

# DURHAM ID



The Innovation District in Downtown Durham

# DURHAM ID

Downtown location • Supports Local Economy • Active Street Life • Highly Walkable



## A PLACE FOR OPEN INNOVATION

We're driven to do important things, to create breakthroughs, to see how far science and imagination can take us. The district offers a full range of lab spaces—from 5,000-square-foot starter labs all the way through full-floor, 25,000 square-foot, built-to-suit labs. Our range sets us apart, inviting tenants to stay in the district as their companies grow.

A scalable, comprehensive, borderless platform for discovery and exploration, Durham ID is woven into the urban fabric of Downtown Durham. This place is poised to push teams further, making them part of the innovation economy in real time.

### DISTRICT WALKABILITY

5  
MINS

To the Amtrak  
Station

10  
MINS

To Bright  
Leaf Square

15  
MINS

To American  
Tobacco



## YEARLY R&D FUNDING

\$3 billion received by Durham each year in federal R&D funding.

SOURCE: RESEARCH TRIANGLE FOUNDATION



## STARTUP CITY

Durham has been named one of the top ten tech towns and the fifth most promising U.S. city for startups.

SOURCES: U.S. NEWS & WORLD REPORT, FUNDERA



## BEST CITY TO LIVE

Durham has been named the second best place to live in the country and the best city for millennials.

SOURCES: U.S. NEWS & WORLD REPORT, HOMEBUYER

# INVESTED IN INNOVATION

This ever-evolving, 1.8 million-square-foot, 27-acre innovation hub is activated and amenity-rich. Cultivating a sense of connection between tenants, residents, visitors, and neighbors, we're proud to create beautiful, practical spaces in this city full of greatness.

Durham ID is poised to scale sustainably, aligning a comprehensive masterplan with tenants' needs and goals while transforming a tobacco warehouse into cutting-edge medical lab space. Two additional ground-up projects, 200 and 300 Morris, have carried forward an innovative legacy, with more, including 518 W. Morgan, on the way.

