



University Tower ±185,978 RSF Office Building

3100 Tower Boulevard
Durham, NC 27707



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This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

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01

PROPERTY OVERVIEW

Executive Summary

[>> CLICK HERE FOR AERIAL VIEW](#)

UNIVERSITY TOWER ± 185,978 RSF OFFICE BUILDING DURHAM NC | RALEIGH-DURHAM

Opportunity to acquire an iconic landmark 17-story tower on 5.88 acres in Durham at only \$64.52 per SF. The pricing at \$7 million below appraisal and approximately 10% of replacement cost, offers investors or users lucrative opportunities as reenergized office space. Additionally, the low basis, spectacular views and iconic visibility offer investors profitable future adaptive reuse opportunities including residential, mixed-use, hotel, and medical uses.

Located directly between downtown Durham and Chapel Hill, the tower has immediate access to I-40 and NC-15-501 and benefits from Duke University, UNC Chapel Hill, Research Triangle Park, and RDU International Airport. This central position connects it to the Triangle's most powerful economic engines, top-tier universities, major healthcare systems, and a rapidly growing residential population. The visibility from I-40 and the building's commanding presence make it a beacon for business and branding unlike anything else in the market.

- Appraised December 2024 for \$19,000,000
- Impressive views and incredible visibility
- 729 parking spaces including 312 covered spaces
- Floor plates average ± 11,000 SF
- Occupancy approximately 32.7%
- Onsite generator
- Currently demised as approximately 45 suites
- ± 5.88 Acres

Do not disturb tenants

Shown by appointment only



BUILDING SIZE:
±185,978 RSF



PRICE PER SF:
\$64.52



PRICING GUIDANCE:
\$12,000,000

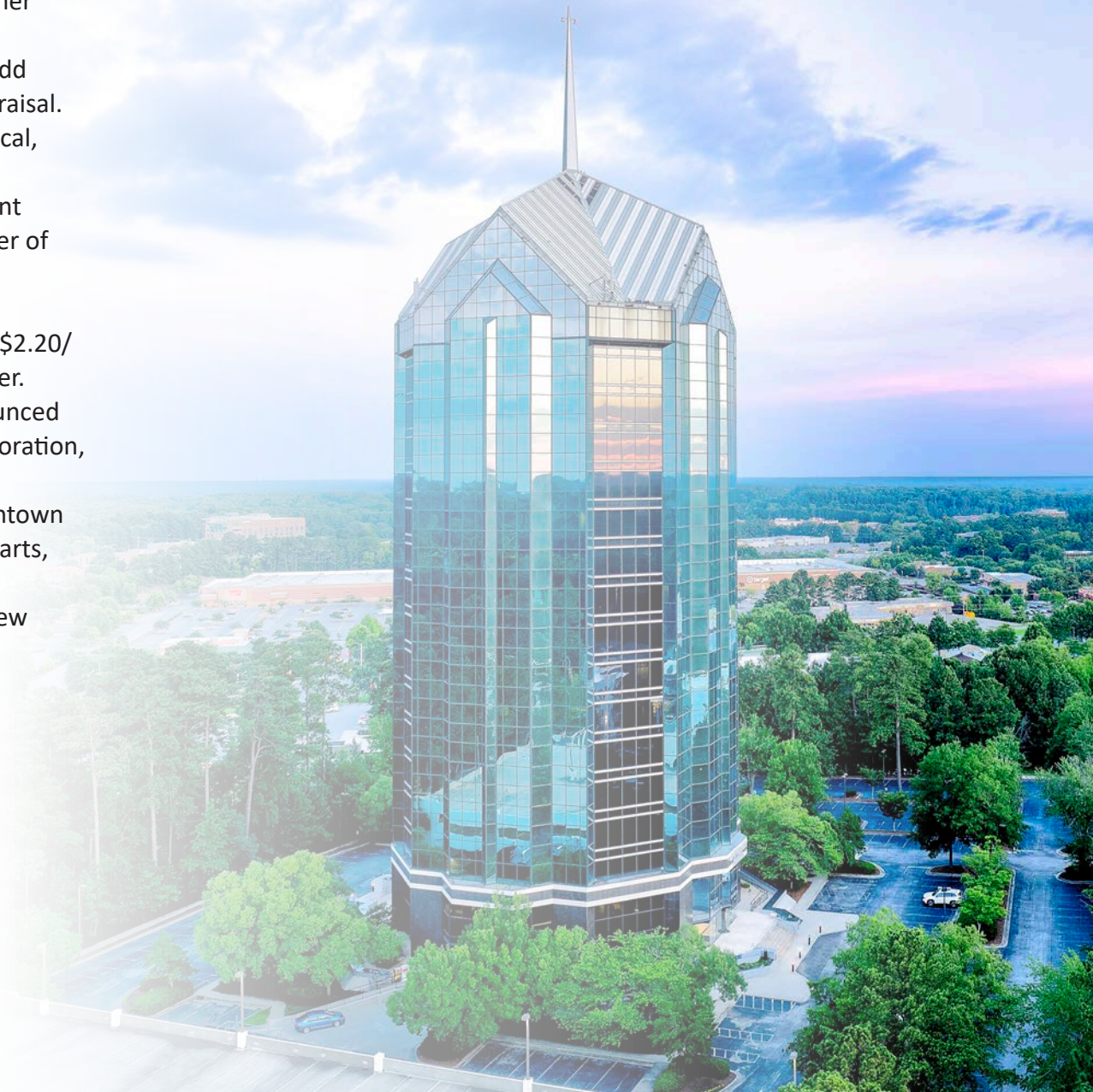


APPRAISAL:
\$19,000,000

Investment Highlights

>> [CLICK HERE FOR AERIAL VIEW](#)

- Lucrative value-add office investment opportunity with an incredibly low basis enabling market leading occupancy and performance.
 - Historic investment opportunity for any size partial owner occupant. Investor partner available.
 - Incredible basis at 10% of replacement cost for value-add office investors, seven million dollars under recent appraisal.
 - Potential future use options including residential, medical, hotel, mixed-use, and others.
 - University Tower offers unmatched views at a price point unavailable to competitors providing a significant barrier of entry advantage.
 - High quality class A construction.
 - Strong multifamily demand with competing rents over \$2.20/SF without the view and prominence of University Tower.
 - Pro business market with employment increases announced in the area from Apple, Google, Grail Inc, Fugifilm Corporation, Eli Lilly, Kempower, and Apiject.
 - Fast access via US-501 and I-40. Within 4 miles to downtown Durham providing quick access to multiple residential, arts, restaurants, and entertainment.
 - New development in the immediate area including a new successful 300,000 SF mixed-use development project
-
- Current occupancy is 33%
 - Current annual gross income is \$1,716,458
 - The weighted average current lease term is 3.3 years
 - The average in-place rents PSF are \$32.16/SF



Property Information

>> [CLICK HERE FOR LOBBY & ENTRY TOUR](#)

ADDRESS:	3100 Tower Boulevard, Durham, NC 27707
COUNTY:	Durham
ZONING:	Commercial General & Office-Institutional (CG & OI)
SITE SIZE:	±5.88 Acres
BUILDING SIZE:	±185,978 RSF ±212,144 SF building area
FLOORS:	17
ELEVATORS:	4 high speed elevators - updated in 2016
PARKING SPACES:	729 Parking spaces (3.95:1,000 SF) 312 covered 417 surface
YEAR BUILT:	1986
EXTERIOR FINISH:	Glass curtain wall
FOOTING & FOUNDATION:	Reinforced concrete slab
ROOF:	White TPO 100 fleece-back system installed in 2010
LOADING:	2 Exterior dock-highs
GENERATOR:	Yes
STRUCTURAL FRAME:	Steel frame
WINDOWS:	Double-pane, metal
HVAC:	Two 250-ton centrifugal Smardt oil-free chillers installed in 2010. Dual cell Baltimore Air Cool cooling tower installed 2006. Air handling units retrofitted with variable speed drives
RESTROOM:	Men's and women's on each floor
FRONTAGE:	712' along Tower Boulevard; 345' along US Route 15-501 Bypass; 708' along Petty Road
ACCESS:	Three curb cuts along Tower Boulevard and two curb cuts along Petty Road
NUMBER OF TENANTS:	10
NUMBER OF SUITES:	45
HISTORICAL CAPEX:	Approximately \$4,200,000 spent in past 8 years





>> [CLICK HERE FOR VIRTUAL TOUR](#)



