



For sublease

Office + Lab Space

DurhamID
300 Morris Street, Durham, NC 27701
12,058 RSF Available

DurhamID

Office + Lab Sublease

Situated in the heart of the Durham Innovation District, this plug & play sublease offers a prime location in bustling Downtown Durham. This location has seamless access to NC-17, I-85, and 15/501 and an easily accessible parking deck connected to the building. Embrace the vibrant atmosphere with active amenities including regular food truck visits. At DurhamID you will find the perfect environment for your business to thrive in the Bull City's innovative ecosystem.

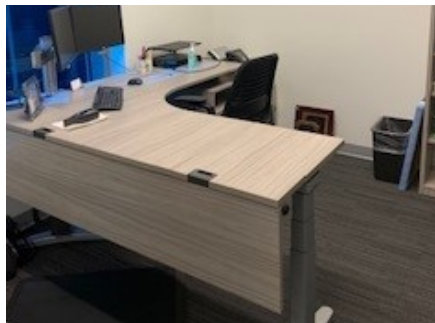
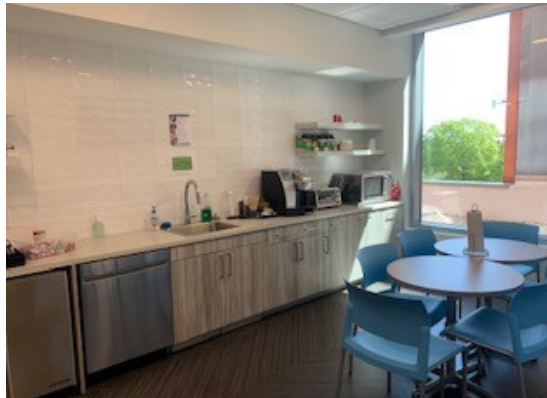
Building Amenities

- LEED Gold Certification
- Flying Bull Brewing on the 1st floor
- Virge Yoga on the 1st floor of adjacent sister building
- WiFi activated courtyard
- Morris Green Park across the street from the office