## IN GOOD COMPANY

Google

TUNE THERAPEUTICS

MI MEASUREMENT INCORPORATED

Duke

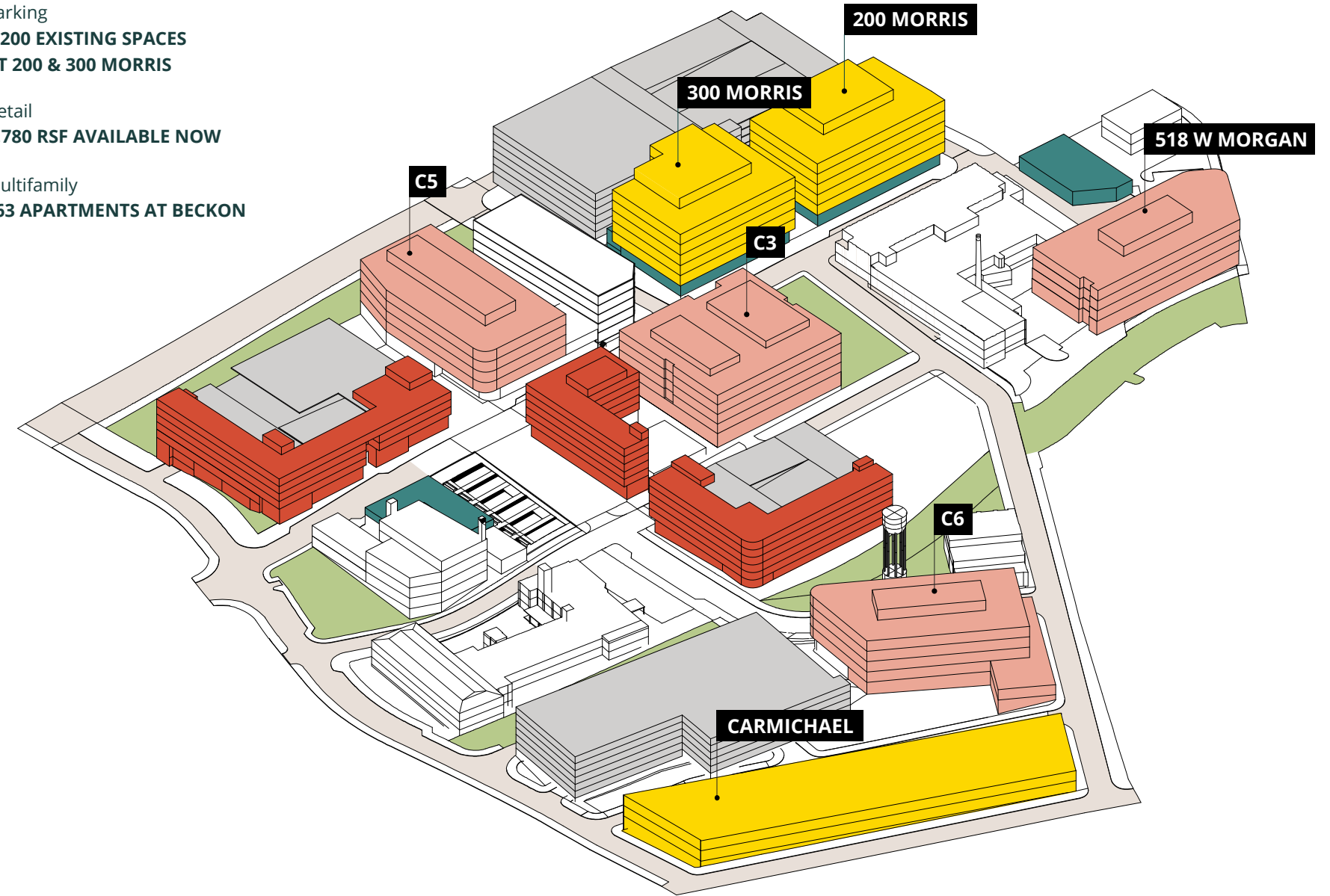
biolabs

ThermoFisher SCIENTIFIC

life edit

GSK

- Existing Lab and Office  
**8,907 RSF AVAILABLE NOW**
- Future Office / Lab  
**518 W. MORGAN 189,585 SF**  
**+ 3 ADDITIONAL DEVELOPMENT SITES**
- Parking  
**1,200 EXISTING SPACES**  
**AT 200 & 300 MORRIS**
- Retail  
**2,780 RSF AVAILABLE NOW**
- Multifamily  
**263 APARTMENTS AT BECKON**



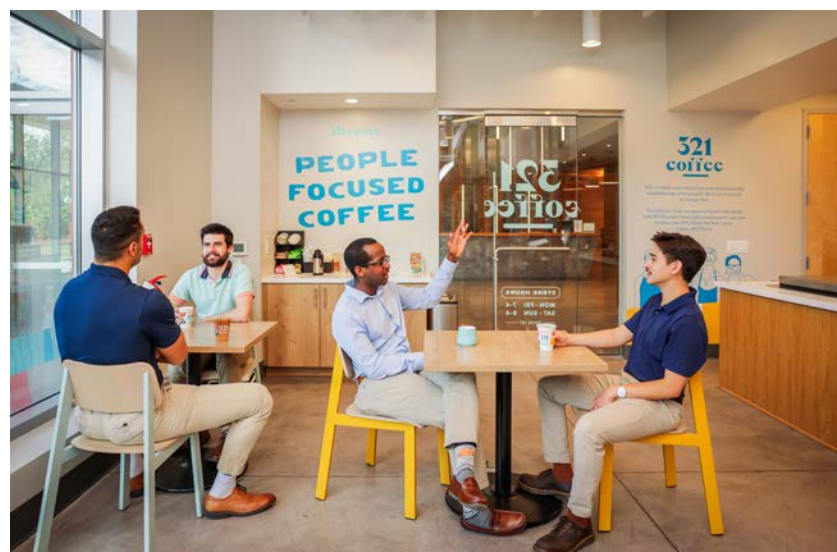
**1.8M** SQUARE FEET

of lab, office, retail and residential space.

SURROUNDED BY

**27 ACRES**

in the heart of Downtown Durham, making Durham ID a perfect hub for innovation.



### 1.5M SF LAB/OFFICE

Plug into the District's expanding innovation network with a wide range of configurable workspaces.



### 60K SF RETAIL

Surround yourself with the city's most sought after retail destinations.



