



The Grove
DURHAM

300 W Morgan St | Durham, NC 27701



PROPERTY TYPE Office
TOTAL AVAILABLE 149,152 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



BRET MULLER
919.523.4200
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SKY BAR

FIFTEENTH FLOOR

Restoration Lounge with massage chair and nap pod



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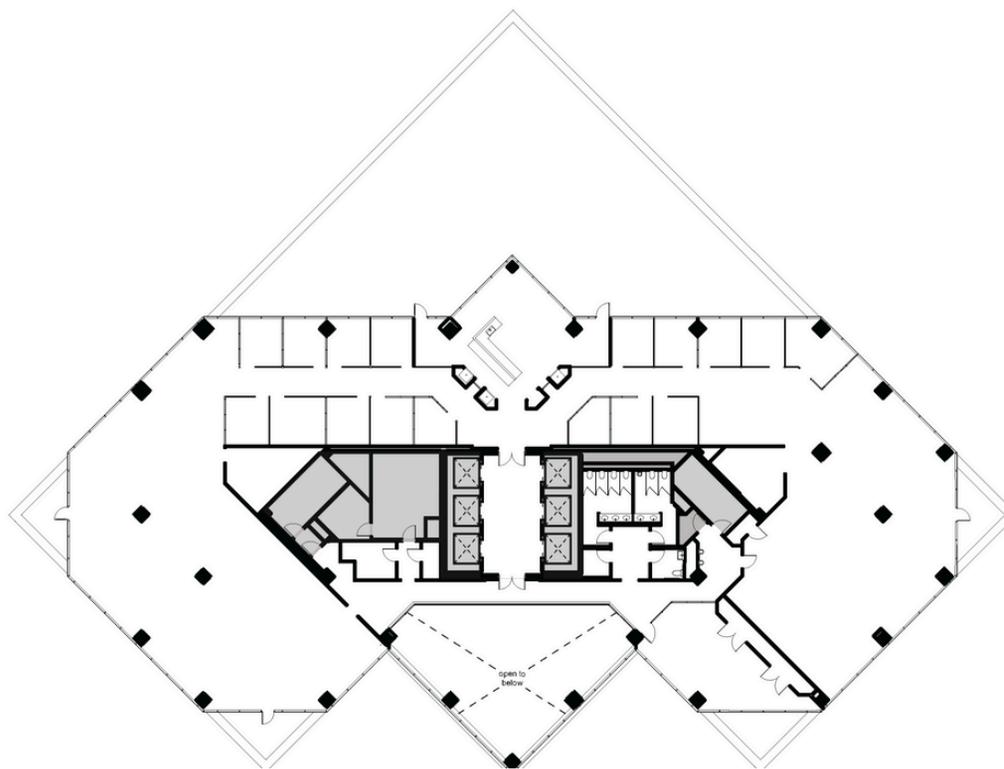
WES JOHNSON
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AVAILABLE

November 2026

Third Floor
16,811 SF



BRET MULLER
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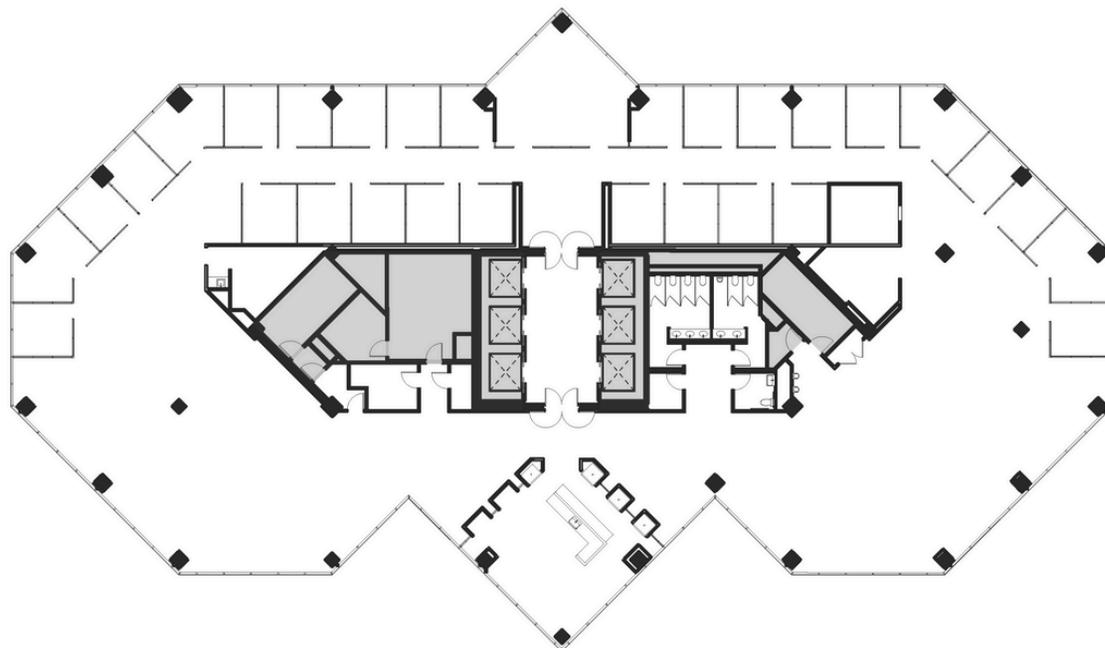