Lobby Area



Elevators



Main Entrance



Loading Docks



Private Office



Open Office Space



Turn Key Office



Conference Room



Bar - Penthouse Suite



Dining Area - Penthouse Suite



Open Office Space



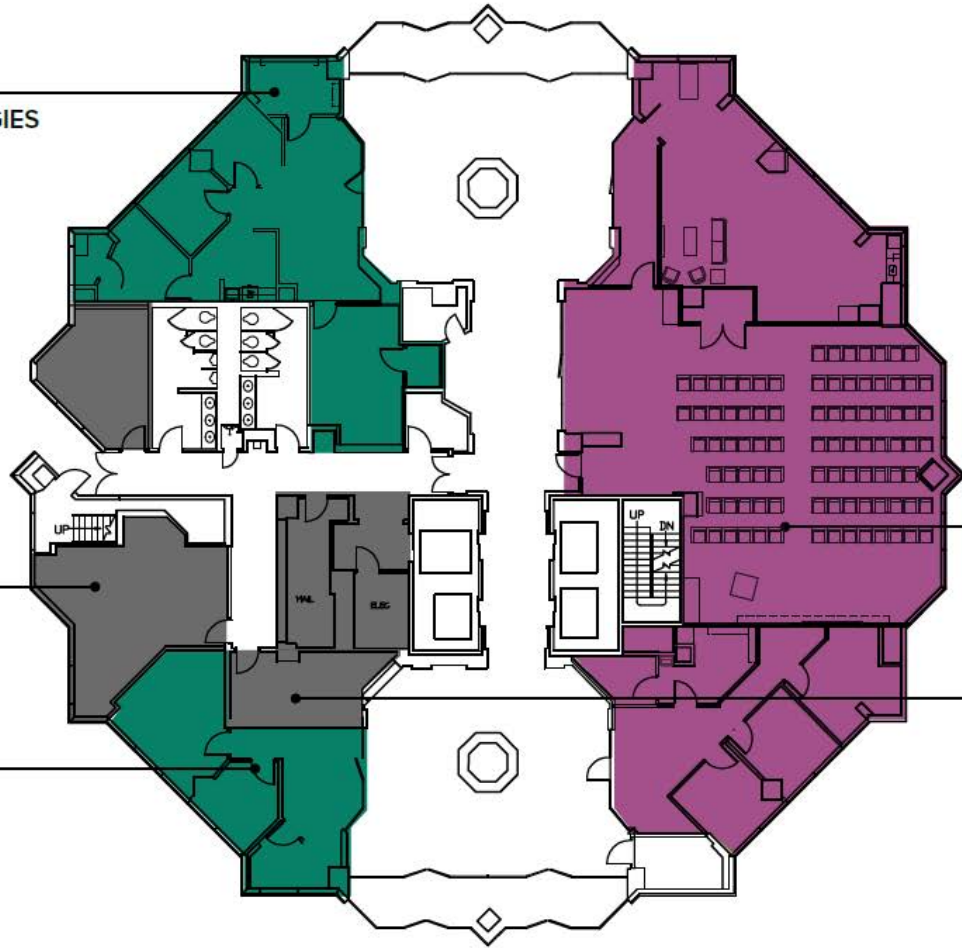
Impressive Views

Floor Plans - 1st Floor

TUCKER BRIA WEALTH STRATEGIES
SUITE 117
1,262 SF

BREAKROOM, MAINTENANCE
SUITE 109
1,225 SF

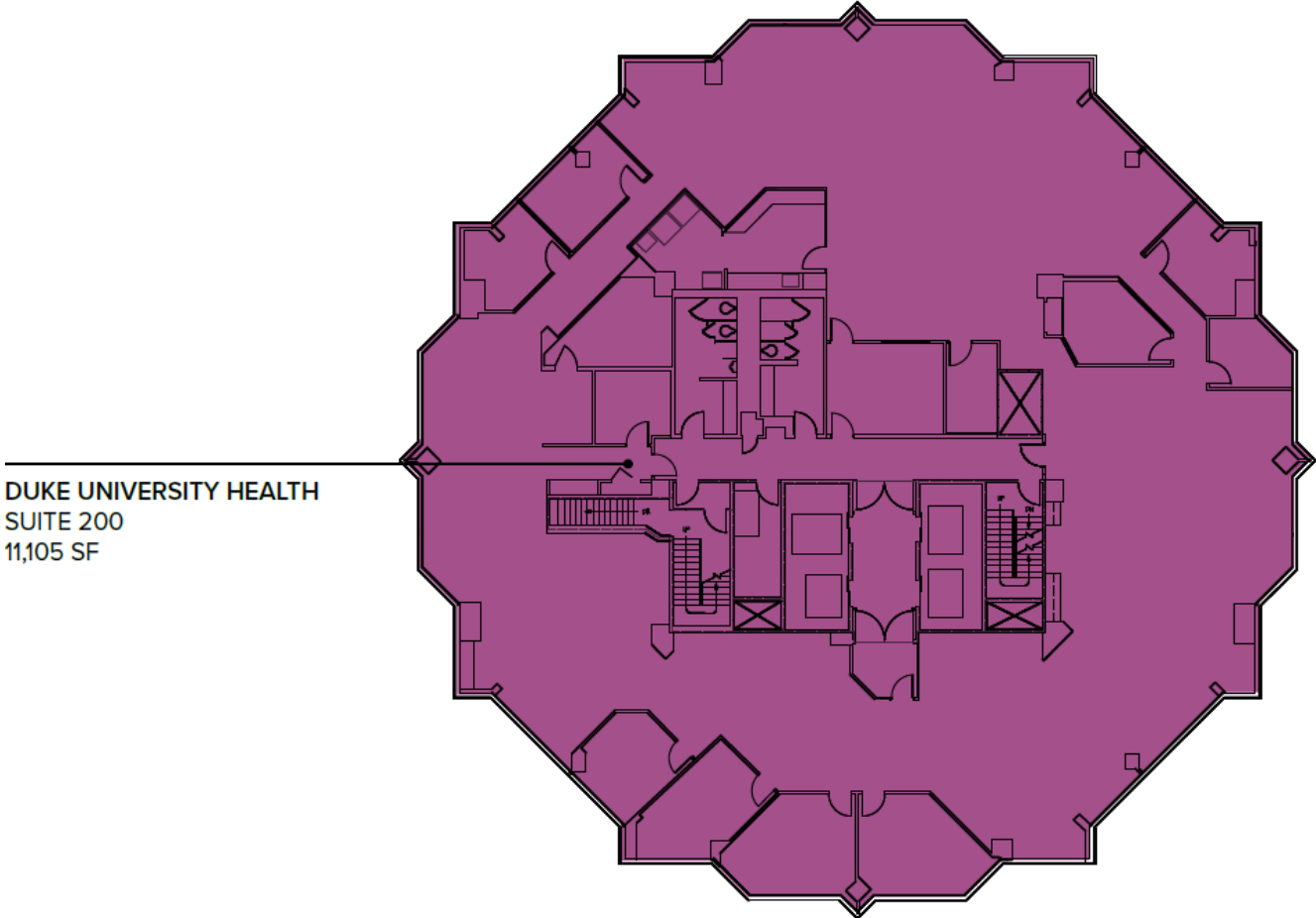
COUCH & ASSOCIATES
SUITE 105
704 SF