### 250K SF RESIDENTIAL

The live-work-play possibilities will expand with the addition of thoughtful, comfortable residential offerings.



## ABOUT FLYING BULL BEER COMPANY

Flying Bull Beer Company is a local community brewery offering locally perfected craft beers as well as Carolina-born guest beers and ciders, which was recently recognized as the 2023 Best Brewery in Durham by Durham Magazine.

In addition to their drink menu, Flying Bull is excited to bring an elevated menu as well, with unique lunch and dinner options and full kitchen on site.



"We are super excited for this opportunity to 'spread our wings' into the Durham Innovation District. The brewery world is all about collaborations and we can't think of a better fit than the Flying Bull Beer Company and Durham ID."

*Owners, Joel Miles and Anna Bloch*



"Having the privilege of working with Longfellow has been incredible from day one. The Longfellow team went above and beyond to make those connections throughout their marketing, property managers, public relations, and construction professionals."

*Co-Founder & CEO, Lindsay Wrege*



# 321 coffee

## ABOUT 321 COFFEE

321 Coffee was founded in 2017 by Lindsay Wrege and Michael Evans, Raleigh entrepreneurs. The two started 321 Coffee together out of their college dorm rooms. What started as pop-up coffee stands on folding tables at various local events has grown to become a well-loved and steadfast staple in the community.

Wrege, Evans, and the whole team are excited to continue to spread awareness for disability inclusion, serve delicious coffee, and leave customers feeling uplifted and caffeinated, eager to come back for more of the inspiring atmosphere at their Durham location.

## BRAIN POWER

Outdoor Meeting Spaces with Wifi  
Lunch & Learns

## BALANCE

Outdoor Fitness  
Wellness Events  
and Workshops

## PLAY

Outdoor Amenity Space  
Tenant Competitions  
and Prizes

## TASTE

Rotating Food Trucks  
Restaurant and Cafe  
On-Site

## ACCESS

EV Charging Stations  
Mobile Hospitality  
Services

## CONNECTIONS

Networking and  
Happy Hours  
Seasonal Events

## GENEROSITY

Donation Collections  
E-Waste Recycling  
Blood Drives

# ELEVATE

## YOUR DAILY EXPERIENCE, REDEFINED.

No one goes to work just to work anymore, so we've made it our mission to deliver an experience that reaches far beyond the status quo.

Elevate by Longfellow is the final word in thoughtful, curated workplace experience. We create modern, functional workspaces and enhance them with exclusive, thoughtful amenities. It's our job to cultivate greatness and deliver peace of mind.

No two Longfellow properties are the same, and that's just the way we like it. Elevate by Longfellow is not one-size-fits-all – it's one-size-fits-you. With collaborative spaces and bold interiors, Elevate brings you the amenities designed to spark camaraderie and enjoyment for your team.