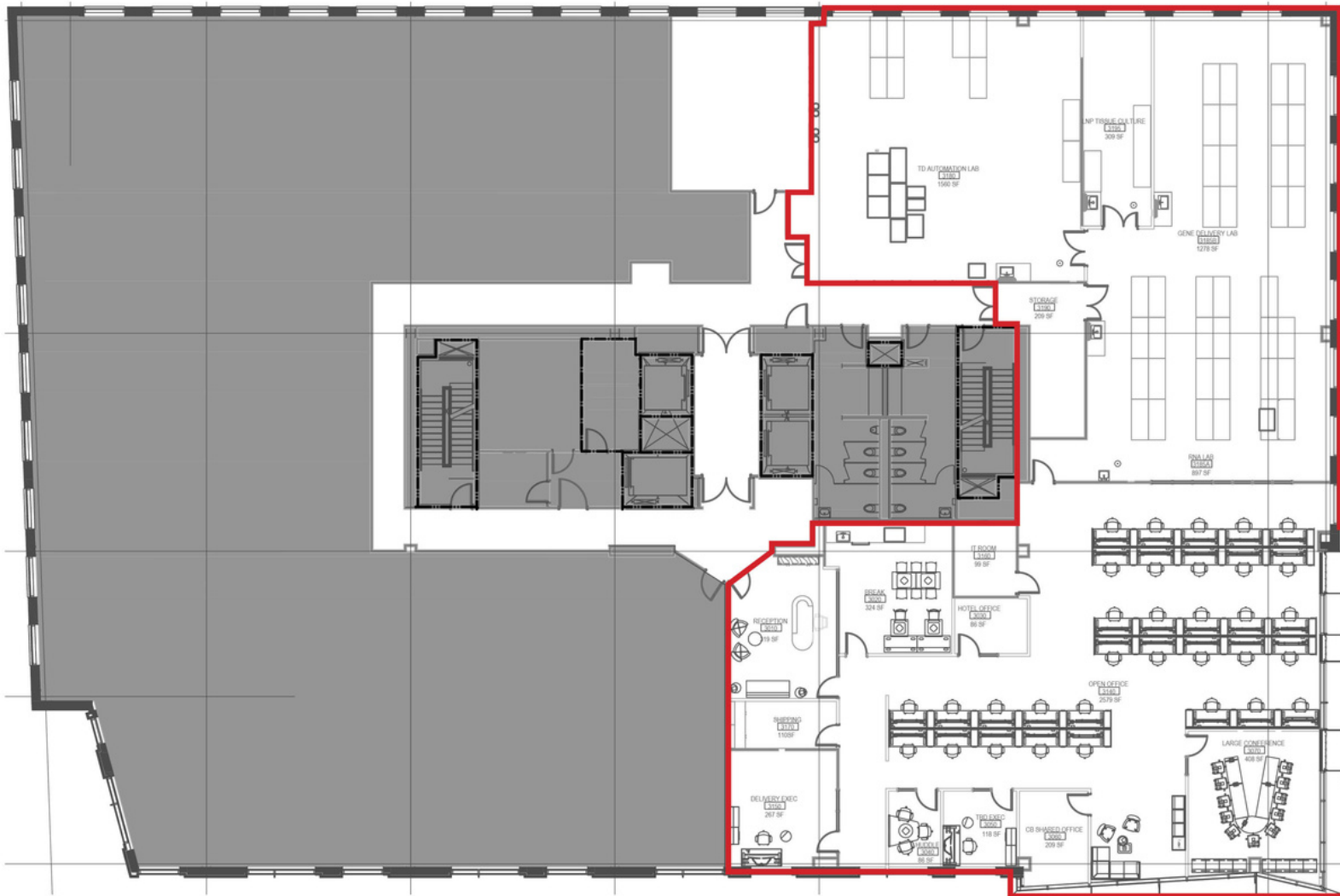


Space Highlights

12,058 SF available on the third floor | Move-in ready office/lab | Buildout completed in 2023
BSL-2 Biology Lab | Flexible term, LEX: June 30, 2032 | ~50/50 lab to office
3/1,000 SF ratio in adjacent deck | FF&E available



Floorplan - 3rd Floor



- 23 existing workstations, with ability to add more
- 4 private offices
- Breakroom
- 1 large & 1 small conference room
- 1 BSL-2 Biology Lab, with benching & support lab
- 1 BSL-2 Automation Lab, with benching & support lab
- FF&E available