DUKE UNIVERSITY HEALTH
SUITE 118
4,098 SF

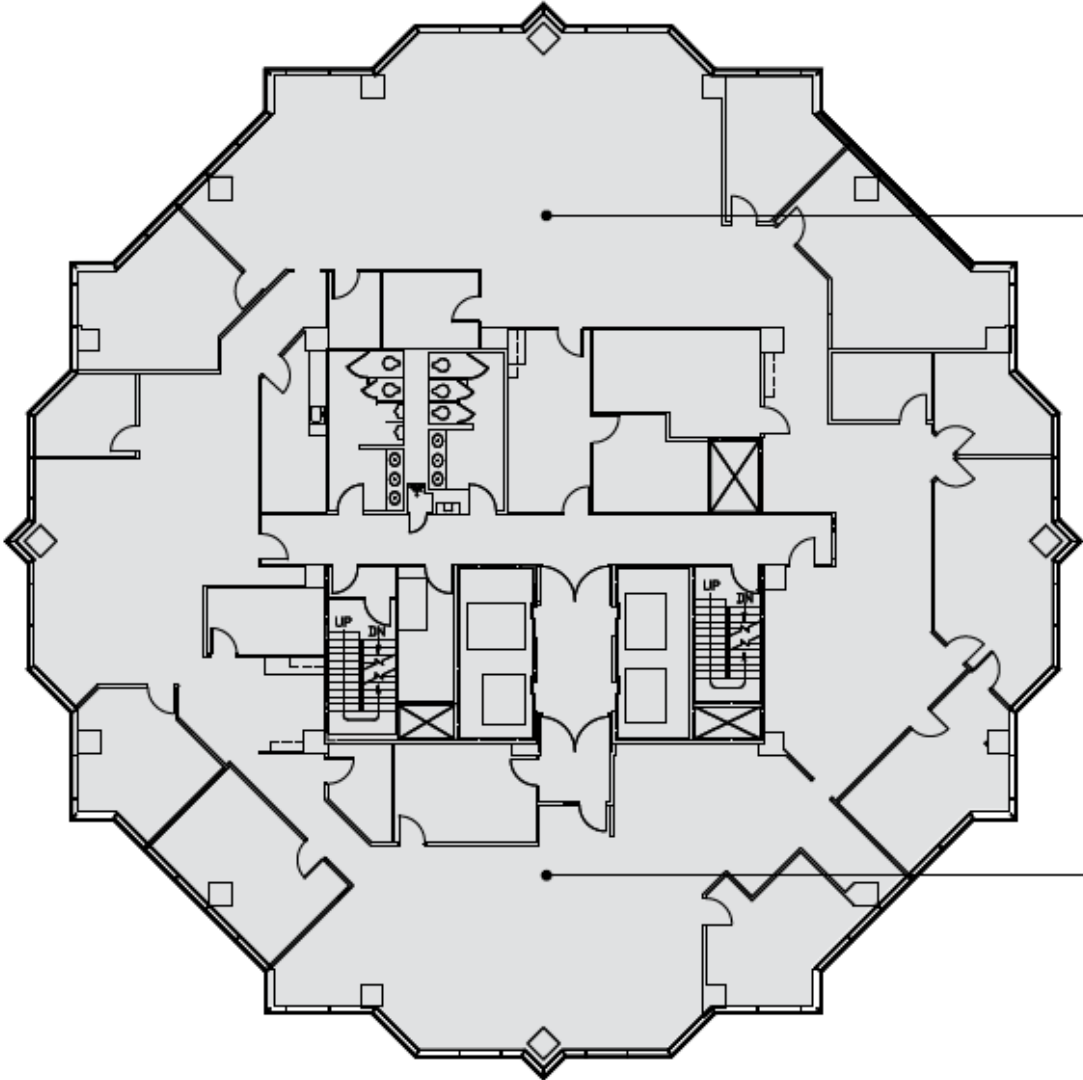
CLOSET
SUITE 111
198 SF

Floor Plans - 2nd Floor



DUKE UNIVERSITY HEALTH
SUITE 200
11,105 SF

Floor Plans - 3rd Floor



AVAILABLE
SUITE 300
8,107 SF

AVAILABLE
SUITE 310
2,998 SF

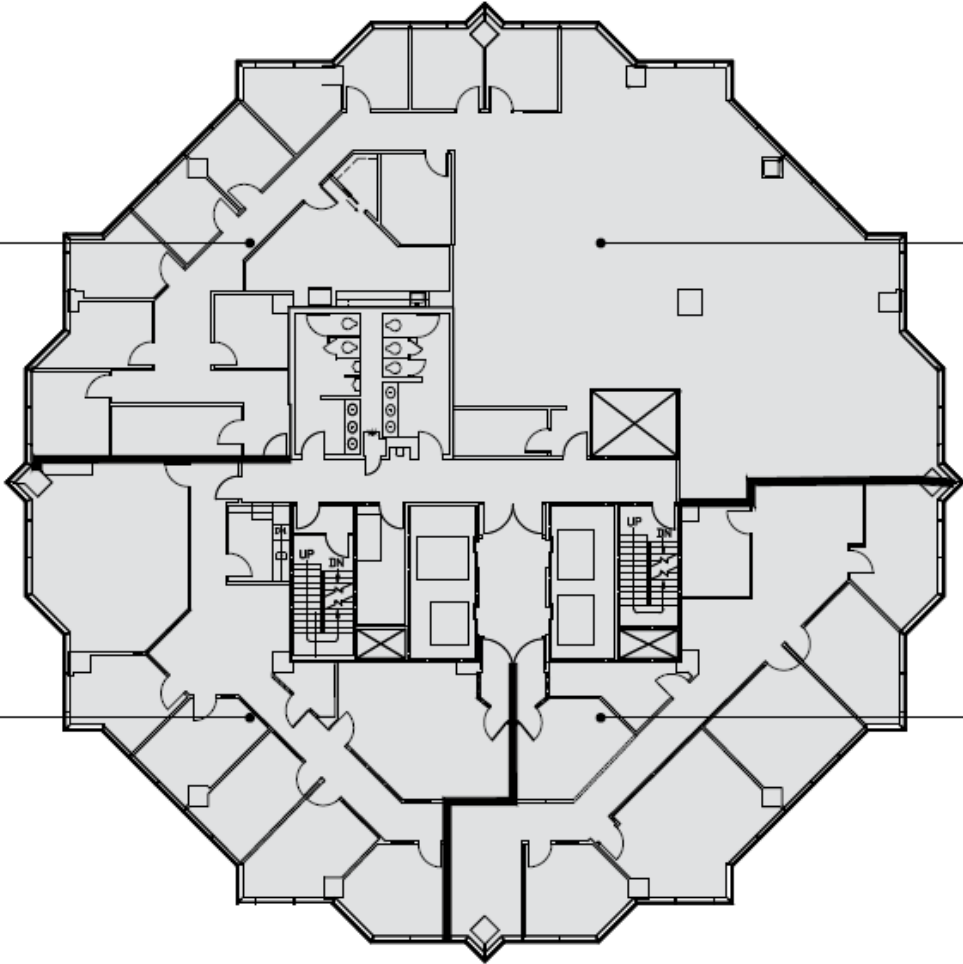
Floor Plans - 4th Floor

AVAILABLE
SUITE 408
2,348 SF

AVAILABLE
SUITE 400
3,304 SF

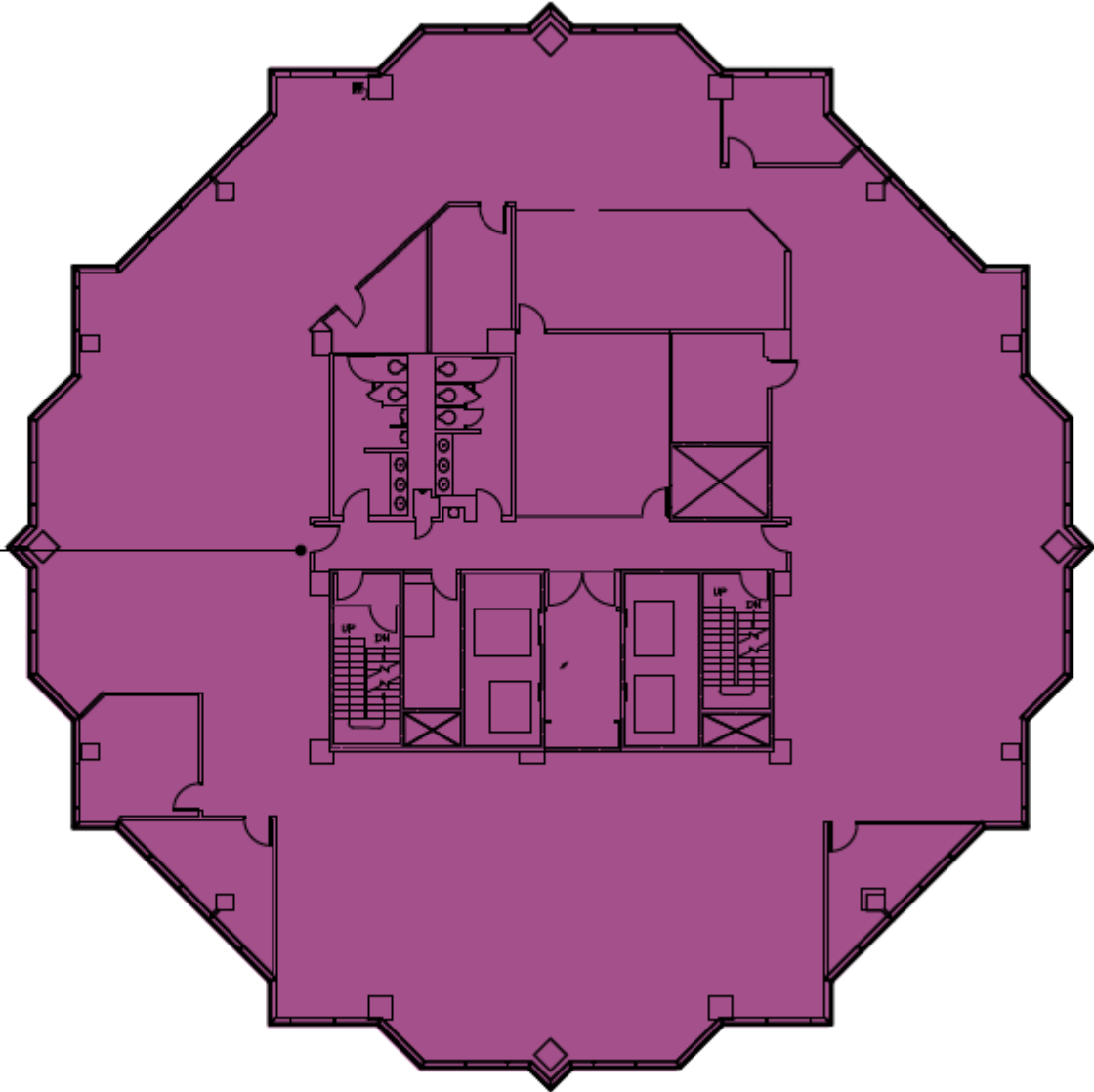
AVAILABLE
SUITE 406
2,639 SF

AVAILABLE
SUITE 404