# LAB & OFFICE SPACE 300 MORRIS

## CURRENT AVAILABILITY

FLOOR 1:  
7,378 RSF  
FITTED LAB DELIVERING Q3 2024

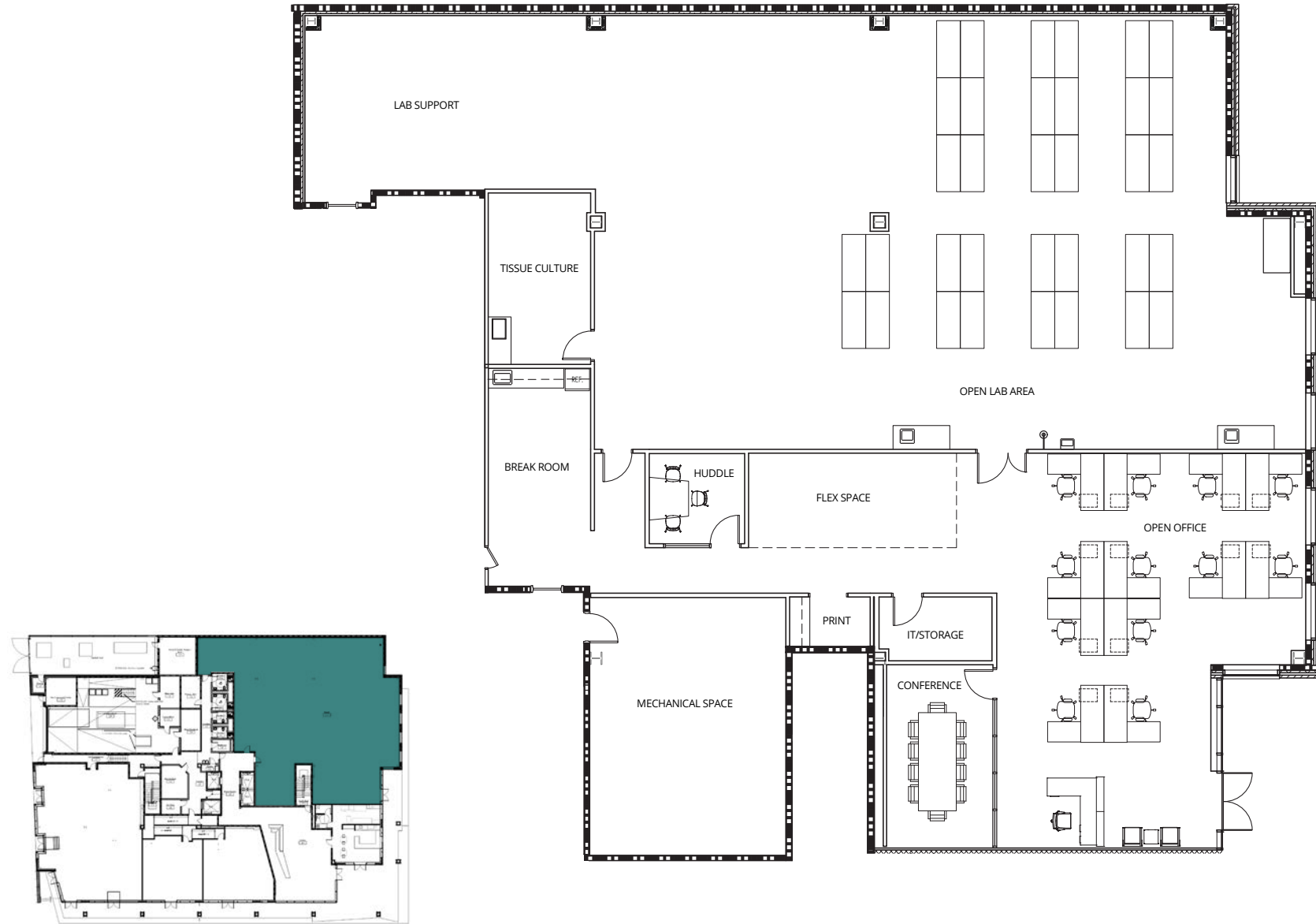
FLOOR 2:  
1,529 RSF  
AVAILABLE FOR OFFICE UP-FIT



