

An aerial photograph of a modern, multi-story office building with a glass and brick facade, featuring horizontal bands of orange and blue. The building is situated in an urban environment with other commercial buildings and parking lots visible. The sky is a mix of orange, pink, and blue, suggesting a sunset or sunrise. The text "The Grove" is written in a large, white, cursive font, and "DURHAM" is written in a smaller, white, sans-serif font below it.

The Grove
DURHAM

300 W Morgan St | Durham, NC 27701

The Grove Durham Website:

www.grove-durham.com/



The Grove
DURHAM

PROPERTY TYPE Office

TOTAL AVAILABLE 144,457 SF

LEASE TYPE Full Service

YEAR BUILT 1987

YEAR RENOVATED 2026

FLOORS 15

PARKING Deck

ON-SITE SECURITY 7am - 7pm, M-F

MOVE-IN READY FURNISHED SPACE

Located on 12th floor and available for tenants needing short-term space during their build-out period.

BRET MULLER

919.523.4200

bmuller@capitalassociates.com

WES JOHNSON

919.422.4853

wjohnson@capitalassociates.com



AMENITIES

FIRST FLOOR



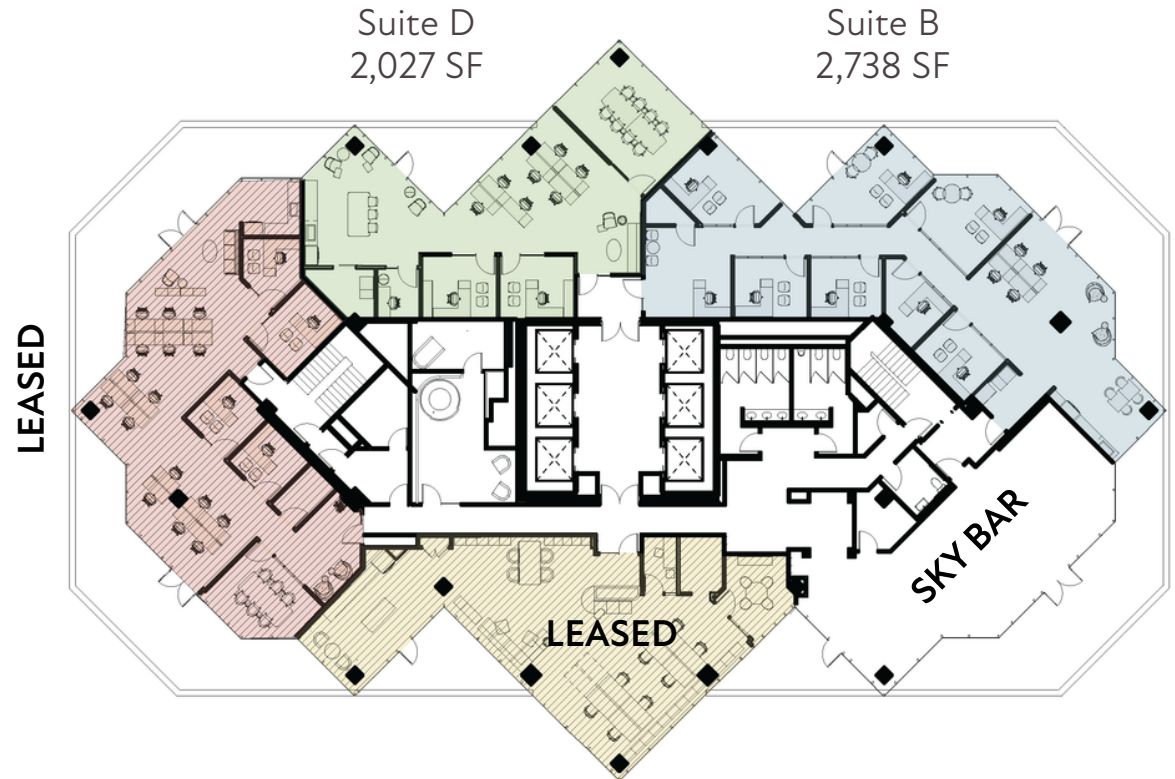
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SKY BAR

