

**COOPER GARAGE & SHOP**

604 WEST MORGAN STREET | DOWNTOWN DURHAM

**CREATIVE OFFICE AND RESTAURANT**

# WEST VILLAGE

*Est. 1884*

*Downtown Durham, NC*

WEST VILLAGE

ROBIN ROSEBERRY ANDERS | 919 369 6713

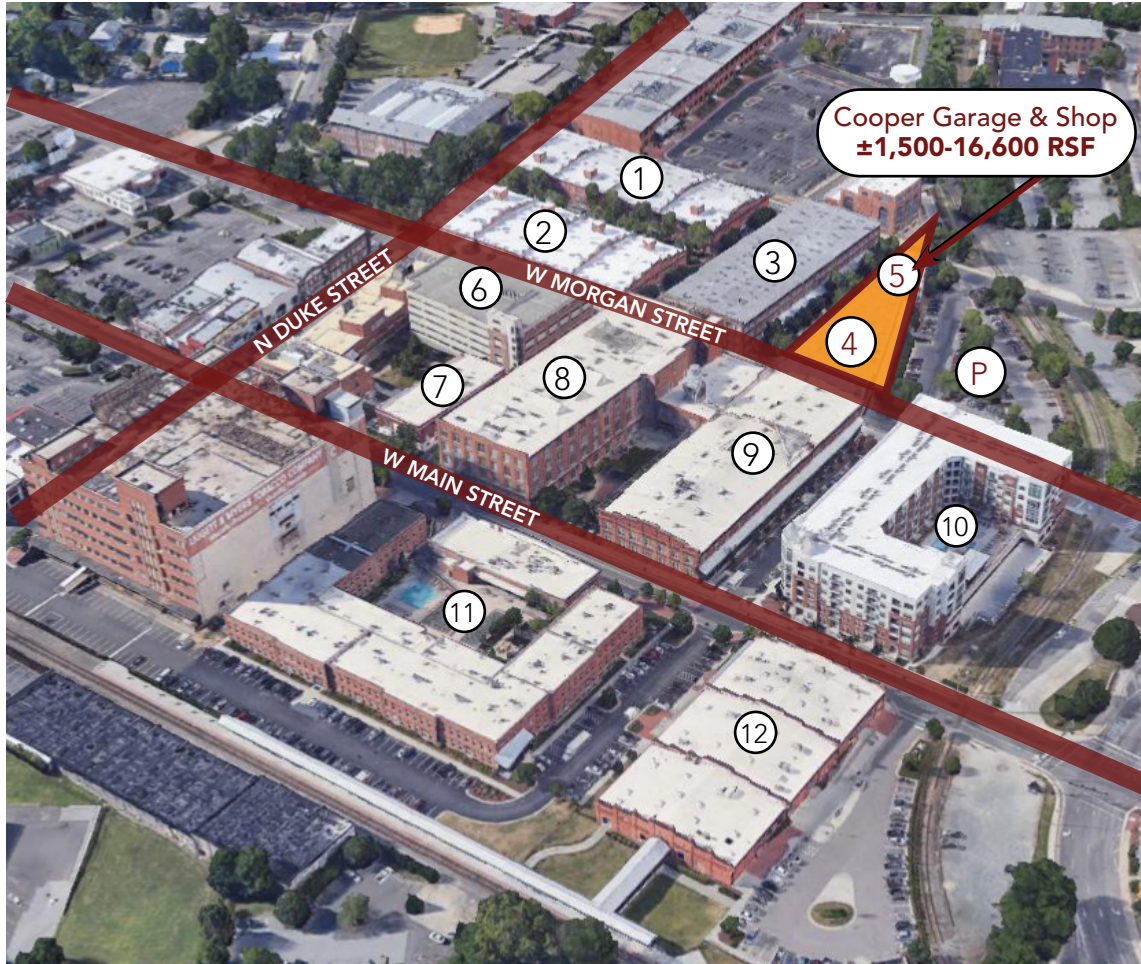
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# COOPER GARAGE & SHOP