# 300 MORRIS

FLOOR 1

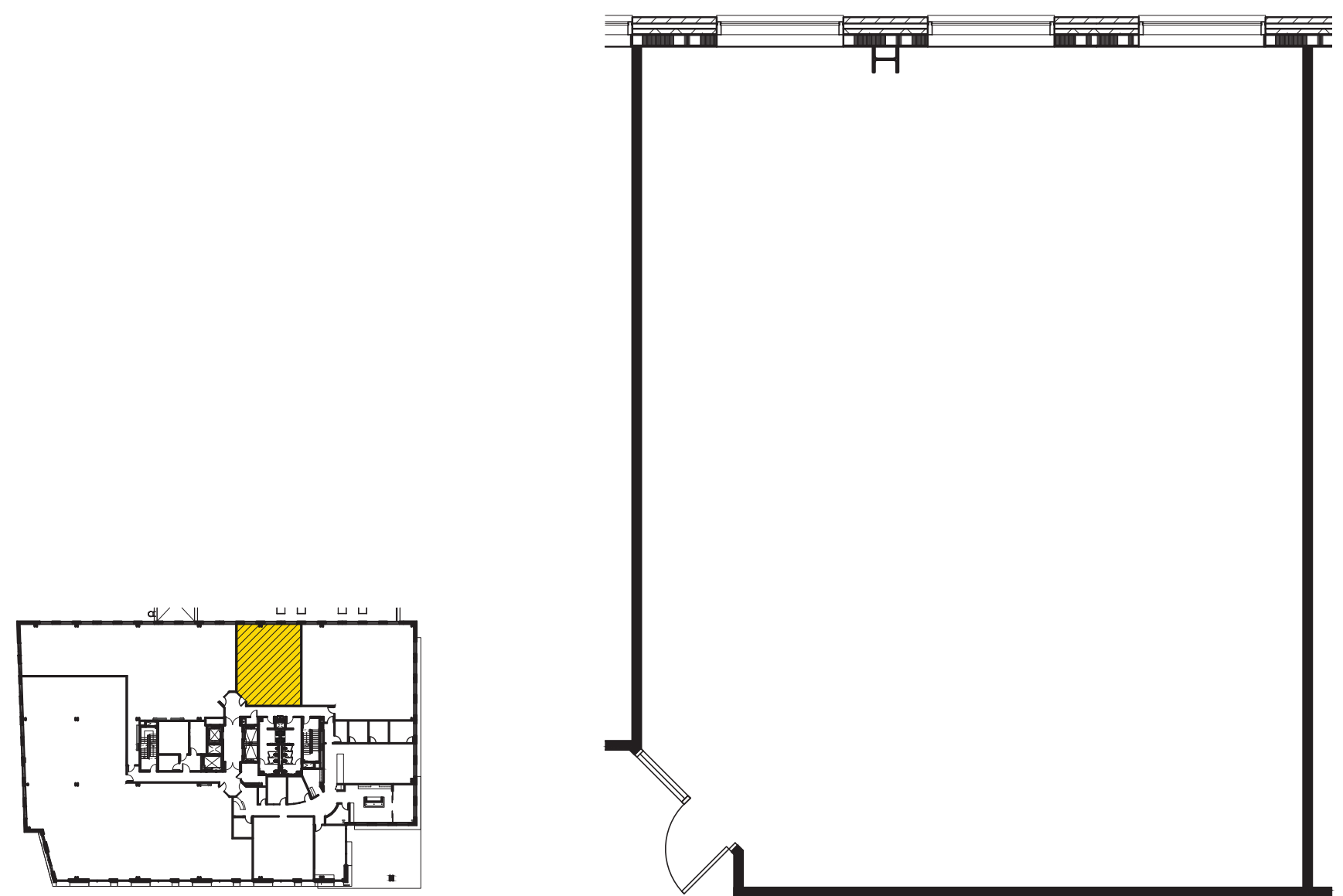
Suite 1A | Fitted Lab | 7,378 RSF | Delivering Q3 2024



# 300 MORRIS

FLOOR 2

Office Suite | 1,529 RSF | Available for Up-Fit





# 518 W. MORGAN

189,585 SF OF LAB & OFFICE SPACE



## THE FUTURE FOR DURHAM ID

Durham ID is committed to building the future of lab and technology space. Home to both adaptive re-use projects and future-facing ground-up construction, it celebrates the city's history while adding to its legacy as a 21st-century tech and innovation cluster.

This seven-story Class A life science building will offer up to 189,585 SF with the ability to accommodate lab and manufacturing uses. It is strategically situated at the corner of W. Morgan and Morris Street, just a block away from bustling Five Points with easy access to restaurant and retail amenities.