FIFTEENTH FLOOR

Restoration Lounge with massage chair and nap pod



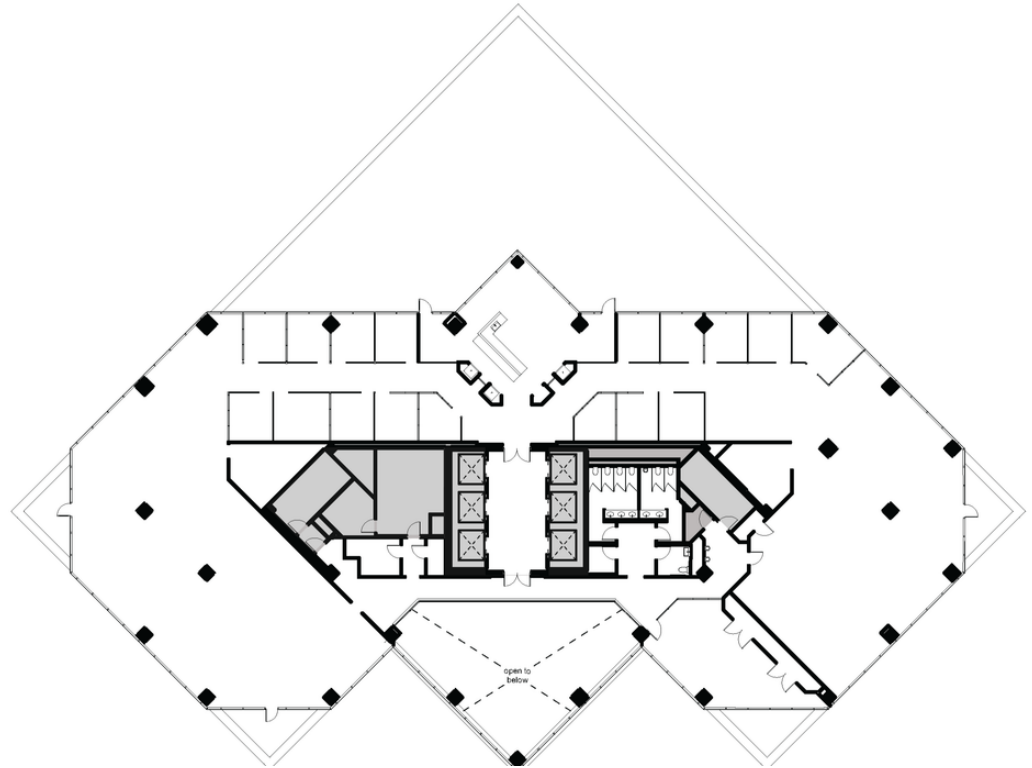
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AVAILABLE