Nearby Amenities

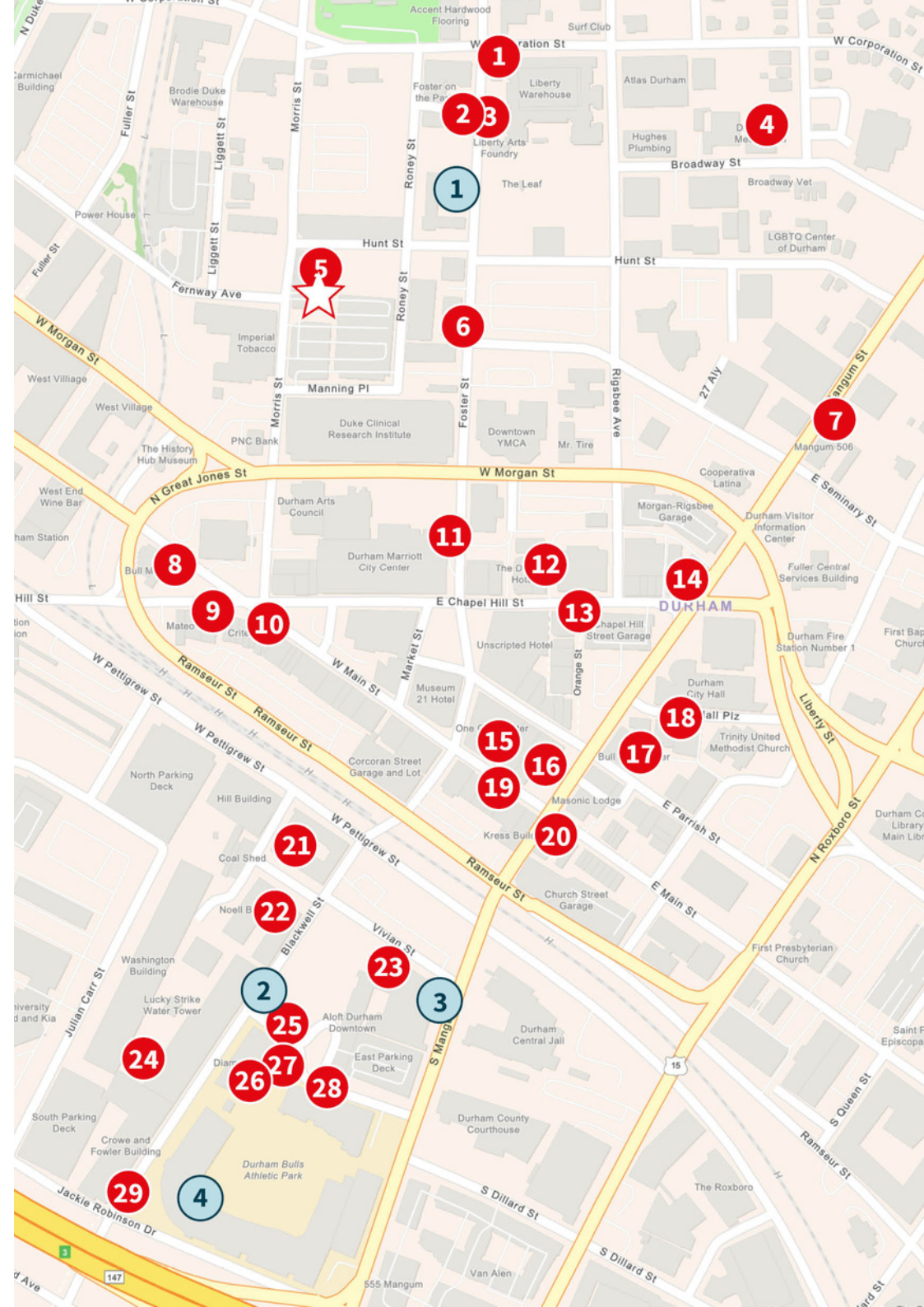
● Restaurants and Bars

1. Dame's Chicken & Waffles
2. The Glass Jug Beer Lab
3. Durham Food Hall
4. Durty Bull Brewing Company
5. Flying Bull Restaurant and Brewery
6. Rise Southern Biscuits & Righteous Chicken
7. EverLou Coffee Co.
8. Bull McCabe's Irish Pub
9. Alimentari at Mothers & Sons
10. Toast
11. Table South Kitchen & Bar
12. The Coffee Bar at The Durham
13. Alley Twenty Six
14. Dashi
15. The Oak House Durham
16. Luna Rotisserie and Empanadas
17. Bull City Burger and Brewery
18. Koki - Creative Puerto Rican Kitchen
19. Pie Pushers
20. Bar Virgile
21. The Waiting Room
22. Honeygirl Meadery & Tasting Room
23. NanaSteak
24. Parker and Otis
25. Moe's Southwest Grill
26. PRESS Coffee Crepes Cocktails
27. QueenBurger
28. Tobacco Road Sports Café
29. Mellow Mushroom Durham

● Entertainment

1. Durham Farmers' Market
2. American Tobacco Campus
3. Durham Performing Arts Center
4. Durham Bulls Athletic Park

★ 300 Morris Street





Downtown Durham

Durham Innovation District

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