AVAILABLE

November 2026

Fourth Floor

18,509 SF



BRET MULLER
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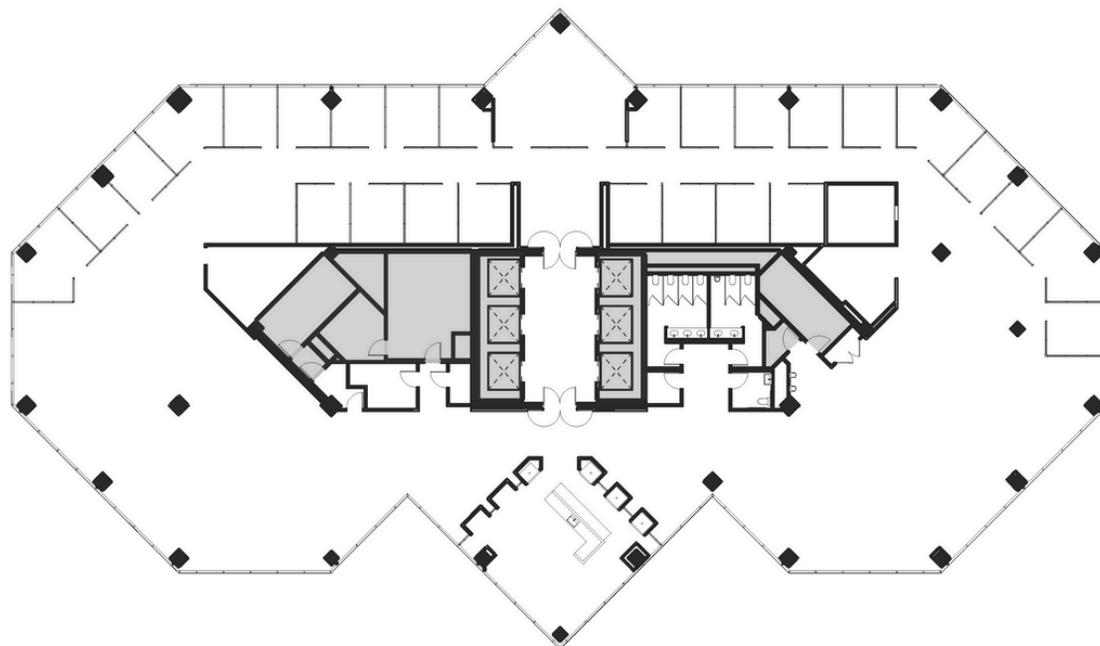