November 2026

Third Floor
16,811 SF



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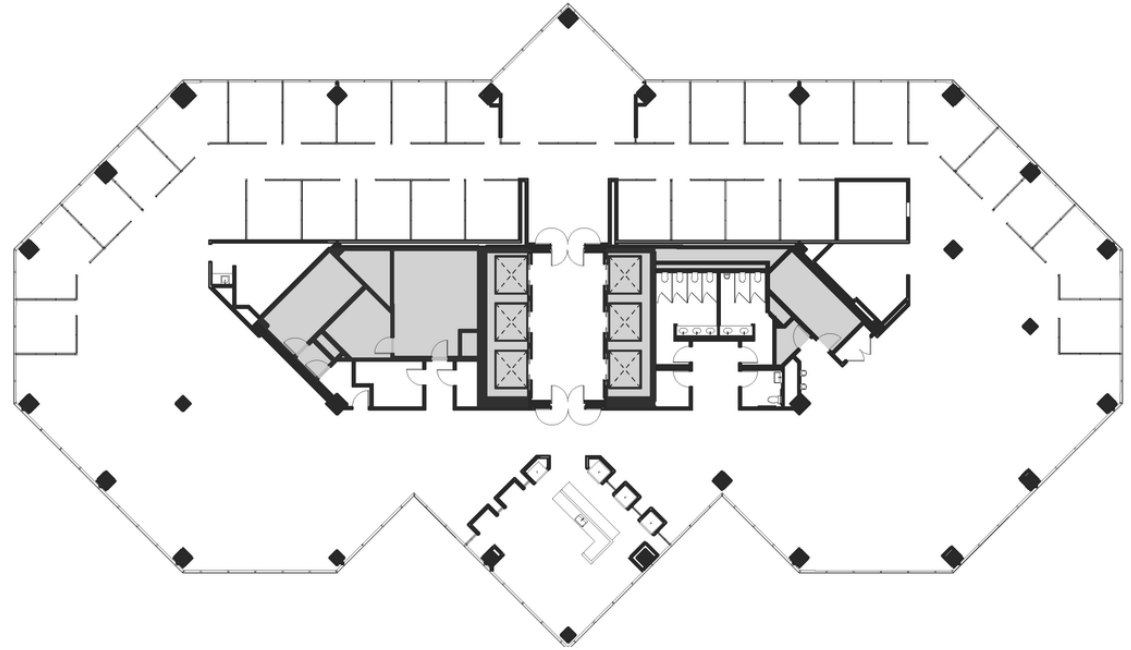
WES JOHNSON
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AVAILABLE

November 2026

Fourth Floor
18,509 SF



BRET MULLER
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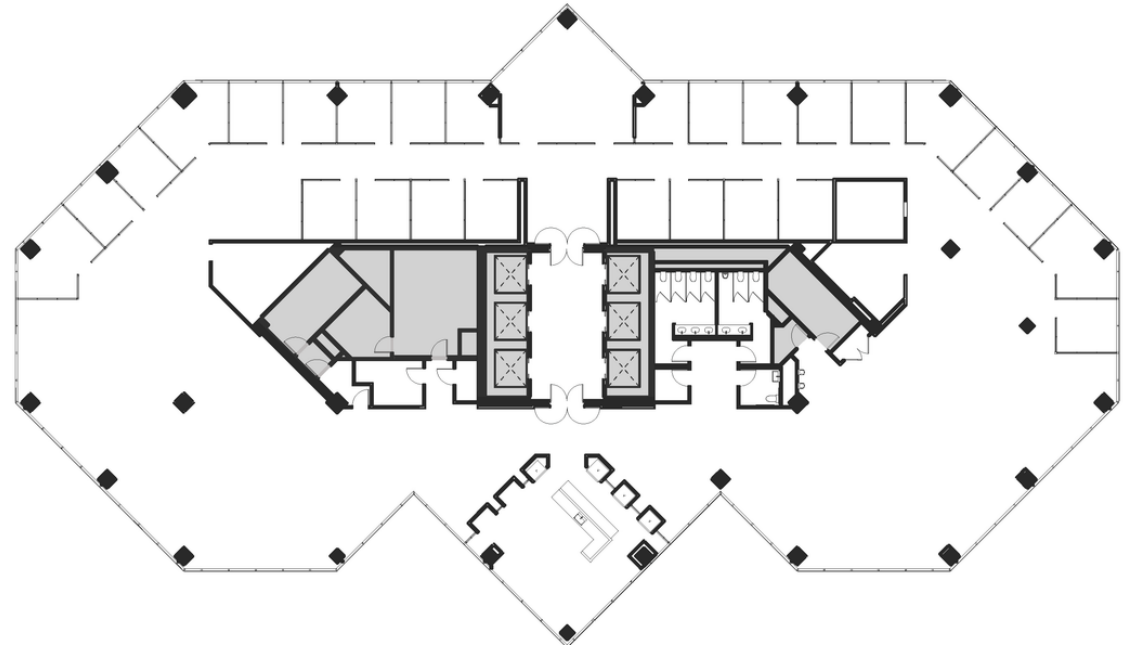
WES JOHNSON
919.422.4853
wjohnson@capitalassociates.com