## WEST VILLAGE

DOWNTOWN DURHAM

## BUILDINGS

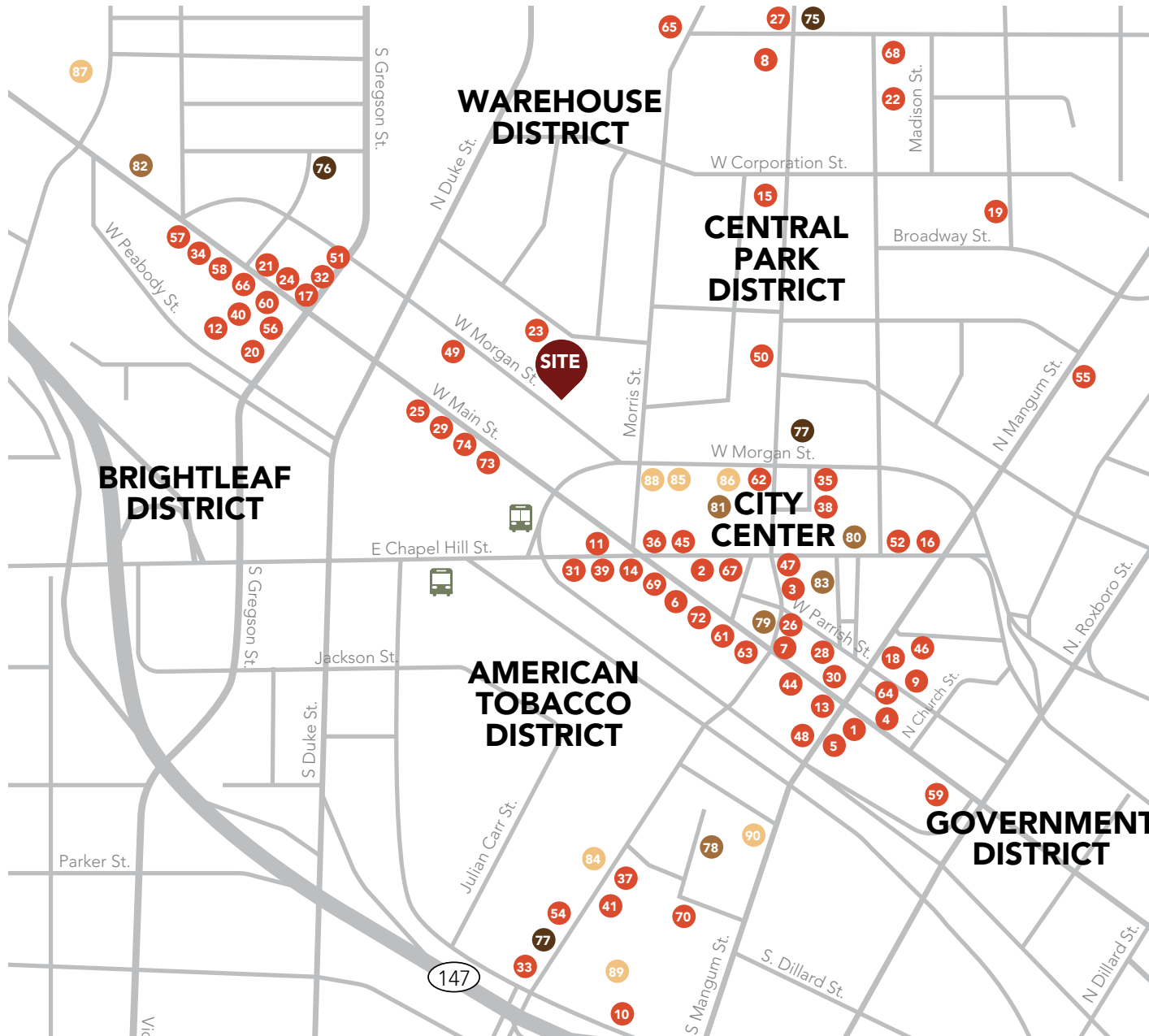


- 1 Hicks Warehouse
- 2 Toms Warehouse
- 3 Flowers House
- 4 Cooper Shop**
- 5 Cooper Garage - Available Office/Retail Space**
- P Cooper - Available Parking**
- 6 Fuller Street Garage - Available Parking
- 7 Main Street Office
- 8 Cobb Warehouse
- 9 O'Brien Warehouse
- 10 West Village Apartments
- 11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

# 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  |                                   |

# WEST VILLAGE

DOWNTOWN DURHAM

## TENANT AMENITIES



# COOPER SHOP WEST VILLAGE

DOWNTOWN DURHAM

## OVERVIEW



### AVAILABLE:

Cooper Shop - 9,555 - 10,405 RSF

### Warm Shell Creative Office

Redevelopment Complete!



