

COOPER SHOP

604 WEST MORGAN STREET | DOWNTOWN DURHAM

WEST VILLAGE

Est. 1884

Downtown Durham, NC

WEST VILLAGE

TRI PROPERTIES | NAI Carolantic Realty

WEST VILLAGE

DOWNTOWN DURHAM

OVERVIEW



AVAILABLE:

Cooper Shop - 9,555 RSF
Expandable to 10,405 RSF
Redevelopment Plans Underway



PRIME LOCATION:

Downtown Durham
Warehouse District
Superior Accessibility

FEATURES:

Iconic Design, Historic Buildings
Signature signage
Exposed Brick

PARKING:

3 spaces per 1,000 SF included

TENANT AMENITIES:

Exclusive outdoor patio space
On Site Restaurants
Swimming Pool
Fitness Center & Locker Rooms
Outdoor Grills
Daily Food Trucks
Multiple Courtyards & Outdoor Space
Dog Park

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EXTERIOR RENDERING



WEST VILLAGE

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INTERIOR RENDERING



WEST VILLAGE

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BUILDINGS

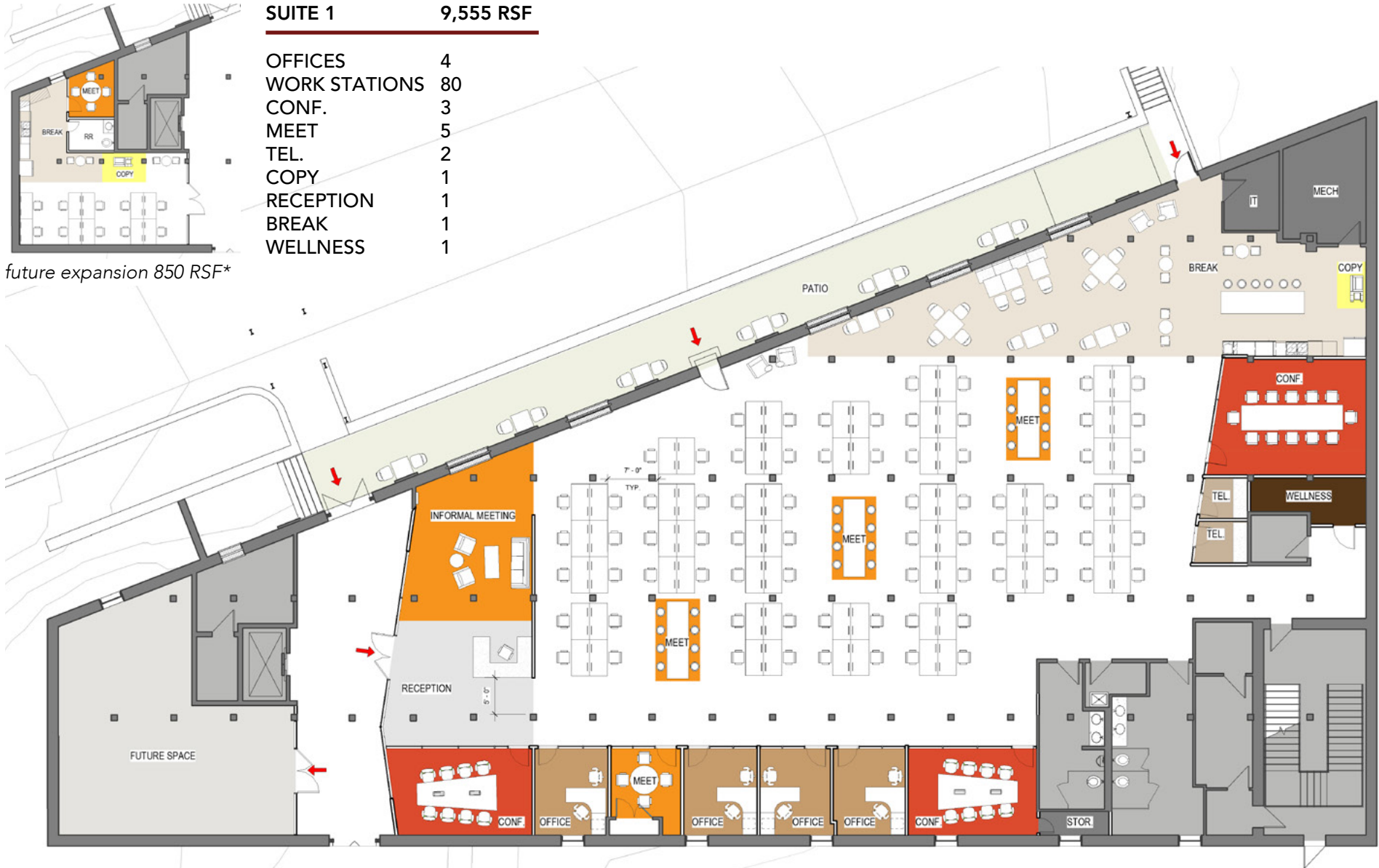


1. Hicks Warehouse
2. Toms Warehouse
3. Flowers House
4. Cooper Shop - Available Office Space
5. Cooper Shop - Available Parking
6. Fuller Street Garage - Available Parking
7. Main Street Office
8. Cobb Warehouse
9. O'Brien Warehouse
10. West Village Apartments
11. Old Cigarette Factory - West Village Gym
12. Walker Warehouse

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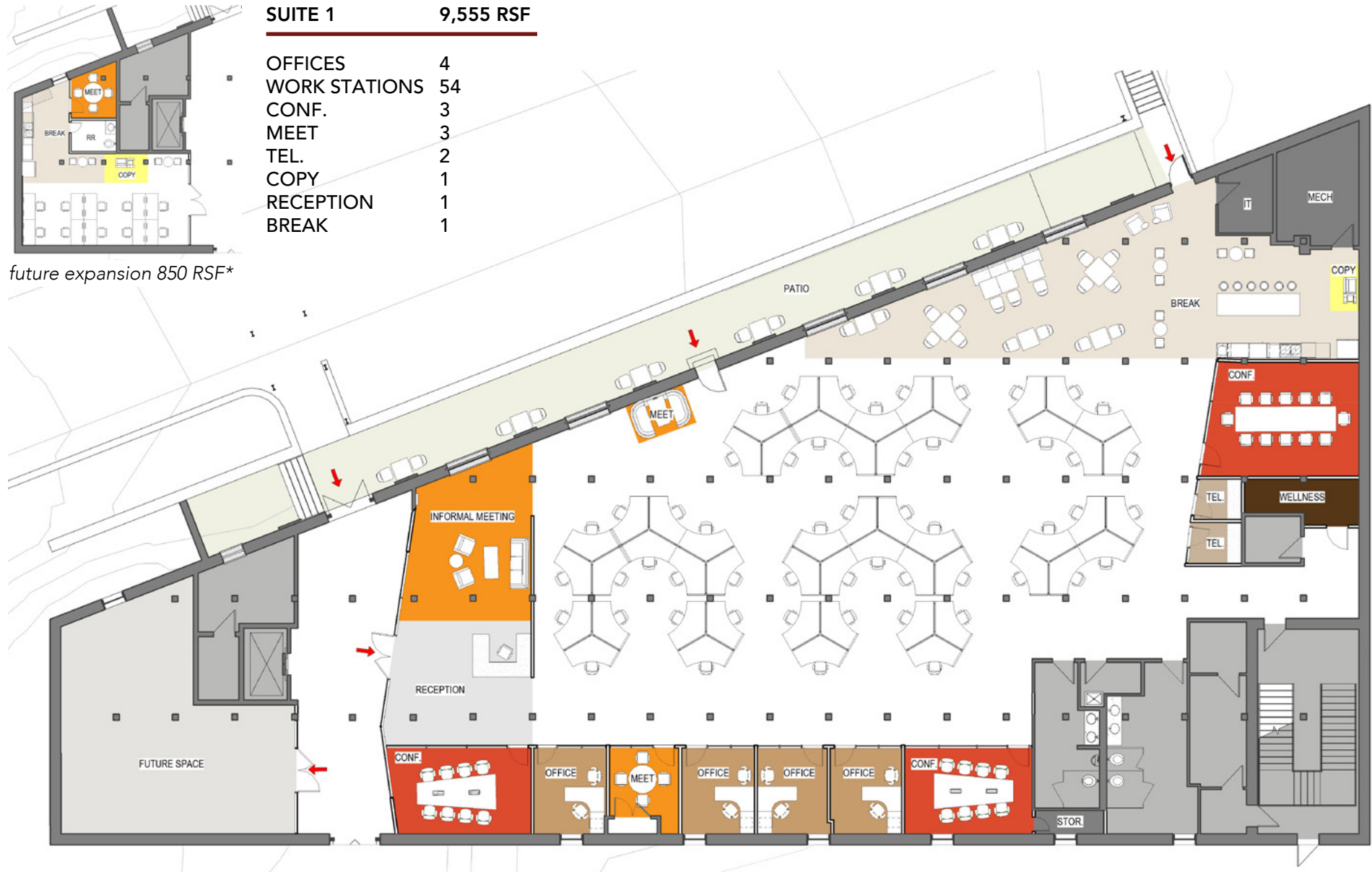
TEST FIT 1