AVAILABLE

November 2026

Fifth Floor

18,509 SF



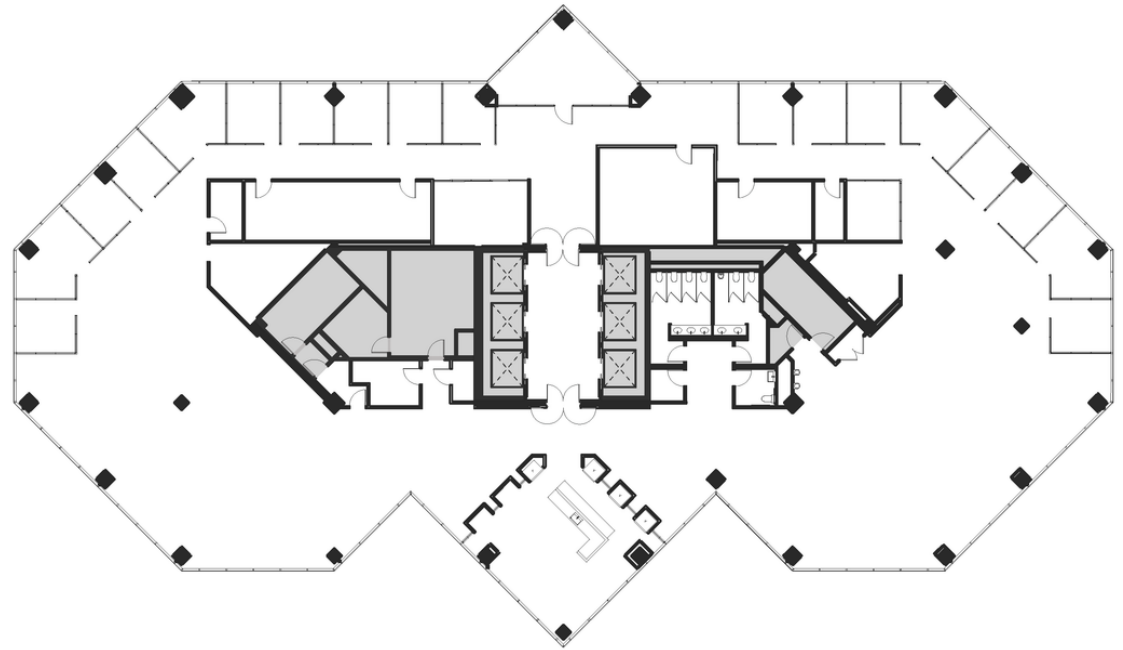
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AVAILABLE

November 2026

Sixth Floor
18,509 SF



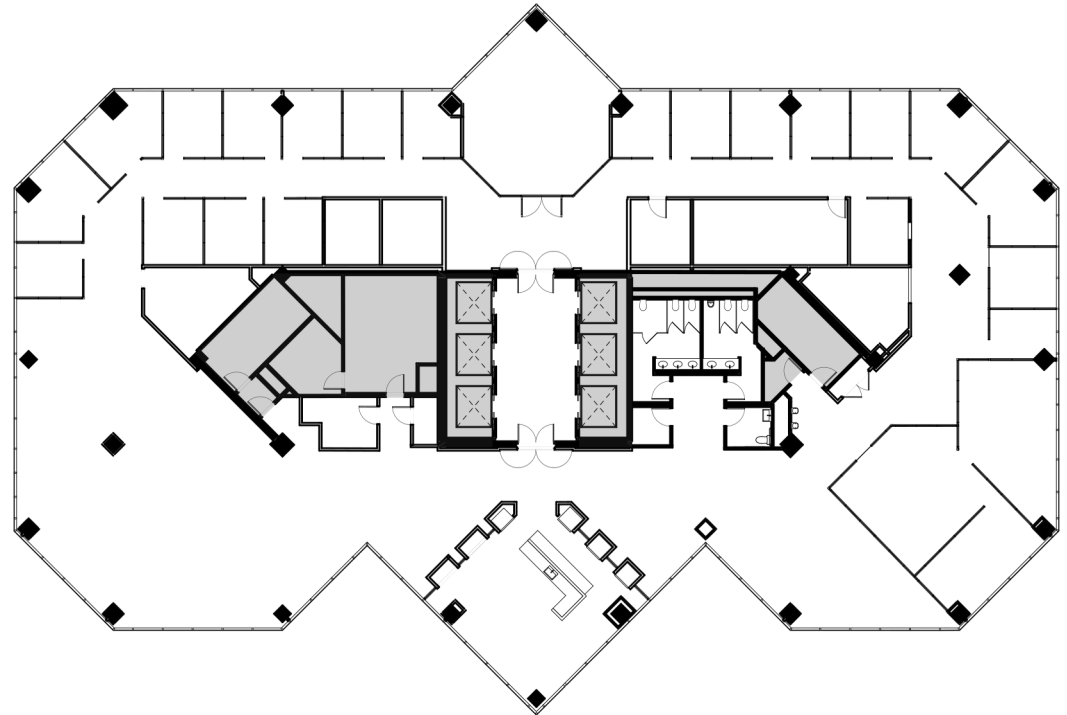
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AVAILABLE