2,596 SF

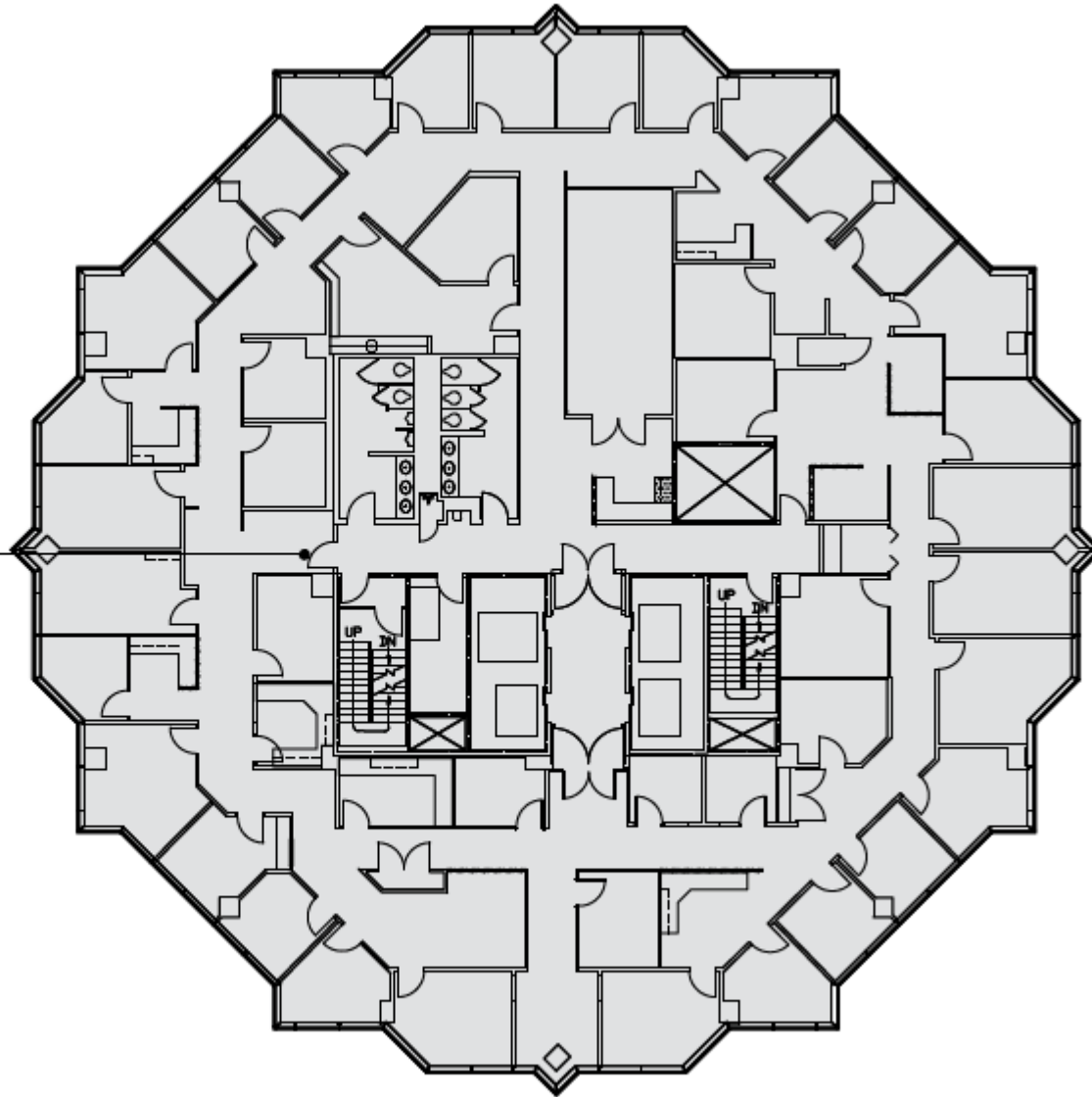


Floor Plans - 5th Floor

DUKE UNIVERSITY HEALTH
SUITE 500
11,229 SF

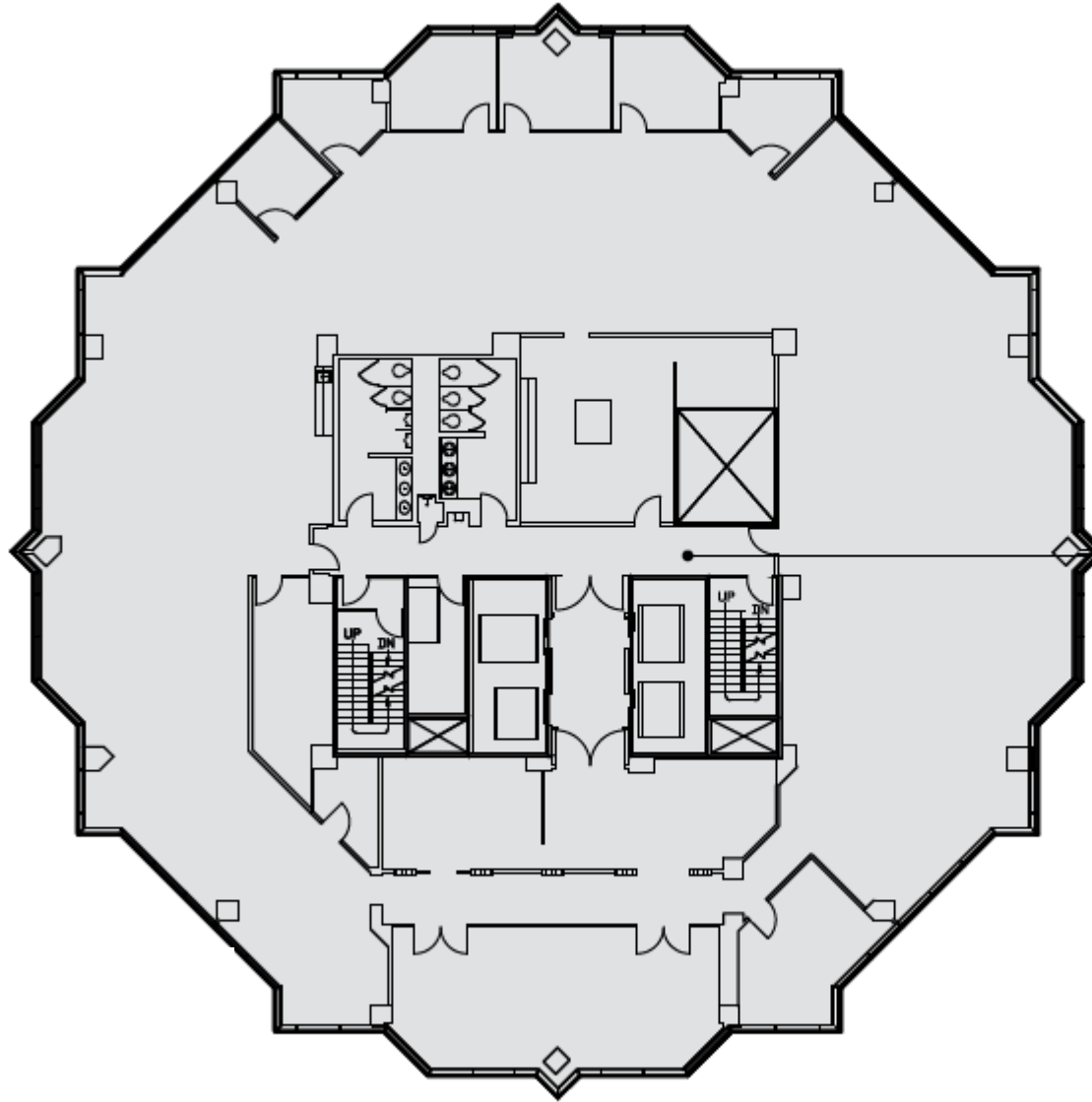


Floor Plans - 6th Floor



AVAILABLE
SUITE 600
11,233 SF

Floor Plans - 7th Floor



AVAILABLE
SUITE 700
11,233 SF

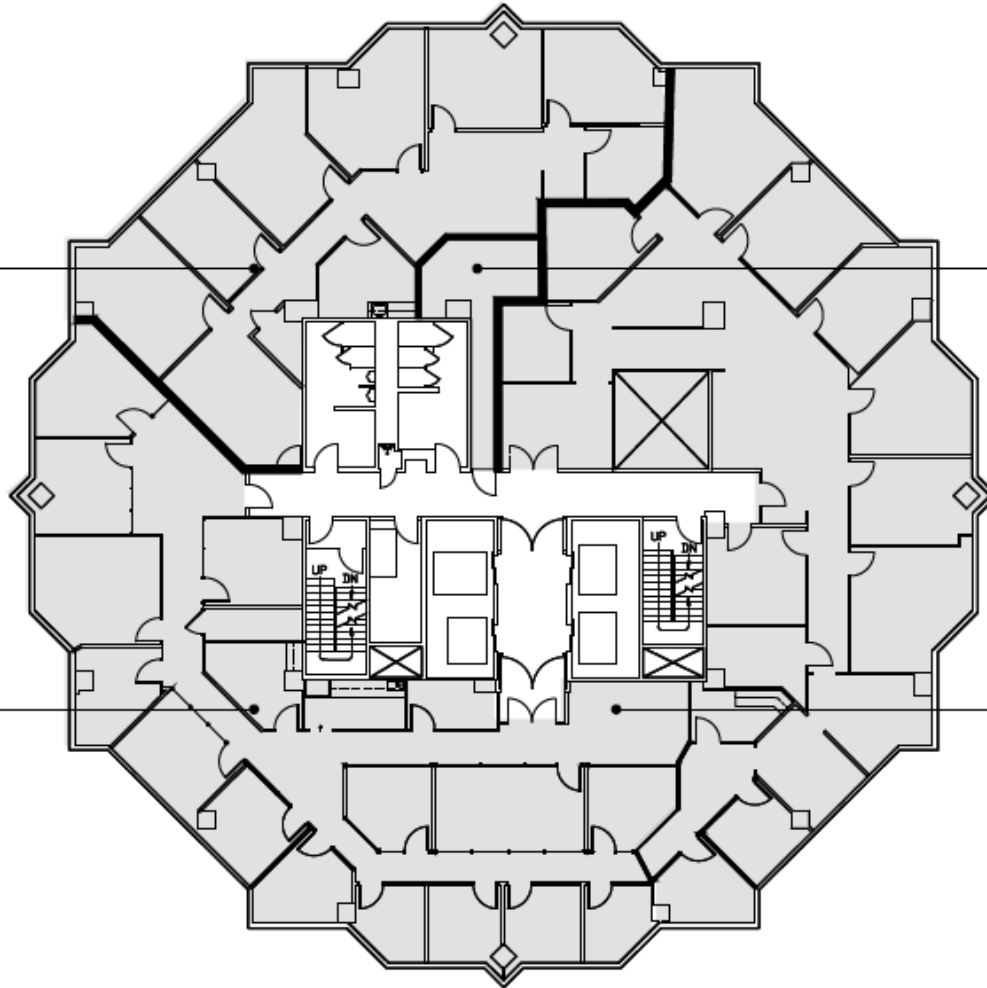
Floor Plans - 8th Floor

AVAILABLE
SUITE 800
2,552 SF

AVAILABLE
SUITE 804
253 SF

AVAILABLE
SUITE 825
4,535 SF

AVAILABLE
SUITE 802
3,444 SF