WEST VILLAGE

DOWNTOWN DURHAM

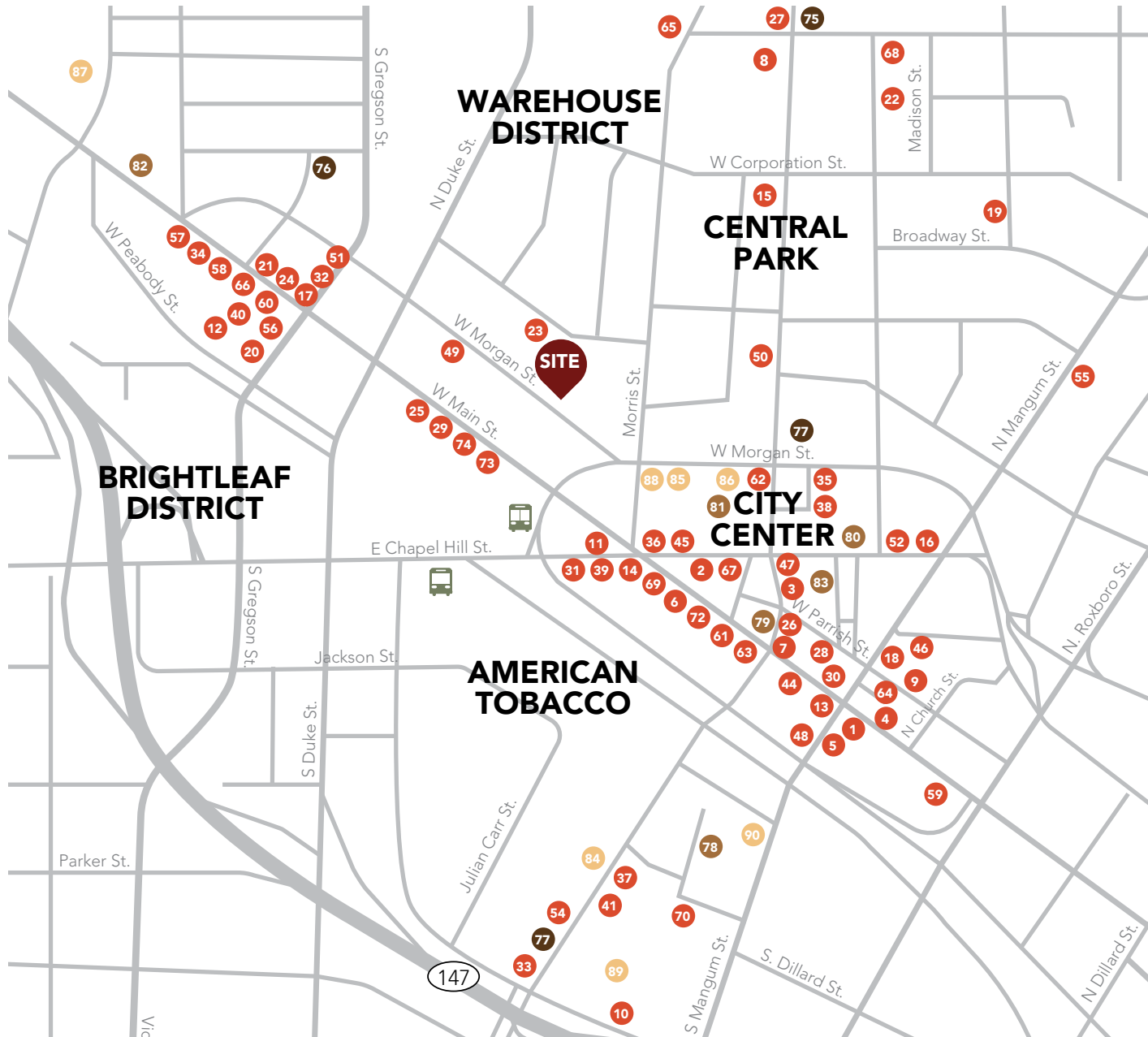
TEST FIT 2



WEST VILLAGE

DOWNTOWN DURHAM

AMENITIES



RESTAURANTS, BARS, + COFFEE

- | | |
|-------------------------------|--------------------------------|
| 1. 106 Main | 38. M Sushi |
| 2. 9th Street Bakery | 39. Mothers & Sons Trattoria |
| 3. Allday Cafe | 40. Mount Fuji |
| 4. Bar Brunello | 41. Only Burger |
| 5. Bar Virgile | 42. Parker and Otis |
| 6. Beyu Cafe | 43. Peabody Pizza Company |
| 7. B.Good | 44. Pinhook |
| 8. Boxcar Bar & Arcade | 45. Pizzeria Toro |
| 9. Bull City Burger + Brewery | 46. Pompieri Pizza |
| 10. Bull Durham Beer Co. | 47. Pour Taproom |
| 11. Bull McCabe's Irish Pub | 48. Quarter Horse Bar & Arcade |
| 12. Clouds Brewing | 49. Ramblers |
| 13. Copa | 50. Rise |
| 14. Criterion | 51. Rose's Noodles |
| 15. Dames Chicken & Waffles | 52. Rue Cler |
| 16. Dashi | 53. Saint James Seafood |
| 17. Devine's | 54. Saladella |
| 18. Dos Perros | 55. Saltbox Seafood Joint |
| 19. Dirty Bull Brewing Co. | 56. Satisfactions |
| 20. El Rodeo | 57. Skewers |
| 21. Federal | 58. Social Games and Brews |
| 22. Fullsteam Brewery | 59. Subway |
| 23. Available Retail Space | 60. Sugarfish |
| 24. Goorsha | 61. Taberna Tapas |