November 2026

Eighth Floor
16,991 SF



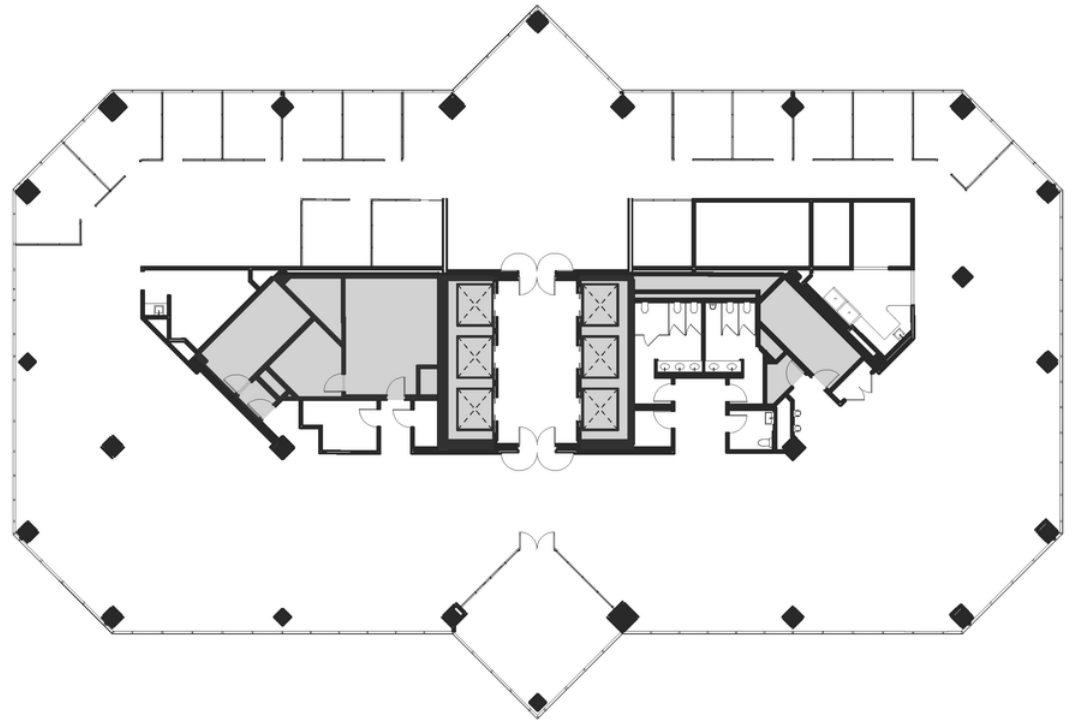
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AVAILABLE