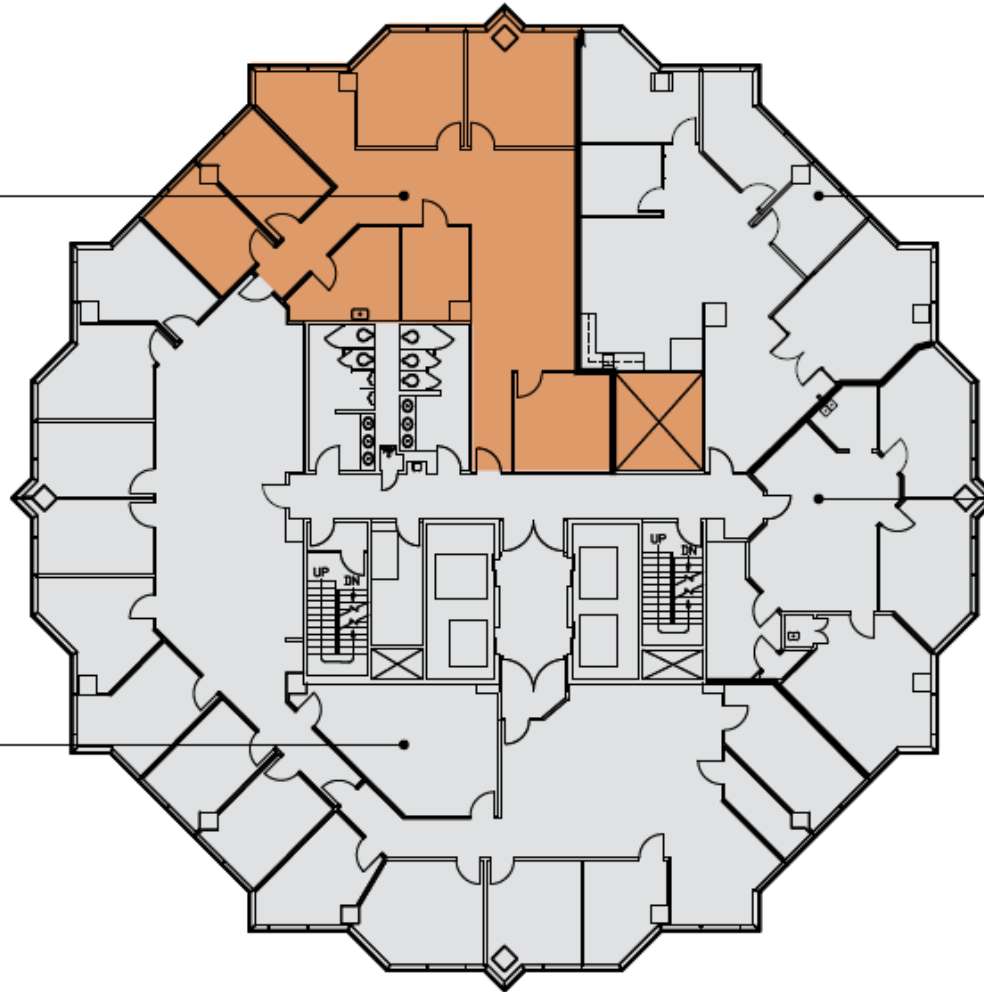
Floor Plans - 9th Floor

ZOWEH MINISTRIES
SUITE 950
2,292 SF

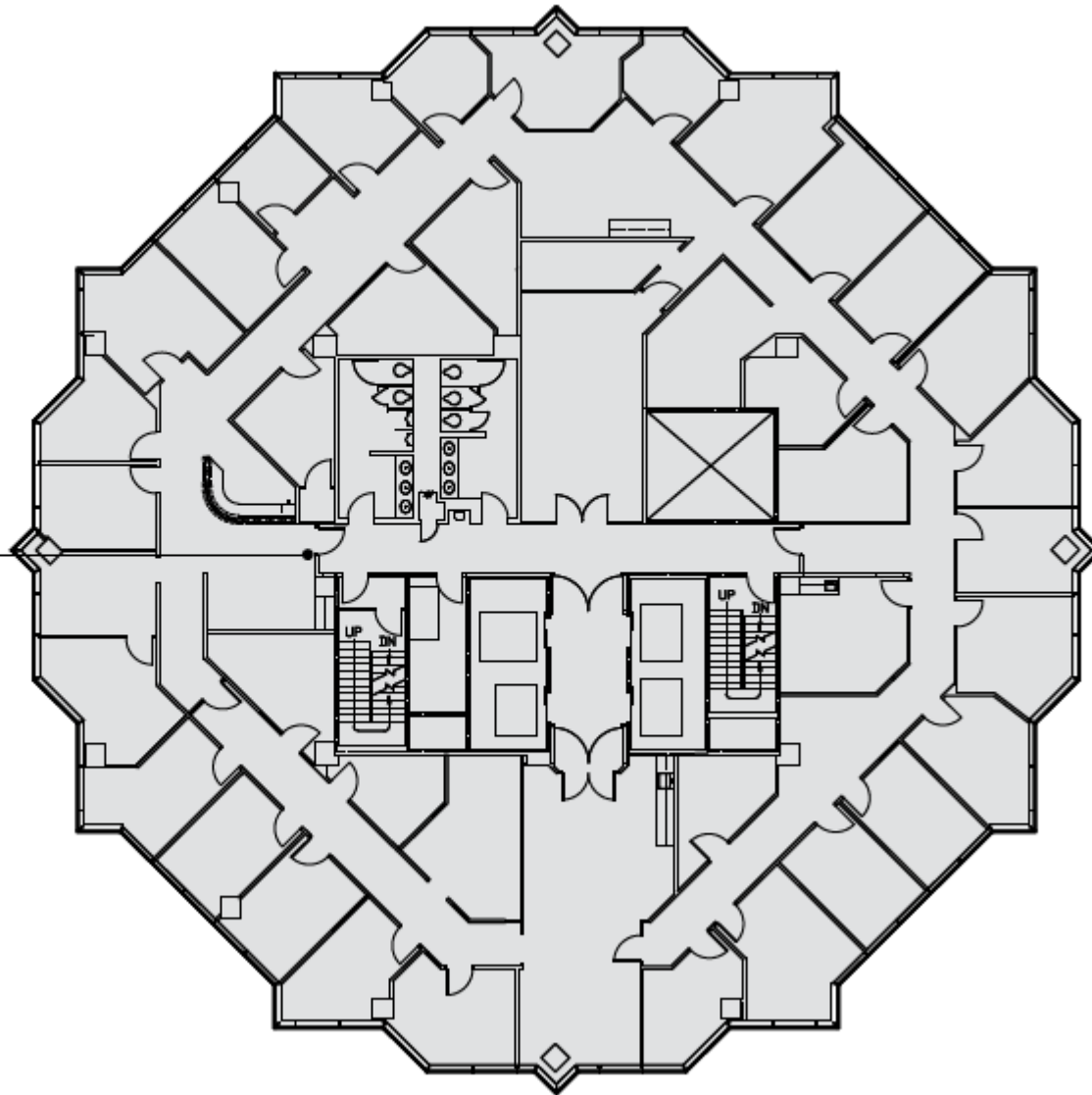
AVAILABLE
SUITE 925
1,850 SF

AVAILABLE
SUITE 901
1,483 SF

AVAILABLE
SUITE 900
5,209 SF

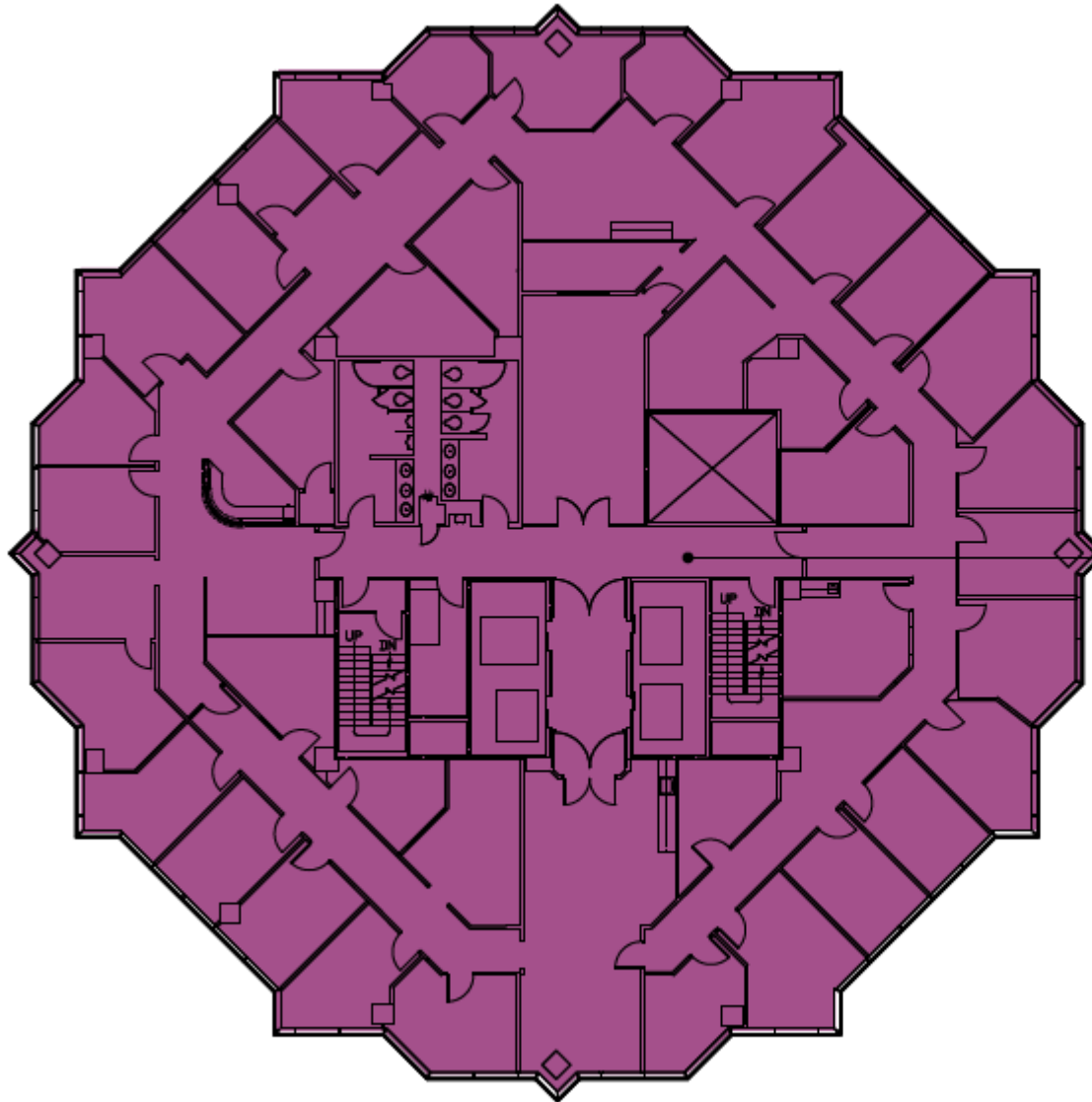


Floor Plans - 10th Floor



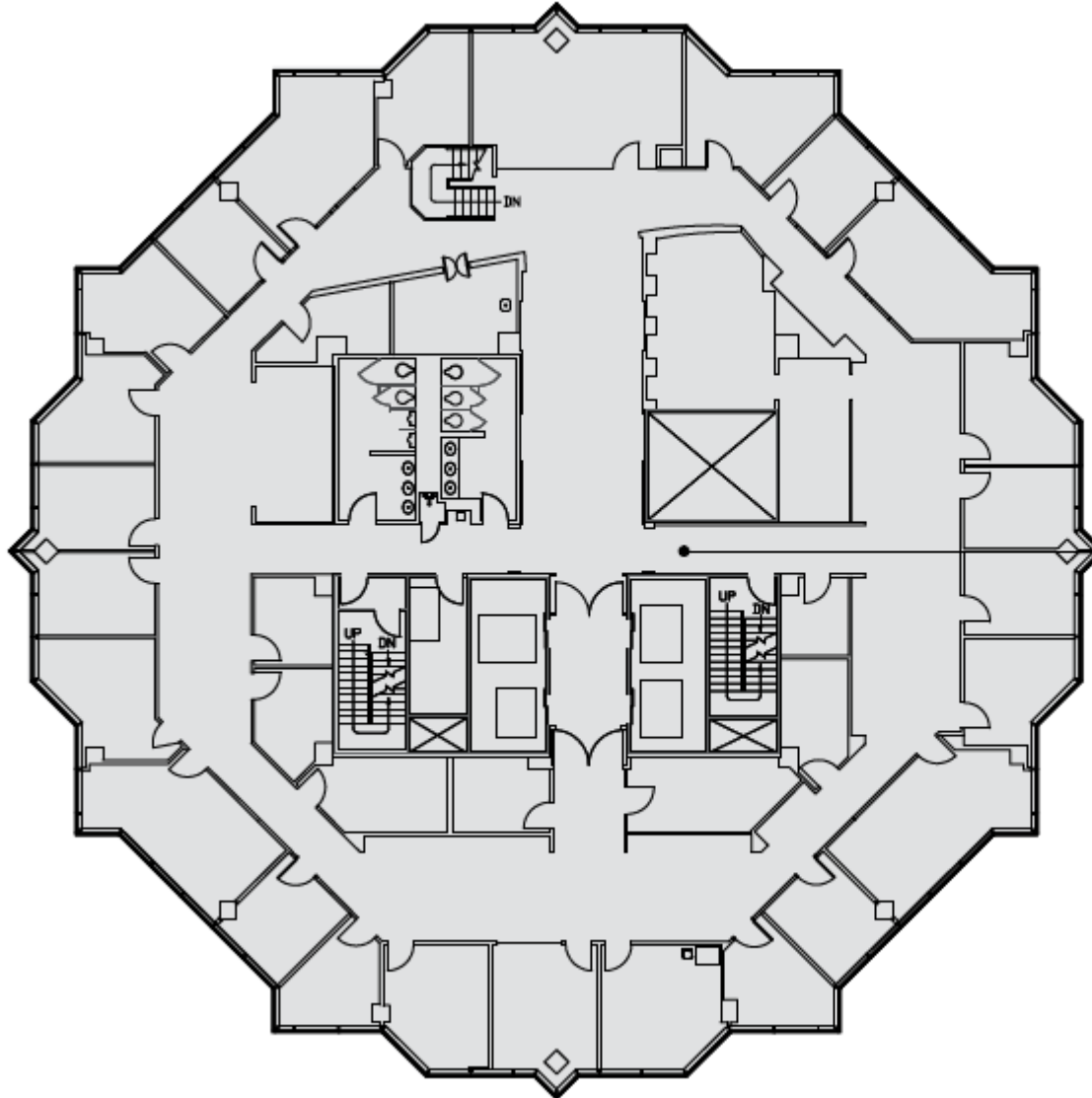
AVAILABLE
SUITE 1000
11,506 SF

Floor Plans - 11th Floor



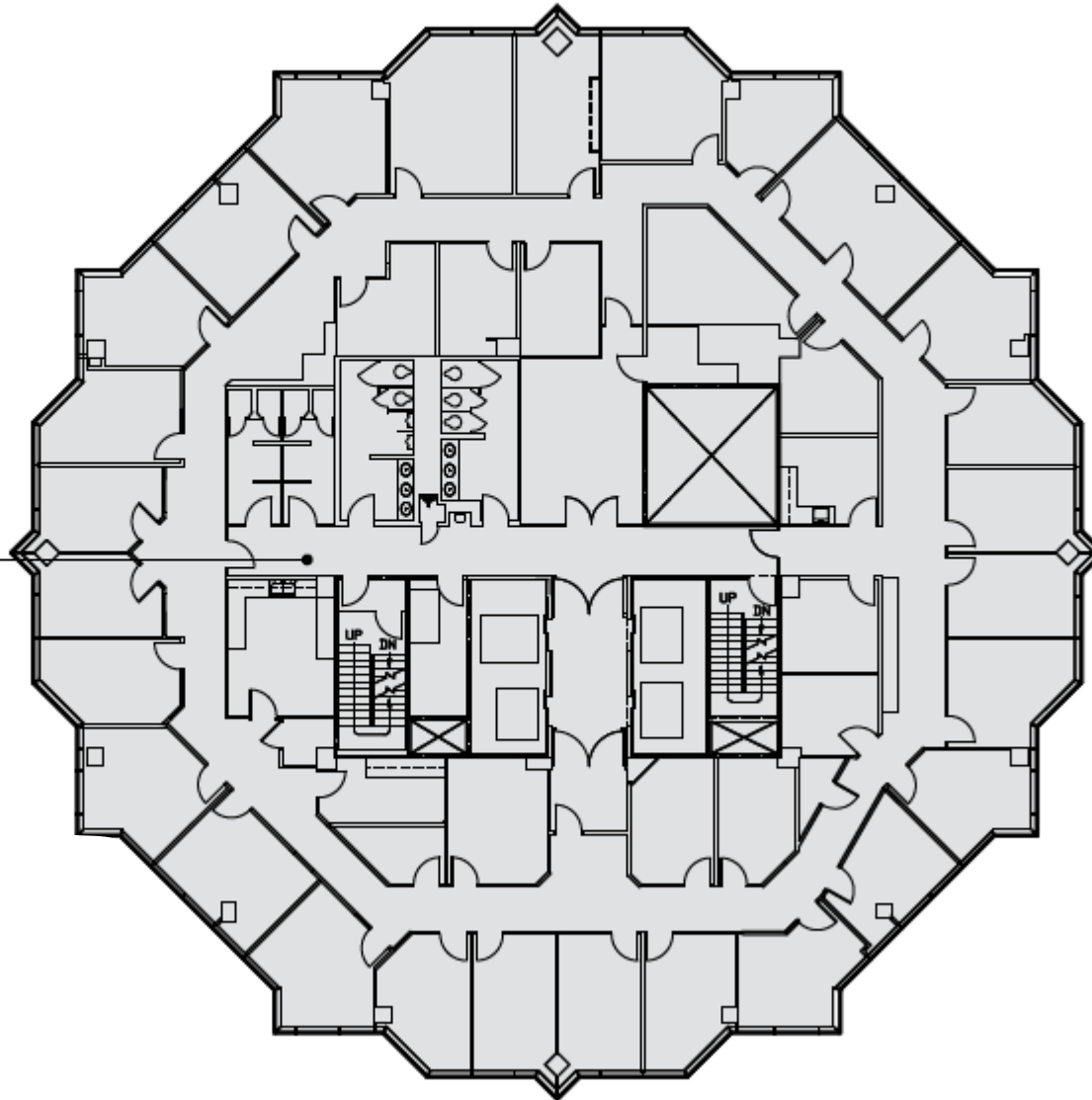
DUKE UNIVERSITY HEALTH
SUITE 1100
11,105 SF