| 25. It's A Southern Thing | 62. Table South Kitchen & Bar |
| 26. Juicekeys | 63. Thai@Main St |
| 27. King's Sandwich Shop | 64. The Atomic Fern |
| 28. Loaf | 65. The Blue Note Grill |
| 29. Lucia | 66. The Little Dipper |
| 30. Luna Rotisseries | 67. The Parlour |
| 31. Mateo Bar de Tapas | 68. The Pit |
| 32. Maverick's | 69. Toast |
| 33. Mellow Mushroom | 70. Tobacco Road |
| 34. Miel Bon Bons | 71. Toreros |
| 35. M Kokko | 72. Viceroy |
| 36. M Pocha | 73. West End Billiards |
| 37. Moe's Southwest Grill | 74. West End Wine Bar |

FITNESS

- | | |
|---------------------|----------|
| 75. Crossfit Durham | 77. YMCA |
| 76. SyncStudio | |

HOTEL

- | | |
|-----------------------------|--------------------------------|
| 78. Aloft | 81. Marriott City Center Hotel |
| 79. 21c Museum Hotel Durham | 82. Residence Inn |
| 80. The Durham Hotel | 83. The Unscripted |

OTHER

- | | |
|-----------------------------|-----------------------------------|
| 84. American Tobacco Campus | 88. Durham Arts Council |
| 85. The Carolina Theatre | 89. Durham Bulls |
| 86. Convention Center | 90. Durham Performing Arts Center |
| 87. Duke University Campus | |

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TENANT AMENITIES



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