AVAILABLE

November 2026

Fifth Floor

18,509 SF



BRET MULLER
919.523.4200
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WES JOHNSON
919.422.4853
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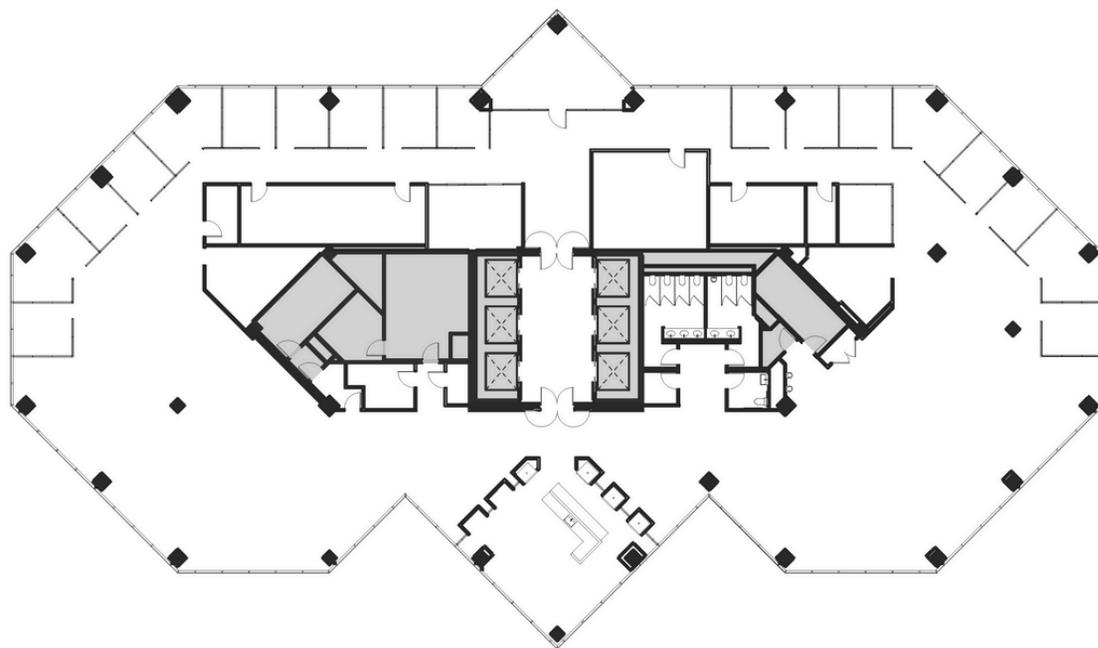


AVAILABLE

November 2026

Sixth Floor

18,509 SF



BRET MULLER
919.523.4200
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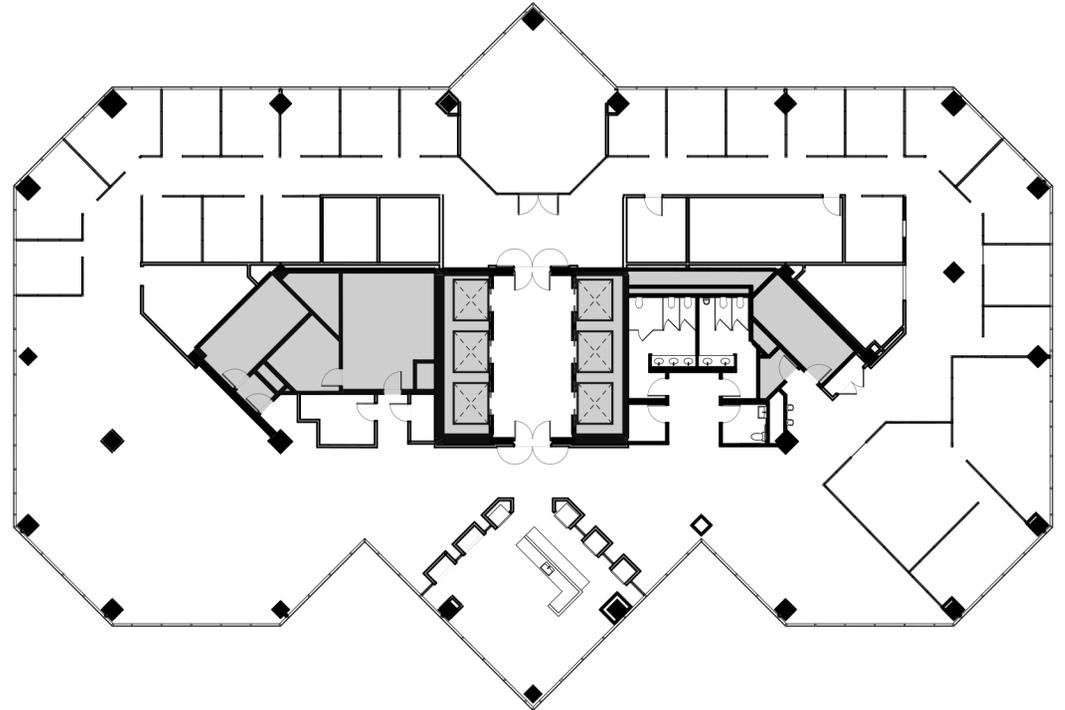
WES JOHNSON
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AVAILABLE