Floor Plans - 12th Floor



AVAILABLE
SUITE 1200
11,725 SF

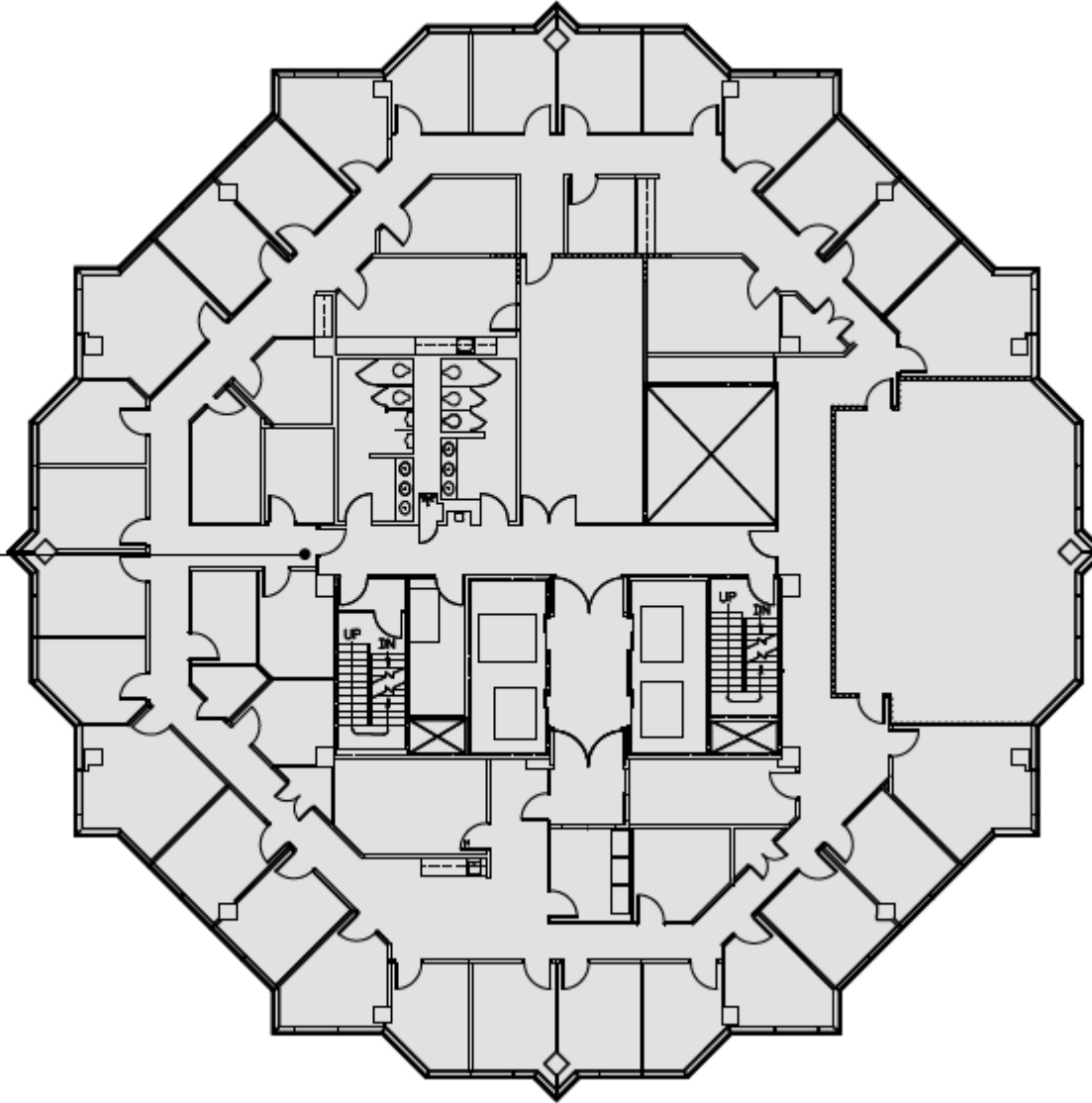
Floor Plans - 13th Floor



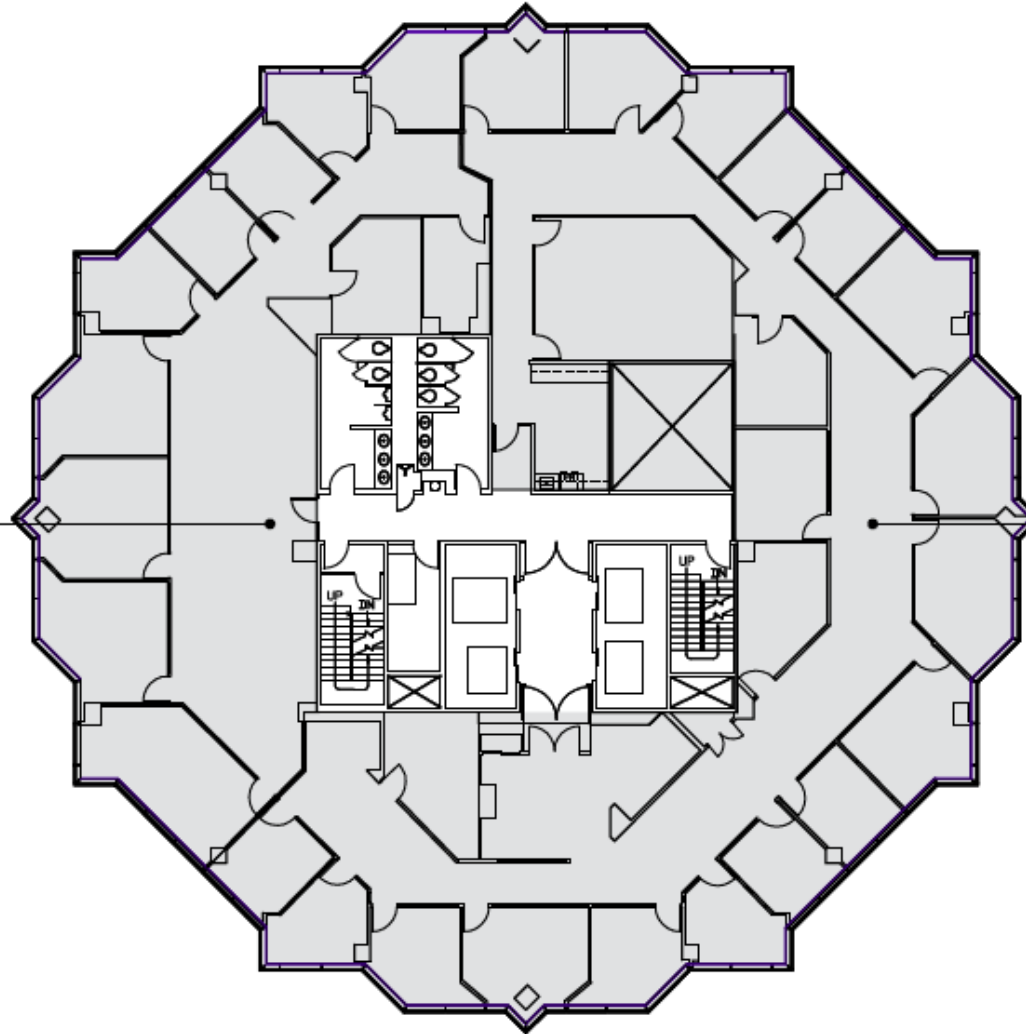
AVAILABLE
SUITE 1300
11,437 SF

Floor Plans - 14th Floor

AVAILABLE
SUITE 1400
11,725 SF



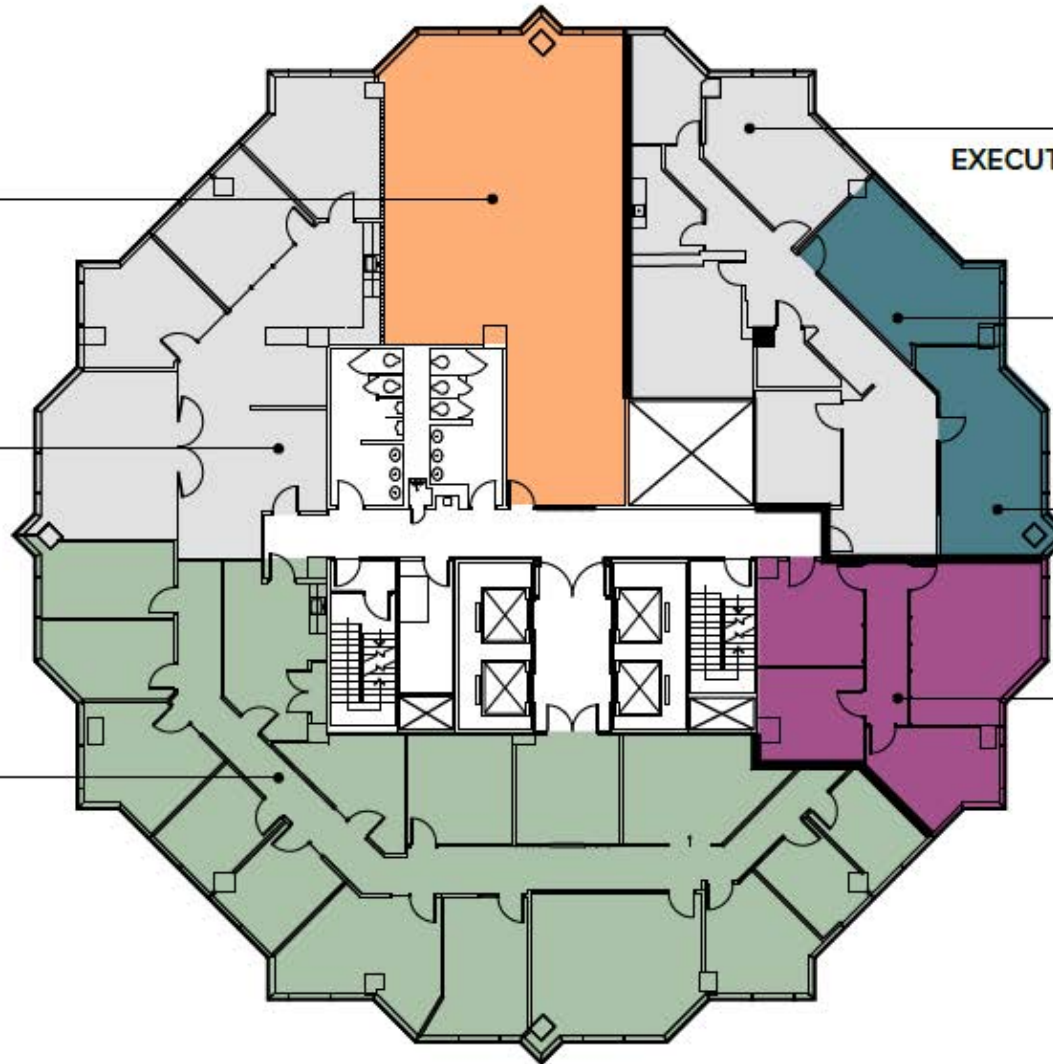
Floor Plans - 15th Floor



AVAILABLE
SUITE 1510
3,835 SF

AVAILABLE
SUITE 1500
7,398 SF

Floor Plans - 16th Floor



EDWARD JONES
SUITE 1615
1,617 SF

AVAILABLE
SUITE 1605
2,277 SF

AMERITAS LIFE INSURANCE
SUITE 1601
3,497 SF

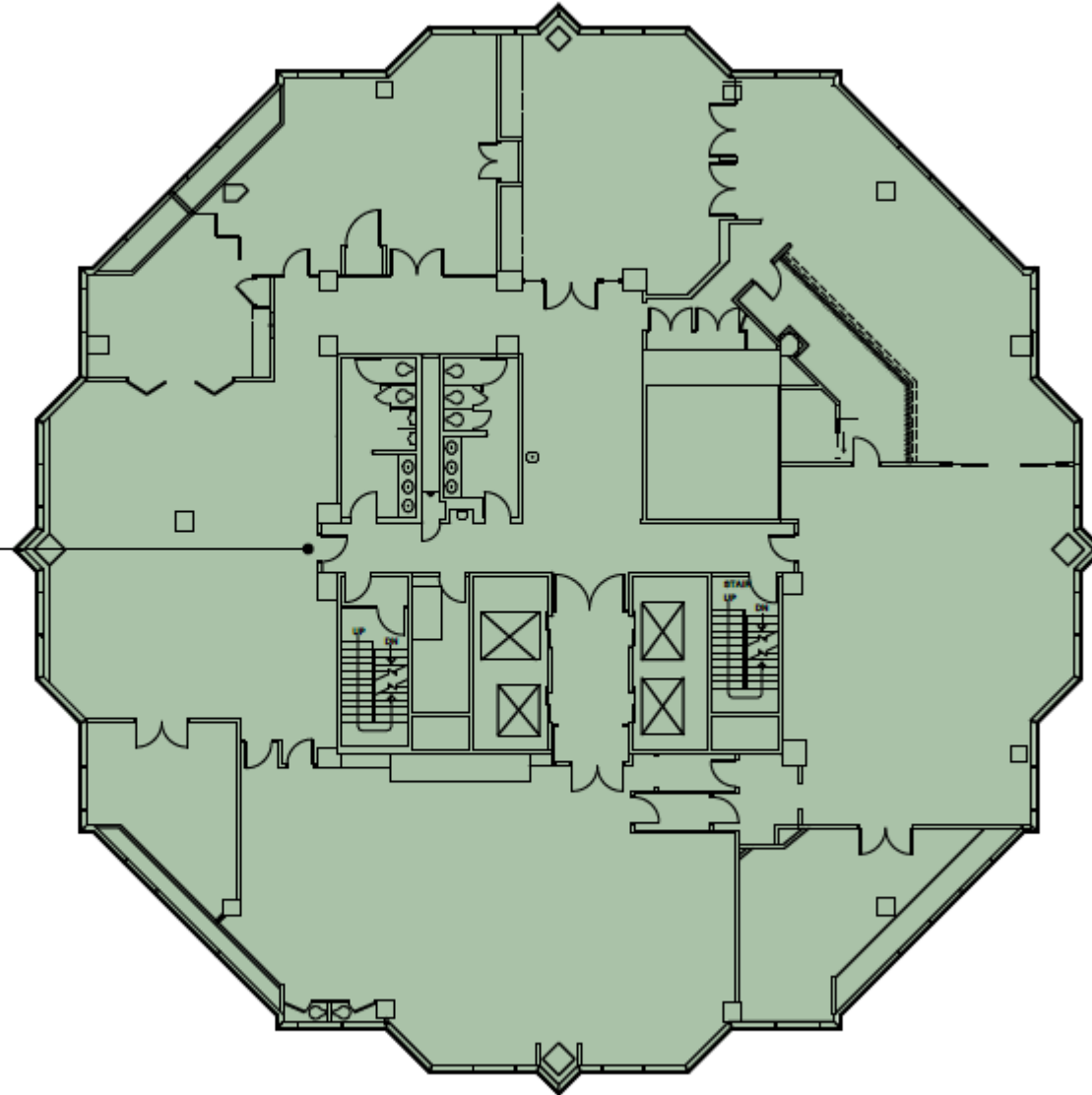
EXECUTIVE SUITES & CONFERENCE ROOM
SUITES 1600, 1610, 1640, & 1650
1,527 SF

HOWARD ROSS
SUITE 1630
382 SF

HEMMERICH CAPITAL, LLC
SUITE 1620
382 SF

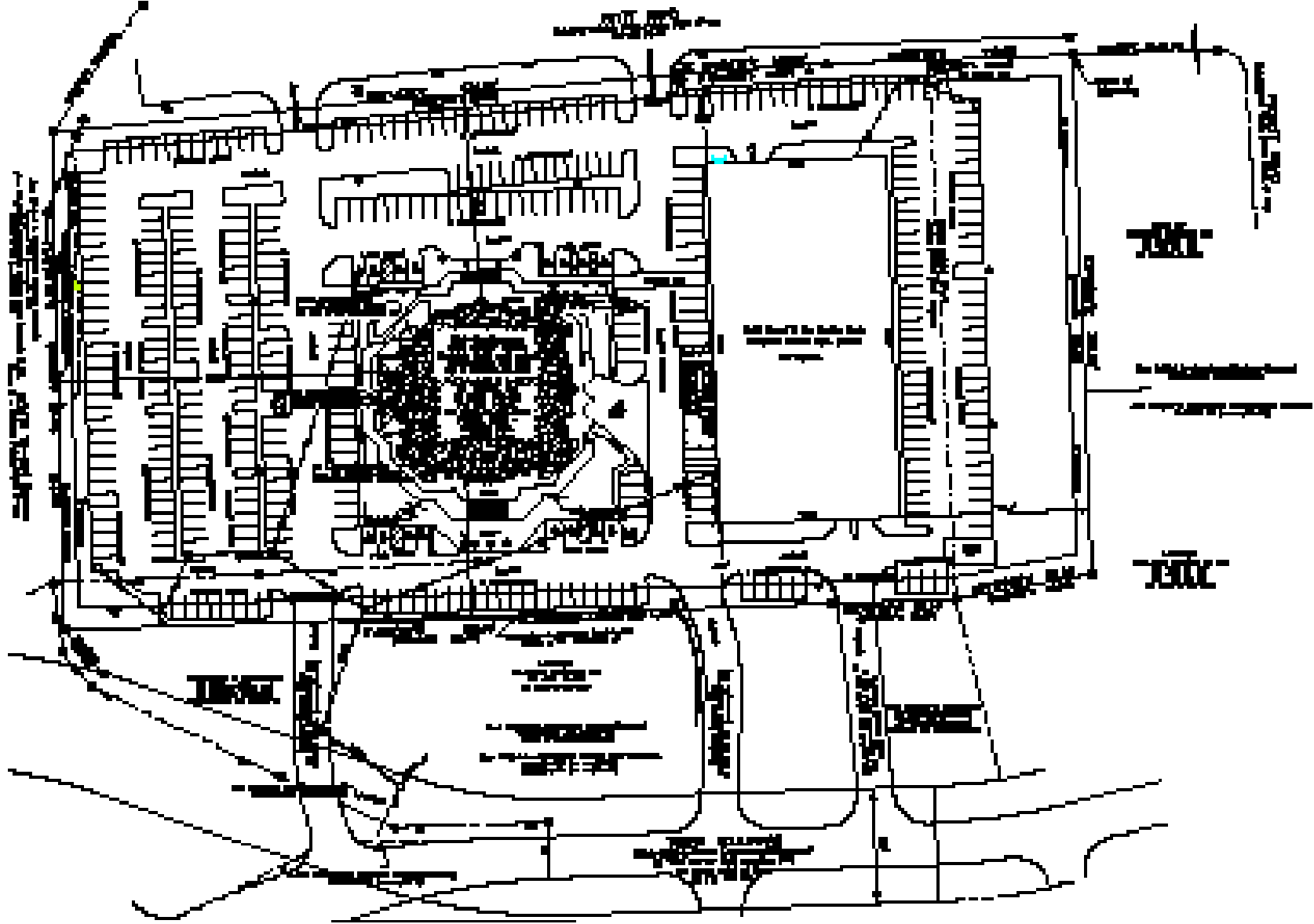
INTEGRATED WEALTHCARE, LLC
SUITE 1660
984 SF

Floor Plans - 17th Floor



UNIVERSITY CLUB
SUITE 1700
10,684 SF

Survey



Sold Comparables



SUBJECT PROPERTY

3100 Tower Blvd, Durham, NC 27707

SALE PRICE	BUILDING SIZE	PRICE/RSF
\$12,000,000	±185,978 RSF	\$64.52



**6405 Sugarloaf Pky
Duluth, GA 30097**

SOLD PRICE	\$23,500,000
BUILDING SIZE	142,919 SF
PRICE/SF	\$164.43/SF
SOLD DATE	Jan 2024
OCCUPANCY	0%



**100 Edgewood Ave NE
Atlanta, GA 30303**

SOLD PRICE	\$33,976,575
BUILDING SIZE	353,000 SF
PRICE/SF	\$96.23/SF
SOLD DATE	Dec 2023
OCCUPANCY	0%



**4800 Falls of Neuse Rd
Raleigh, NC 27609**

SOLD PRICE	\$21,350,000
BUILDING SIZE	170,192 SF
PRICE/SF	\$125.45/SF
SOLD DATE	Nov 2024
OCCUPANCY	60%



**2101 Rexford Rd
Charlotte, NC 28211**

SOLD PRICE	\$31,000,000
BUILDING SIZE	214,130 SF
PRICE/SF	\$144.77/SF
SOLD DATE	June 2023
OCCUPANCY	25.2%



**212 S Tryon St
Charlotte, NC 28281**

SOLD PRICE	\$19,300,000
BUILDING SIZE	192,431 SF
PRICE/SF	\$100.30/SF
SOLD DATE	May 2024
OCCUPANCY	0% - hotel conversion

Tenant Information

Ameritas



Ameritas offers insurance, financial services, and employee benefits while providing much more. Ameritas delivers the comfort of a human voice when it is needed most, the excitement of a child seeing clearly with a new pair of glasses, the confidence that comes from planning a dream retirement, and the peace of mind in running a business knowing employees are protected. Ultimately, Ameritas helps clients plan well and enjoy life, a concept referred to as fulfilling life.