November 2026

Ninth Floor
17,507 SF

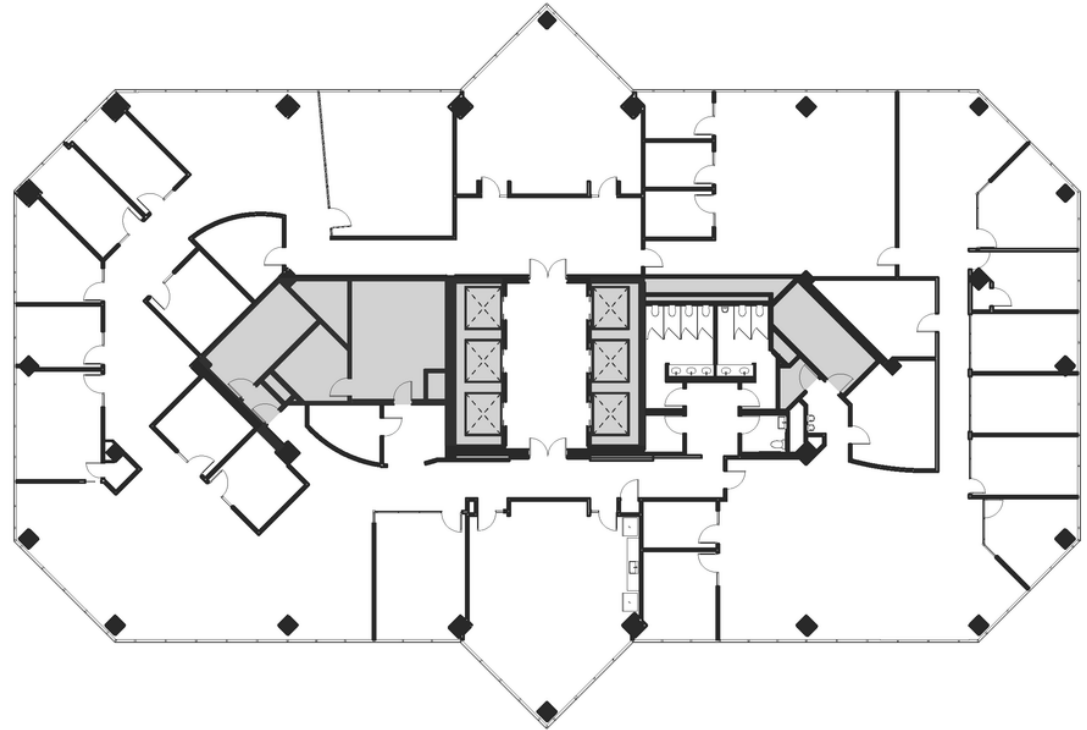


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AVAILABLE

Twelfth Floor
17,507 SF



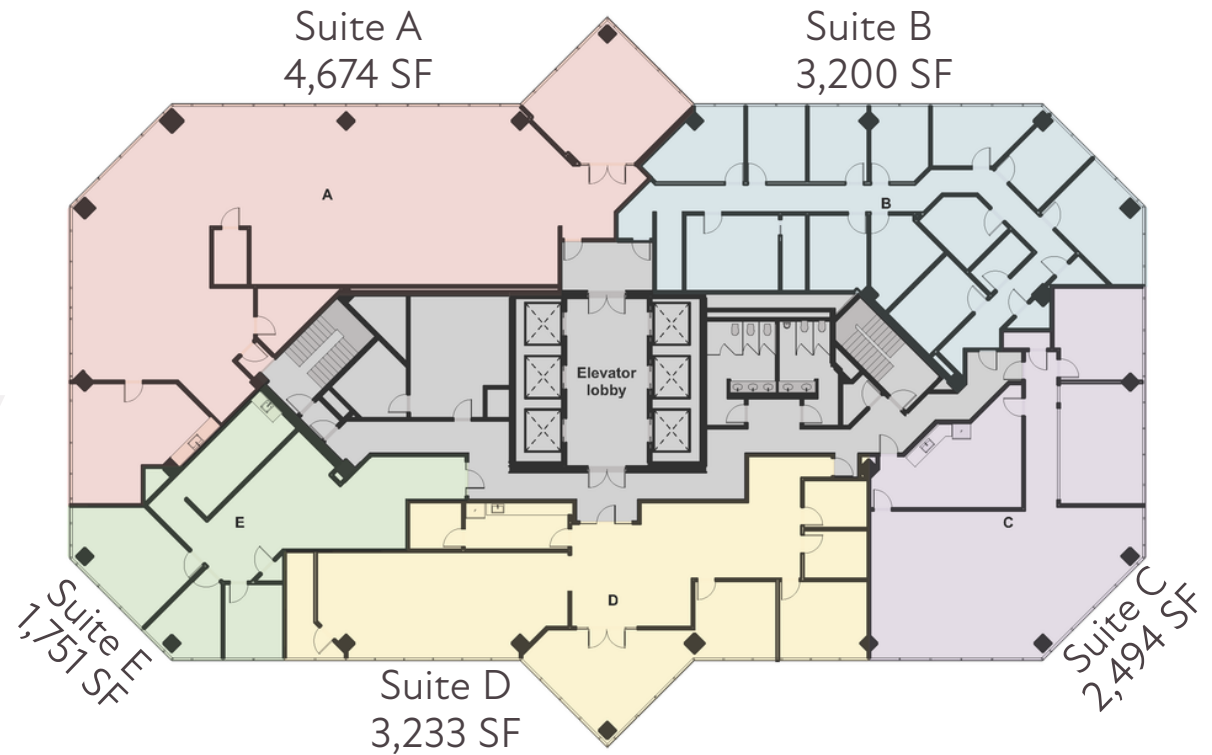
BRET MULLER
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WES JOHNSON