November 2026

**Eighth Floor
16,991 SF**



BRET MULLER
919.523.4200
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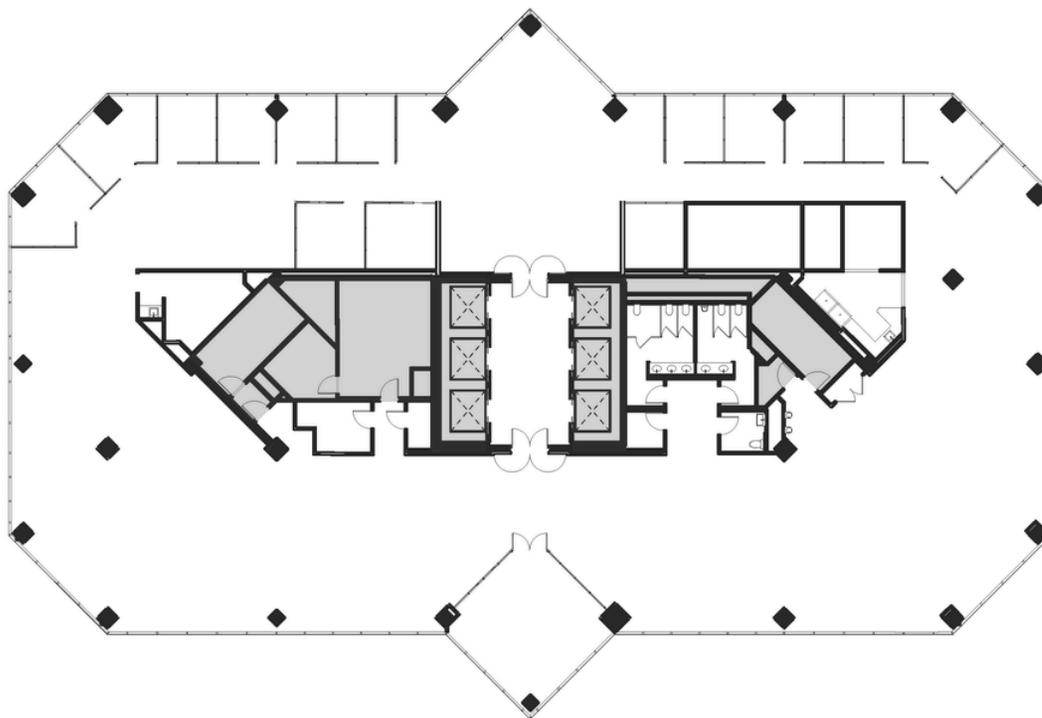
WES JOHNSON
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AVAILABLE

November 2026

Ninth Floor
17,507 SF



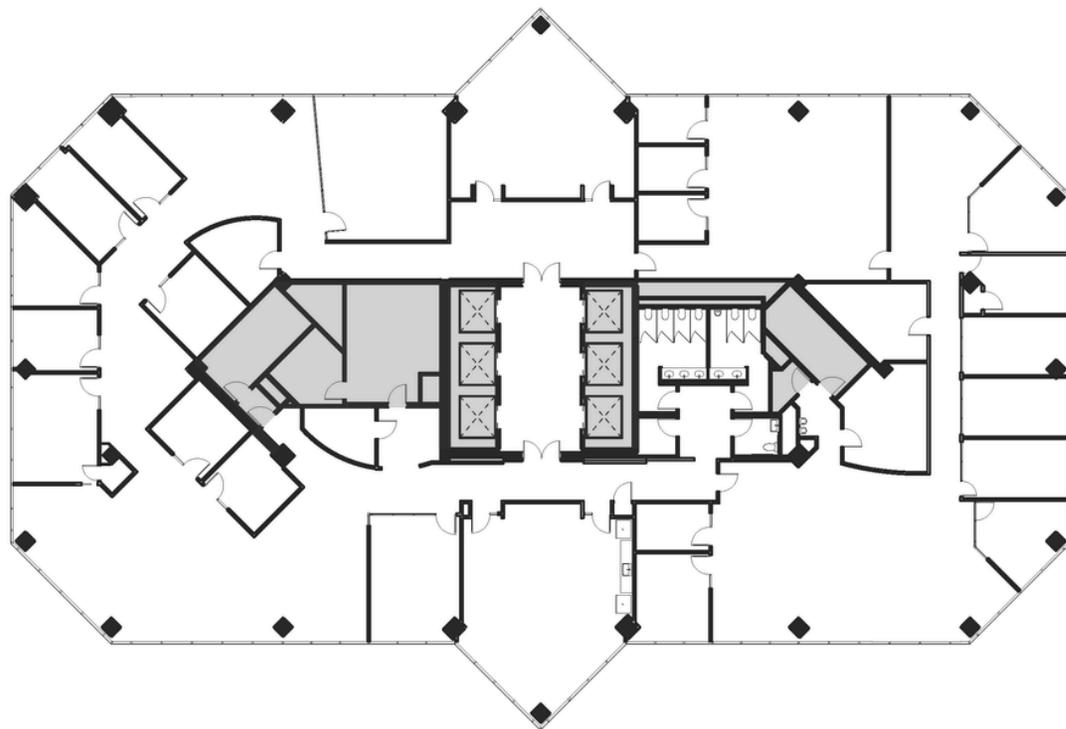
BRET MULLER
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WES JOHNSON
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AVAILABLE