As a mutual-based organization, Ameritas always puts customers first. This mutual advantage means there is no obligation to Wall Street analysts or stockholders.

Move-in: 2011
Suite: 1601
Space Occupied: 3,497 SF



Couch & Associates PC



Founded on Christian principles and driven by a commitment to justice, Couch & Associates is a family business serving the community for over 30 years with more than 50 years of combined legal experience. Deeply rooted in the community, the firm is dedicated to fighting for justice on behalf of clients and their loved ones.

Move-in: 2012
Suite: 105
Space Occupied: 704 SF



Duke Health



Duke University Health System is a world-class hospital and health care network supported by outstanding and renowned clinical faculty, nurses and care teams. Duke's services span the full continuum of care, from primary care to medical and surgical specialties and subspecialties, all dedicated to putting patients at the forefront of every action.

Move-in: 2020
Suites: 0100, 0118, 0200, 0500, 1100
Entire 2nd, 5th, and 11th floors.
Space Occupied: 37,537 SF



Tenant Information

Edward Jones



Edward Jones is a financial services firm known for its personalized investment approach, catering primarily to individual investors and small-business owners. Founded in 1922 and headquartered in St. Louis, Missouri, the firm operates a distinctive business model that emphasizes face-to-face relationships through a widespread network of branch offices. With thousands of financial advisors across North America, Edward Jones offers services such as retirement planning, wealth management, insurance, and a wide range of investment products. Its emphasis on long-term strategies and client-focused advice has earned it consistent recognition for customer satisfaction and advisor training.

Move-in: 2016
Suite: 1615
Space Occupied: 1,617 SF



Howard K. Ross



The Law Offices of Howard K. Ross have diligently represented clients for close to four decades. The firm brings extensive experience across the firm's practice areas and dedicate the personal attention clients expect and deserve when facing legal issues. The firm meticulously litigate each case, aiming for the absolute best results rather than merely settling. The firm's professionalism is evident in every aspect of the work, with the goal of consistently exceeding clients' expectations.

Move-in: 2008
Suite: 1630
Space Occupied: 382 SF



Integrated WealthCare



Since 1998, the professionals at Integrated WealthCare have guided physicians in building personal financial success, designing benefit programs for medical practices and academic centers, and implementing national financial solutions for medical associations.

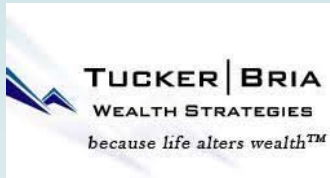
By providing quality information and innovative strategies, Integrated WealthCare enables better financial decision-making, allowing physicians to focus on managing their practice rather than their finances. Integrated WealthCare is an SEC Registered Investment Advisory Firm (RIA).

Move-in: 2022
Suite: 1660
Space Occupied: 984 SF



Tenant Information

Tucker Bria Wealth



Tucker Bria Wealth Strategies strives to empower individuals and families to achieve financial independence through personalized financial planning and sound financial guidance designed to remove emotion from investing. Tucker Bria Wealth Strategies' approach allows you to pursue life's enjoyment with confidence and clarity.

As an independent wealth management firm, Tucker Bria uses a fee-based model, charging for planning services instead of earning commissions. This structure promotes transparency, eliminates hidden fees, and ensures disclosure of any potential conflicts of interest.

Move-in: 2013
Suite: 117
Space Occupied: 1,262 SF



Fortress Financial Partners



From investment management to retirement planning, Fortress FP helps individuals, families, and businesses build, protect, and grow their wealth with confidence.

Michael R. Hemmerich with Fortress Financial served for seven years as Associate Dean at Duke University's Fuqua School of Business, including four years heading up its flagship, full-time MBA program. During his tenure, Fuqua rose in national rankings to become a Top 5 business school. Prior to joining Fuqua, he co-founded and was President of The Dilweg Companies, a highly successful commercial real estate investment firm. Before that, Mike was a Federal securities law and commercial real estate attorney at Jones Day, one of the largest law firms in the world.

Move-in: 2021
Suite: 1620
Space Occupied: 382 SF



Zoweh



Zoweh is a nonprofit mission that encourages men, women, and marriages by creating tools, resources, and community spaces that invite people to experience inner healing and intimate connection with God and with others.

Zoweh is a redemptive community of men and women who believe that a full and abundant life is possible when we journey with God for the recovery and healing of our hearts. As a team, Zoweh's mission is to create resources and environments that aid others on that journey, and to foster community spaces where people can experience authentic and intimate friendships—truly knowing and being known by one another.

Move-in: 2014
Suite: 950
Space Occupied: 2,292 SF



Tenant Information

University Club



Established in 1987, the University Club is Durham's premier private dining club. The Club is home to members who conduct business and entertain socially in a fine dining atmosphere. Located in the 11,000 square foot 17th floor penthouse of the University Tower, the University Club offers gourmet dining with luxurious furnishings, gleaming chandeliers and tastefully arranged rooms. Throughout the Club, sparkling windows offer magnificent panoramic views of Durham, Chapel Hill, Duke University and Duke Forest.

With seven finely appointed private rooms, the University Club offers a variety of settings that can accommodate every event from an elegant wedding reception to an upbeat sales seminar. Conveniently located near Duke University, UNC Chapel Hill and NC Central University, the University Club provides the perfect location for educational programs and academic celebrations.

Move-in: 1987
Suite: 1700
Space Occupied: 10,684 SF



Q2

MARKET OVERVIEW

Local Office Market

The South Durham office submarket has a vacancy rate of 12.1% as of the second quarter of 2025. Over the past year, the submarket's occupancy rate has improved by 2.1%, a result of no net delivered space and -140,000 SF of net absorption. As of the second quarter of 2025, there is no office space under construction in South Durham. In comparison, the submarket has averaged 25,000 SF of under construction inventory over the past 10 years.

South Durham contains 6.6 million SF of inventory, compared to 37.8 million SF of inventory in Durham metro wide. Average rents in South Durham are roughly \$27.00/SF, compared to the wider Durham market average of \$29.00/SF. Rents have increased by 1.4% year over year in South Durham, compared to a change of 1.4% metro wide.

6.6M
INVENTORY
SQUARE FOOT

12.1%
VACANCY
RATE

\$27.26
AVG MARKET
RENT/SF

Source: Costar, May 2025



Durham, NC

[>> CLICK HERE FOR AERIAL VIEW](#)

Durham, North Carolina, is a dynamic city known for its deep roots in education, medicine, and innovation. It is home to Duke University, a prestigious research institution that shapes much of the city's identity and economy, particularly through Duke University Hospital and its cutting-edge medical research. Located in the heart of North Carolina's Research Triangle, Durham has evolved from its tobacco and textile past into a hub of technology, entrepreneurship, and higher education. Its central location and proximity to Raleigh and Chapel Hill contribute to a vibrant regional economy and culture.

The city has experienced significant revitalization over the past two decades, particularly in its downtown area. Once dotted with abandoned warehouses, downtown Durham now features restored historic buildings, housing, restaurants, boutiques, and startups. The American Tobacco Campus, a former cigarette factory complex, has been transformed into a mixed-use development that symbolizes the city's renewal. Durham is also known for the Durham Performing Arts Center (DPAC) and the annual Full Frame Documentary Film Festival, which draw national attention and showcase its creative spirit.

Durham's population is diverse and engaged, with a strong emphasis on community and inclusivity. The city balances a high quality of life with relatively affordable living costs, making it attractive to families, young professionals, and retirees alike. Green spaces like Eno River State Park and cultural institutions like the Nasher Museum of Art offer residents a range of recreational and intellectual pursuits. As Durham continues to grow, it remains anchored by its history while embracing innovation and progressive values that make it one of the most compelling cities in the southeastern United States.



POPULATION

1 MILE	3 MILES	5 MILES
8,059	62,324	185,841



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,933	26,094	79,490



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$116,538	\$110,431	\$113,753

ESRI 2025

In The Neighborhood

VINTAGE DURHAM

Located less than 2 miles from Duke University and just 5 miles from downtown Durham, these newly constructed apartments offer a refreshing lifestyle experience. Residents enjoy access to on-site office suites, a saltwater pool, and curated community events such as cooking classes, yoga sessions, and social mixers. The property features studio, one-, and two-bedroom units designed with modern finishes and lifestyle-focused amenities. The community consists of 208 Class A units across approximately 208,000 square feet.



HOPE VALLEY COUNTRY CLUB

Located 2.5 miles away, Hope Valley Country Club, established in 1926 in Durham, NC, is a private club centered around a classic Donald Ross-designed golf course. Its French-Norman style clubhouse offers elegant dining and event spaces, while members enjoy amenities like tennis courts, a pool, and year-round social activities. Just minutes from downtown Durham and RTP, the club combines historic charm with modern lifestyle offerings.



SUBJECT PROPERTY

SANDY CREEK PARK AND TRAIL

The Sandy Creek Trail in Durham, NC is a 2.4-mile loop located just 1.1 miles from University Tower. Popular for hiking and walking, it typically takes about 44 minutes to complete. Sandy Creek Park, part of the New Hope Corridor, is both a valuable natural resource and the site of a wetlands restoration project. The 102-acre park, purchased in the 1920s, also holds historical significance related to Durham's urban and industrial development.