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AVAILABLE

Fourteenth Floor

15,352 SF

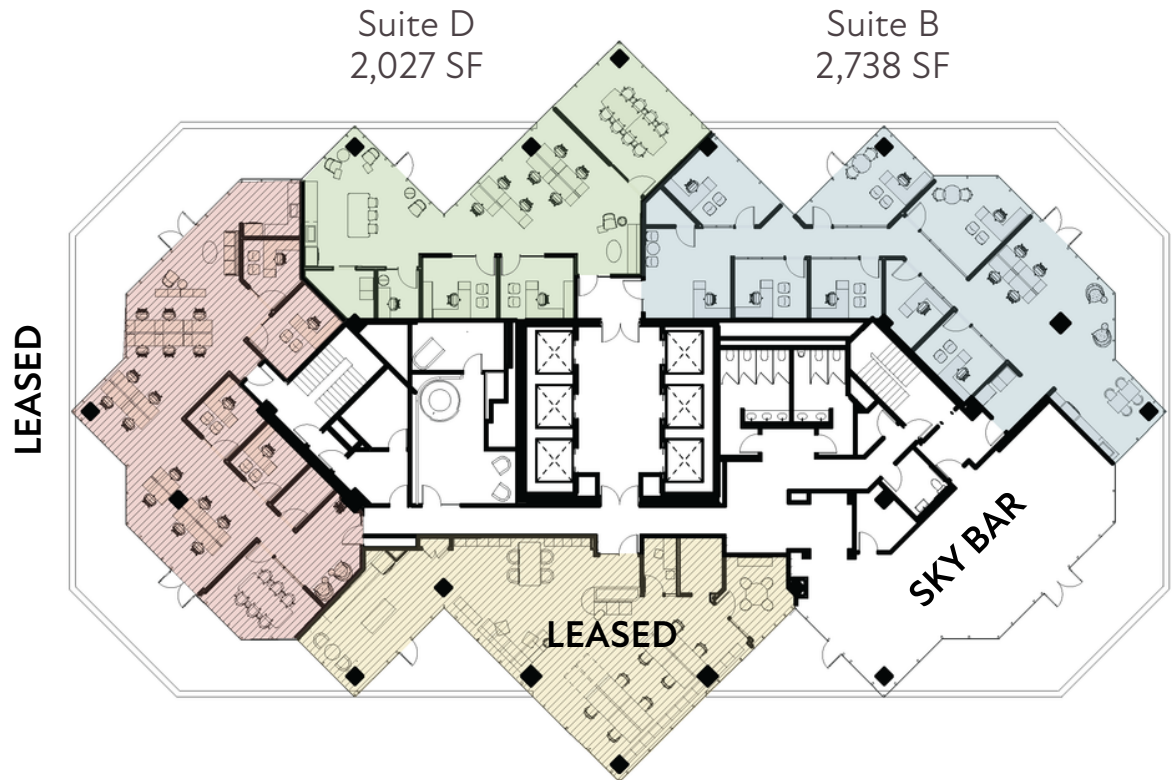


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WES JOHNSON
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AVAILABLE