Twelfth Floor
17,507 SF



BRET MULLER
919.523.4200
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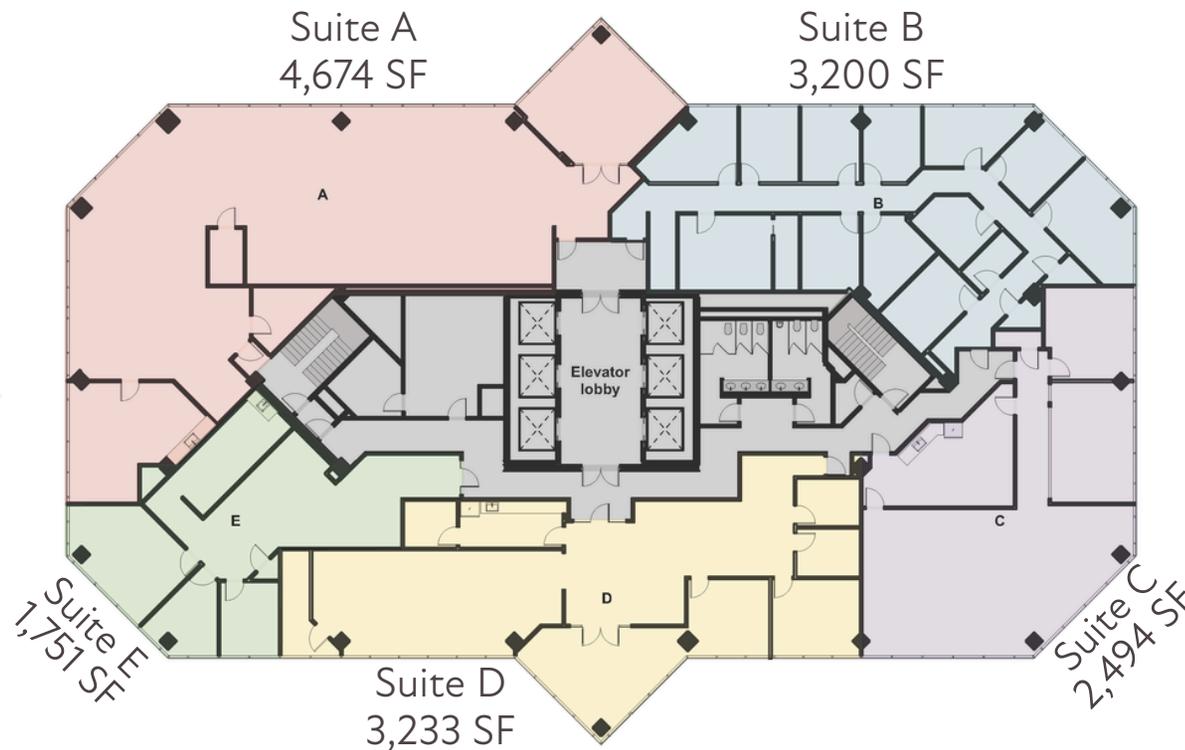
WES JOHNSON
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AVAILABLE