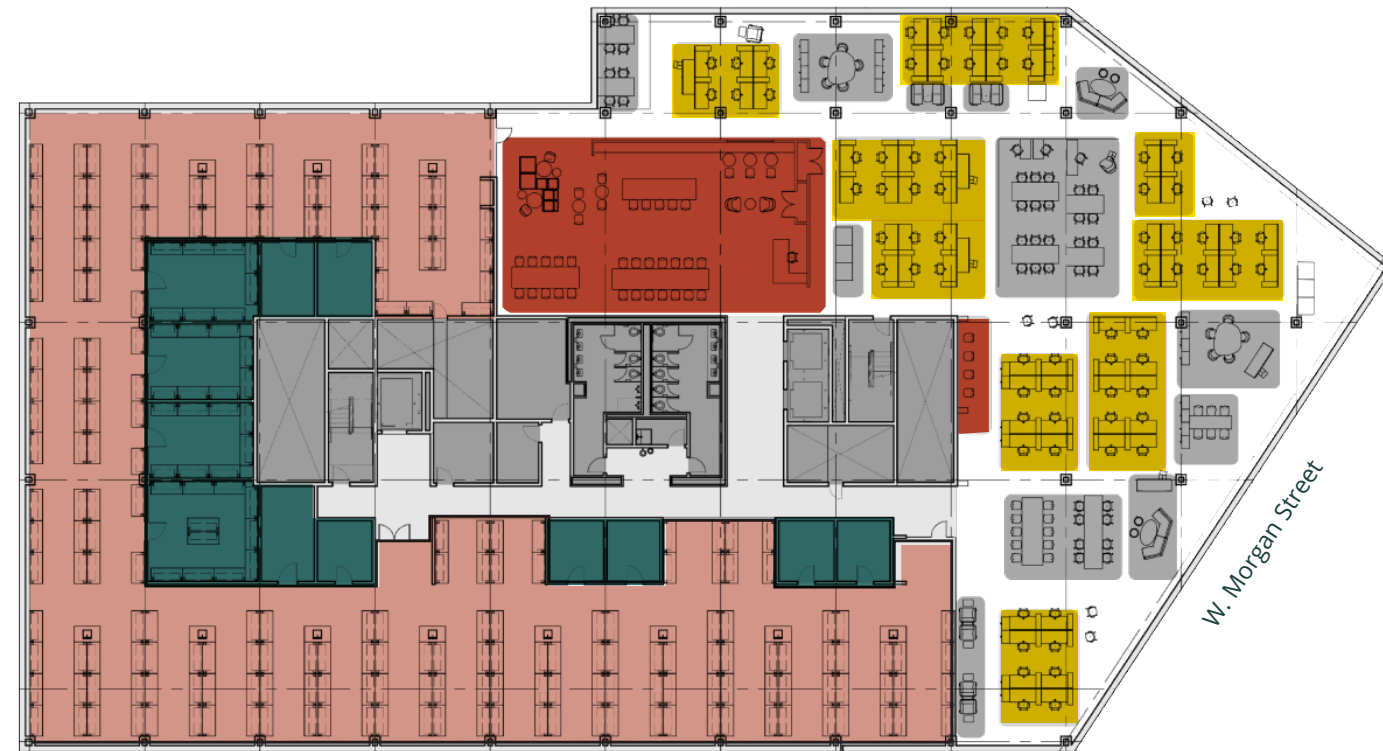


518 W. MORGAN  
PROJECT VIDEO

# 518 W. MORGAN

## CONCEPTUAL SINGLE TENANT FLOOR PLAN

Conceptual Lab Suite | Full Floor | ± 25,000 SF



- Lab
- Lab Support
- Workplace Community Space
- Workplace Group Space
- Workplace Individual Space



## ROOM FOR INNOVATION

Floor plans at 518 W. Morgan allow for open labs with areas available for enclosed lab support, alcoves, or specialty lab functions. Current lab casework configuration is based on a modular 6' wide bench.

The floor plate depth for this project allows for large island benches ranging from 24-30' long.

The workplace configuration can accommodate approximately 100 employees and is based on 130 USF/person, an industry benchmark for science-based companies that embody a forward leaning workplace model based on collaboration, innovation, and visual transparency labs, meeting, and common spaces.

# 16+ MILLION

Square feet of space in  
Longfellow's global portfolio

SERVING OVER 200 LIFE  
SCIENCE COMPANIES IN

# 7 MARKETS

Durham, NC  
RTP, NC  
New York City, NY  
Rockville, MD

Philadelphia, PA  
San Diego, CA  
Bay Area, CA  
United Kingdom



## CREATING SPACE FOR NEW IDEAS

At Longfellow, we take pride in our strategic focus on inspired, state-of-the-art lab space as owners, operators, and developers. But the scope of our work is even broader: We invest just as deeply in lasting relationships as we invest in future-facing innovation ecosystems.

A close-knit, collaborative approach has positioned us on the leading edge of national real estate. Longfellow partners with world-class institutions—from academia to industry—that share our ambitious vision of creativity, experimentation, and iteration. In-house expertise enables us to scale with speed and ease, helping us to target and attract a wide range of tenants with different budgets, different needs, and different goals.

**Let's build something special together.**



For additional information  
or to schedule a tour:

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**DURHAM ID**

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