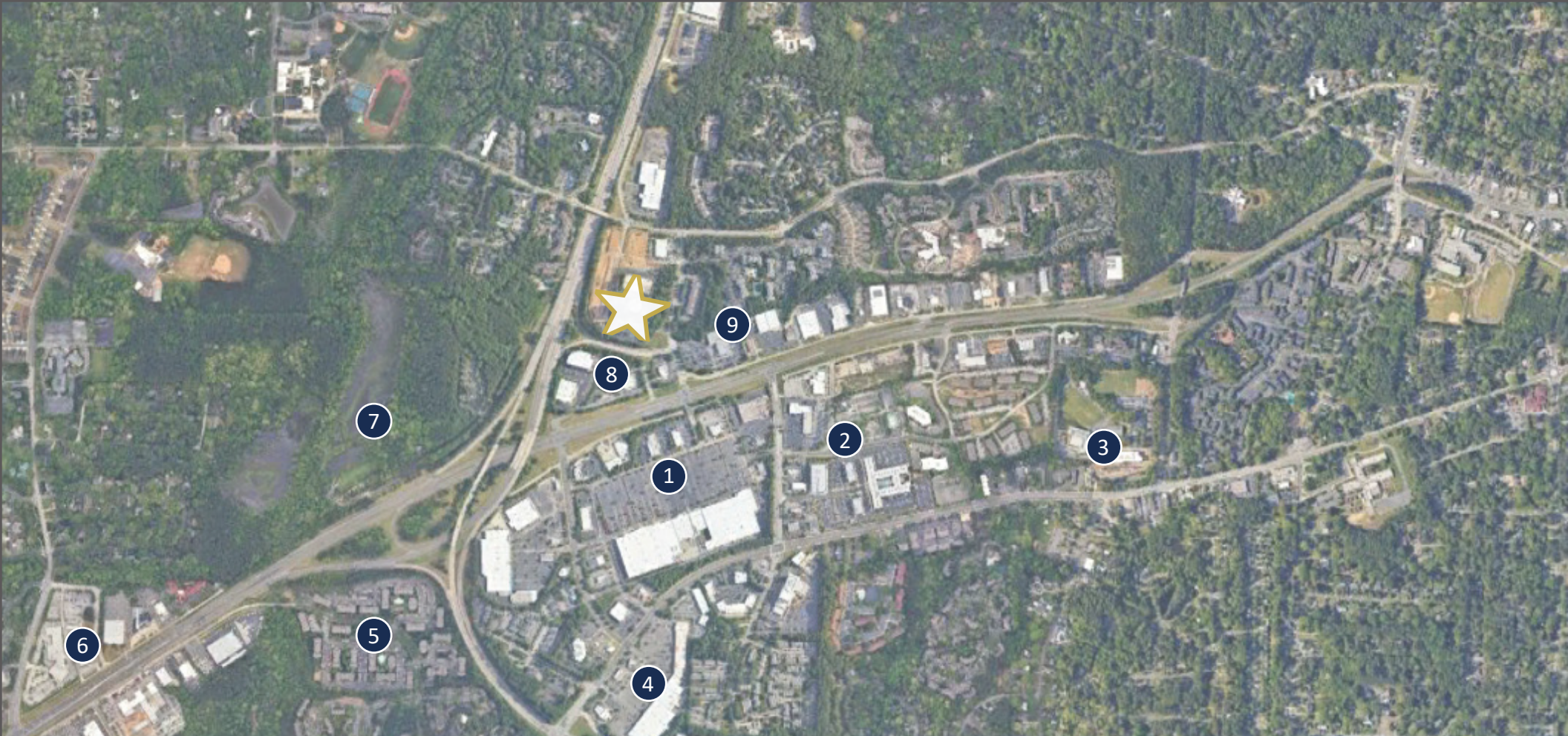
UNIVERSITY HILL APARTMENTS

Minutes from Duke Medical Center, Duke's West Campus and downtown Durham and conveniently located to RTP and UNC, UHill is a part of a 300,000 square foot mixed-use development featuring 8+ Food & Drink establishments from some of the best in the Carolinas, a 30,000 square foot fitness club and UHILL Walls, one of the largest concentrations of mural art in the Southeast. Receive your daily spark of inspiration as you gaze upon over 35 murals at UHILL WALLS created by local, regional and international artists.



~1,158 GARDEN STYLE APART~

Alden Place, Mission University Pines, and Springfield Apartments are three distinct communities in Durham, NC's South Square area, each offering unique living experiences. Alden Place is a luxury complex with upscale finishes, two pools, concierge services, and easy access to Duke and RTP. Mission University Pines features spacious, garden-style apartments with private patios, two pools, and a dog park, offering a scenic and community-focused environment. Springfield Apartments, an older but renovated community, includes a resort-style pool, fitness center, and game room, providing affordability near major employers and shopping along University Drive.



In The Area



Subject Property

1

South Square, Office Depot, Sam's Club, Ross, Discount Tire, Target, AAA, Chick-Fil-A, Fidelity Bank, Petco, Gamestop, Spice Bazaar, Pure Soul

2

University Hill Apartments, Alpaca Peruvian, O2 Fitness, Wendy's, Cook Out, Coastal Credit Union, Curry Up Now, Gizmo Brew Taproom, Truss Veterinary, Chuck E Cheese, China Buffet, Durham Volkswagen

3

Durham Academy Middle School, Domino's, Don Gallo, Eastcut Sandwich Bar

4

The Fresh Market, Smoothie King, At Home, Tag Office (DMV), United Bank, NC Department of Revenue, H&R Block, AutoZone, Firestone, Bull City Solera Tap

5

Mission University Pines Apartments, Alden Place at South Square Apartments, Springfield Apartment Homes

6

T.J. Maxx, Chili's, Bojangles, El Chapin, Monterrey Mexican, Toyota, Mazda, Hyundai, Chrysler Dodge Jeep Ram, U-Haul, Edge Car Wash

7

Sandy Creek Park

8

McDonalds, Starbucks, Rooms To Go, Mariscos Mexican

9

Michael Jordan Nissan, Chandler at University Tower Apartments, Mayflower Seafood, Kurama Seafood

Durham at a Glance

BUSINESS-FRIENDLY CITY

Durham, North Carolina, is a dynamic hub for innovation and entrepreneurship, anchored by its role in the Research Triangle alongside Raleigh and Chapel Hill. The city supports a strong business climate focused on technology, biotechnology, and healthcare, with major employers like Duke University and Health System, IBM, and numerous life sciences firms in Research Triangle Park. Downtown Durham has seen significant revitalization, attracting startups, co-working spaces, and creative industries that contribute to its growing economic energy.

WORLD-CLASS EDUCATION

Education is central to Durham's identity, highlighted by Duke University, a world-renowned institution that drives academic and research excellence. North Carolina Central University (NCCU), a prominent historically Black university, also plays a vital role in community development and access to higher education. Durham Public Schools offer a wide range of educational options, including strong magnet and charter programs, helping to attract families who value academic diversity and opportunity.

ATTRACTIONS AND TOURISM

Durham offers a rich mix of culture, history, and entertainment that draws visitors from across the region. The American Tobacco Campus and Durham Performing Arts Center (DPAC) host concerts, shows, and events throughout the year. The city's history is showcased in places like the Museum of Durham History and the Brightleaf District, while Eno River State Park and a vibrant food and craft beer scene provide outdoor and culinary appeal. Durham's blend of old and new makes it a compelling place to visit. Some nationally recognized attractions include the Durham Bulls baseball team, the Durham Performing Arts Center (DPAC), the Museum of Life and Science, Duke University's iconic landmarks, and the revitalized American Tobacco Campus.



RDU: TOP 10 BUSIEST AIRPORT IN SE



RESEARCH TRIANGLE \$65+ BILLION GDP



#5 IN THE U.S. FOR TECH JOB GROWTH



#1 BEST PLACE TO LIVE IN NC
DISCOVER DURHAM

TOP 10 IN U.S. FOR RESEARCH UNIVERSITY FUNDING, DUKE SPENDS OVER \$1.39 BILLION ANNUALLY ON RESEARCH - DUKE.EDU



DURHAM RANKS HIGH IN EDUCATION ATTAINMENT WITH A STRONG BASE OF GRADUATE DEGREE HOLDERS AND RESEARCH PROFESSIONALS

A GROWING HUB FOR BUSINESS AND INNOVATION

Durham, North Carolina, is a rising powerhouse for corporate growth and innovation. As part of the Research Triangle, Durham is home to major companies like IQVIA, Cree | Wolfspeed, and Biogen, with strong regional presences from giants such as Google, Apple, and Fidelity Investments. Over 300 life sciences companies operate in the area, and Durham's close proximity to three Tier-1 research universities fuels an exceptional talent pipeline and consistent business activity.

CONTINUOUS ECONOMIC DEVELOPMENT

Durham's economic trajectory remains strong, driven by a steady stream of high-profile relocations and expansions in tech, biotech, and finance. Recent developments include Google's new engineering hub and Apple's planned \$1 billion campus nearby. The city's favorable business climate, access to top-tier research, and growing infrastructure have also made it an attractive destination for film and media projects, aided by North Carolina's competitive tax incentives.

25%

NC TECH SECTOR HAS GROWN
Since 2018 EDPNC

17.9%

TECH EMPLOYMENT GROWTH
PAST 5 YEARS - NUCAMP 2025

28%
Gen Z
Population

Top 10

STATE FOR CYBERSECURITY
Business Facilities, 2023

15,035+

ESTABLISHED BUSINESSES
DURHAM CHAMBER OF COMMERCE

32%
Millennial
Population

3.2%
Unemployment
Rate

MAJOR EMPLOYERS



Biogen



GlaxoSmithKline



Duke
UNIVERSITY



PSI

THE RESEARCH TRIANGLE HAS CREATED ONE OF THE MOST DYNAMIC BUSINESS ENVIRONMENTS IN THE UNITED STATES.

-Business Facilities Magazine

THIS REGION IS WHERE STARTUPS SCALE, BIOTECH BOOMS, AND GLOBAL COMPANIES THRIVE

- NC Biotechnology Center

THE RESEARCH TRIANGLE IS ONE OF THE MOST DYNAMIC INNOVATION ECOSYSTEMS IN THE WORLD -Forbes

Research Triangle Park (RTP) is the largest and one of the most prominent high-tech research and development parks in the U.S. located within the cities of Raleigh, Durham, and Chapel Hill, North Carolina. The RTP site stretches across 7,000+ acres with multiple freeway and local arterial connections and is comprised of hundreds of companies, including science and technology firms, government agencies, academic institutions, startups and nonprofits. The park is undergoing a bold rebrand and master planning effort to focus on developing human focused, mixed-use urban clusters to further support innovation and collaboration. RSM Design is currently engaged in the design of campus wide environmental graphics and wayfinding with a special focus on the first phase of mixed-use developments, The Hub at RTP. This 100 acre mixed-use district includes lab, office, retail, residential, hospitality and greenspaces that will be infused with art, programmed activities and social engagement. We are carefully considering all facets of the master plan, unique district uses and identities and design solutions that create a connected experience across the campus. (RSM)



RESEARCH TRIANGLE PARK | R&D



UNC CHAPEL HILL | PUBLIC IVY UNIVERSITY



DUKE UNIVERSITY | PRIVATE UNIVERSITY



DURHAM BULLS ATHLETIC PARK

Durham in the News



Links to articles.

- Science Corp selects Durham for \$65m expansion
- NC life sciences growth outpaces nation
- NCIInnovation grants research funding
- Heritage Square becomes life-science campus
- “The Novus” mixed-use tower topping out
- Boosted school funding & STEM magnet growth
- NC’s Municipalities Among Fastest Growing in USA
- Discover the districts that make Durham so unique
- Durham’s Award-Winning Restaurants
- Durham, Raleigh among best-run cities in America
- National developer breaks ground on 336 units
- What’s new in Durham, North Carolina?
- Merck opens state-of-art \$1B facility in Durham
- Durham’s Downtown blueprint for 2035
- Duke’s economic impact on Durham and NC
- Why people are investing in Durham, NC?
- GE commits \$100 million to its NC engine factories
- Dollar shave club moves to Durham, NC from CA
- Who are Raleigh’s and Durham’s largest employers?
- Triangle-based companies leading employment in NC

#4 City for College Basketball Fans



Durham Bulls named **Best Team of 2021**



RTP is Nation’s #4 Biotech Hub



Best Places to Live in the U.S. in 2022 – 2023



Durham is a historical haven, a sanctuary for the spectacular, and a rough-cut gem waiting to be unearthed. Durham’s been a destination on the move for more than 150 years. Perhaps it’s time you discovered it too.



03

CONTACT INFORMATION

Broker Profiles



MICHAEL BULL, CCIM
President, The Office Group
404-876-1640 x101
Michael@BullRealty.com

Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While known for effective disposition services, the firm also provide acquisition, project leasing, and site selection in all major property sectors.

Michael personally leads a team focused on office investment sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.



ARDEN WASSILCHAK
V.P., The Office Group
404-876-1640 x160
Arden@BullRealty.com

Arden Wassilchak is a driven commercial real estate professional specializing in office investment sales, with a focus on both acquisitions and dispositions across the Southeast. She is an integral member of the Bull Realty Office Group, working directly with Michael Bull, CCIM—founder and CEO of Bull Realty, and a nationally recognized broker with over \$8 billion in closed transactions and 35+ years of industry experience.

Arden brings a strong foundation in financial underwriting, market analysis, and strategic deal execution. She is committed to delivering high-quality service and results for private investors, institutions, and owner-users. Known for her collaborative approach and attention to detail, Arden supports clients through every phase of the transaction process from valuation to closing with insight and professionalism.

She holds a Bachelor of Business Administration in Real Estate from the University of Georgia's Terry College of Business.



AUSTIN BULL
V.P. The Office Group
404-876-1640 x175
Austin@BullRealty.com

Austin Bull specializes in assisting clients with the acquisition and disposition of commercial properties around metro Atlanta and across the Southeast U.S. He leverages Bull Realty's marketing technology, buyer databases, and market research to deliver superior client services. Austin works closely with 35 year, 8 billion transaction experienced broker Michael Bull, CCIM.

Austin has a degree in business administration from the University of North Georgia. He enjoys motorcycles and road course racing in his free time.

ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

CONNECT WITH US:

<https://www.bullrealty.com/>



27
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES



CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 3100 Tower Blvd, Durham, NC 27707. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of North Carolina.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day of _____, 2025.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

CONTACT INFORMATION

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