Fifteenth Floor
4,762 SF



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ABOUT

Durham Centre is being transformed into a dynamic, next-generation workplace designed to foster collaboration, creativity, and employee well-being. This reimagined Class A, 15-story office tower features a reflective, stepped-pyramid roof and a striking three-story atrium overlooking Downtown Durham. It will offer exceptional design, premier amenities, and unique outdoor spaces that connect seamlessly to the city's urban landscape.

Amenities the building offers

- Indoor pickleball court
- A 15th-floor Sky Bar + social lounge with panoramic skyline views
- Trackman golf simulator
- A reconfigurable 60-person conference and training room
- A locally curated coffee café and corporate event venue
- Multiple Wi-Fi enabled open-air workspaces overlooking Downtown Durham
- A glass solarium and quiet retreat lounge with biophilic design
- Fitness and wellness facility with yoga, infrared saunas, and cold plunges
- Library, game room, and collaborative social areas
- An AI-powered creative lab and collaboration space

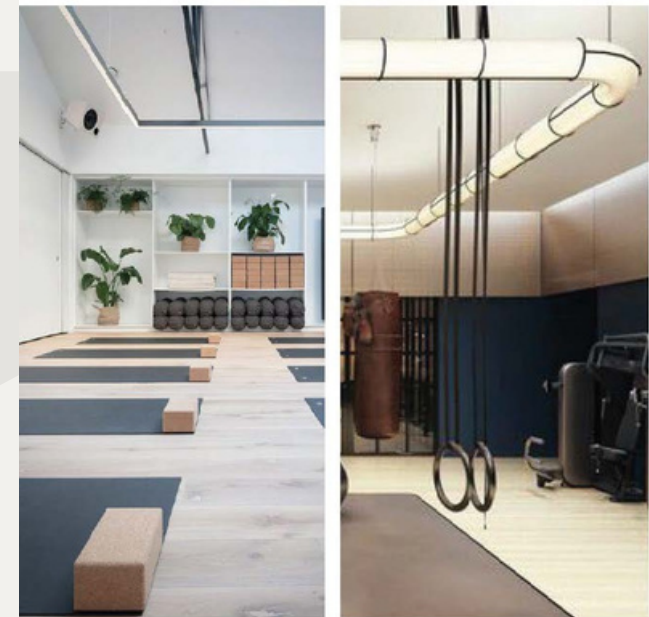


LOCATION

The Grone
DURHAM



Convenient access to 1-40, I-85, NC 15-501 and NC 147. Located 15 minutes to RDU Airport and 10 minutes to RTP. Abundant hotel, retail and dining options all within walking distance!



WorkWellness

The Grove
DURHAM





Amplified *Ambience*





POINTS OF INTEREST

- Atomic Clock Brewing Co.
- Durham Food Hall
- Foster Street Coffee
- Flying Bull Restaurant and Brewery
- Torero's Mexican Restaurant
- Pizzeria Toro
- Taberna Tapas
- Marriott Durham Center
- Durham Convention Center
- Ninth St Bakery
- Seraphine
- Honey Girl Meadery
- Mellow Mushroom
- Ment Beverage Co.
- Yoga Off East
- Ninth St Bakery
- Seraphine
- Honey Girl Meadery
- Aloft
- Parker and Otis
- Boricua Soul
- EkHaya
- State of Golf
- Nan Steak
- PRESS
- Queen Burger
- DPAC
- Durham Bulls Athletic Park