Fourteenth Floor

15,352 SF



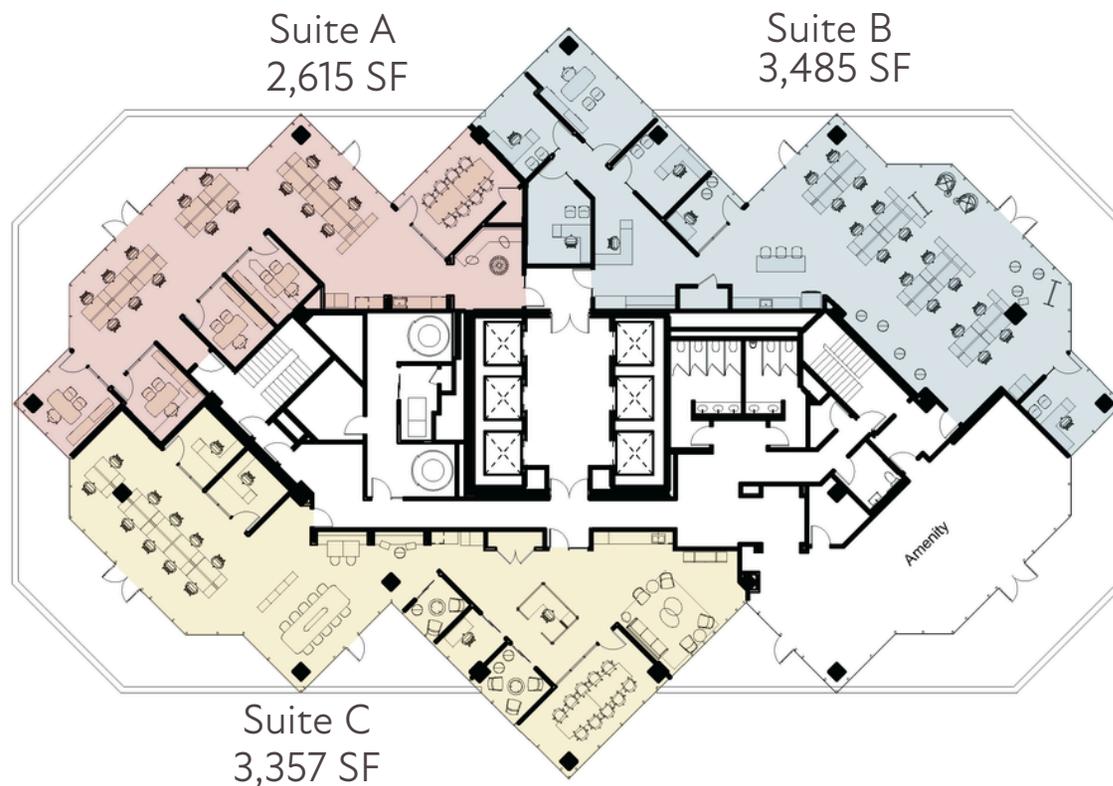
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WES JOHNSON
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AVAILABLE

Fifteenth Floor
9,457 SF



BRET MULLER
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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

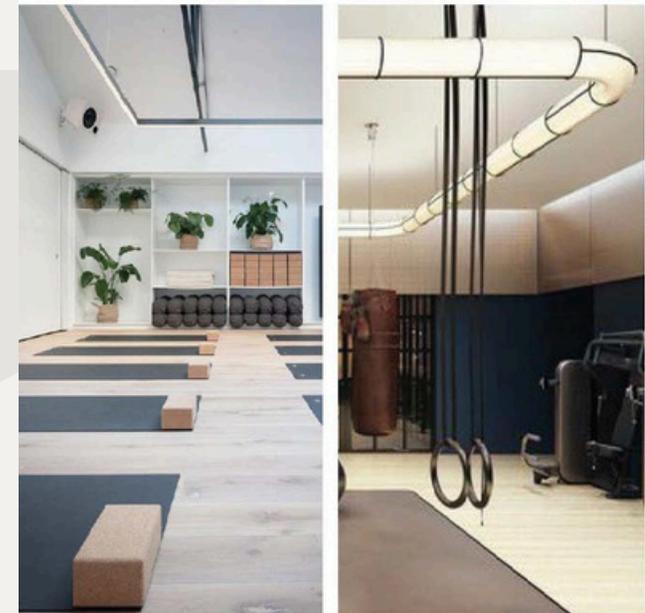
- Indoor pickleball court
- A 15th-floor Sky Bar + social lounge with panoramic skyline views
- Trackman golf simulator
- A reconfigurable 60-person conference and training room
- A locally curated coffee café and corporate event venue
- Multiple Wi-Fi enabled open-air workspaces overlooking Downtown 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



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!



Work Wellness

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
- P&O
- Boricua Soul
- Ekhaya
- State of Golf
- Nan Steak
- PRESS
- Queen Burger
- DPAC
- Durham Bulls Athletic Park