Empire Brokerage Services teams lease and manage more than one million square feet of office, retail, restaurant, and warehouse space and offers a full range of brokerage services, including tenant and owner leasing representation, as well as seller and buyer representation for commercial properties. Our highly responsive in-house property management team provides 24-hour on call maintenance service for our tenants.

Empire Eats and Empire Events create unique hospitality experiences across seven restaurant concepts, one tavern, four event venues, and our catering kitchen and food truck.

Empire Properties has been intimately involved with the City of Raleigh's efforts to revitalize downtown. From actively participating in the Livable Streets Partnership Steering Committee and the Fayetteville Street Visioning Team, to providing in-kind office space to the Raleigh Urban Design Center (a Division of the Department of City Planning), Empire Properties has been and remains deeply committed to brightening the future of downtown Raleigh.

EMPIRE PROPERTIES · EMPIRE HARDHAT · EMPIRE BROKERAGE SERVICES, INC.

Empire Eats Restaurants! · The Pit · Sitti · Raleigh Times · Carolina Times · Gravy · The Pizza Times · The Mecca Restaurant · Landmark Tavern · Empire Eats Catering

EMPIRE EVENTS · All Saints Chapel · The Stockroom · The Glass Box · Jiddi Space & Courtyard