### PRIME LOCATION:

Downtown Durham

Warehouse District

Superior Accessibility

### FEATURES:

Iconic Design, Historic Buildings

Signature signage

Exposed Brick

Ground/street level

Direct access from the parking lot

### 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

### LEASE RATE:

\$29.00/SF, Full Service

# COOPER SHOP WEST VILLAGE DOWNTOWN DURHAM

EXTERIOR RENDERING



# COOPER SHOP WEST VILLAGE DOWNTOWN DURHAM

## INTERIOR RENDERING



# COOPER SHOP WEST VILLAGE DOWNTOWN DURHAM

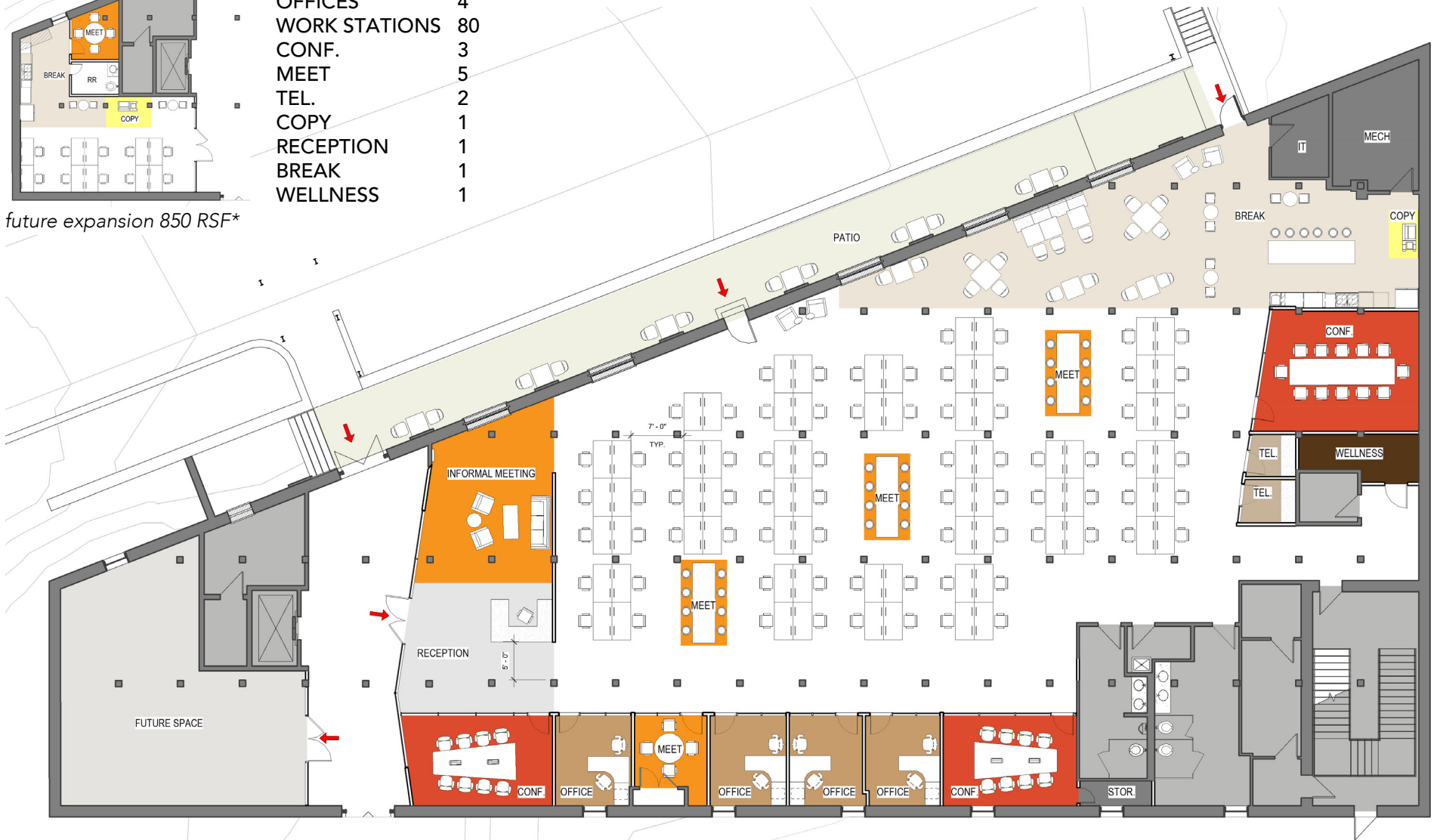
## TEST FIT 1



**SUITE 1**      **9,555 RSF**

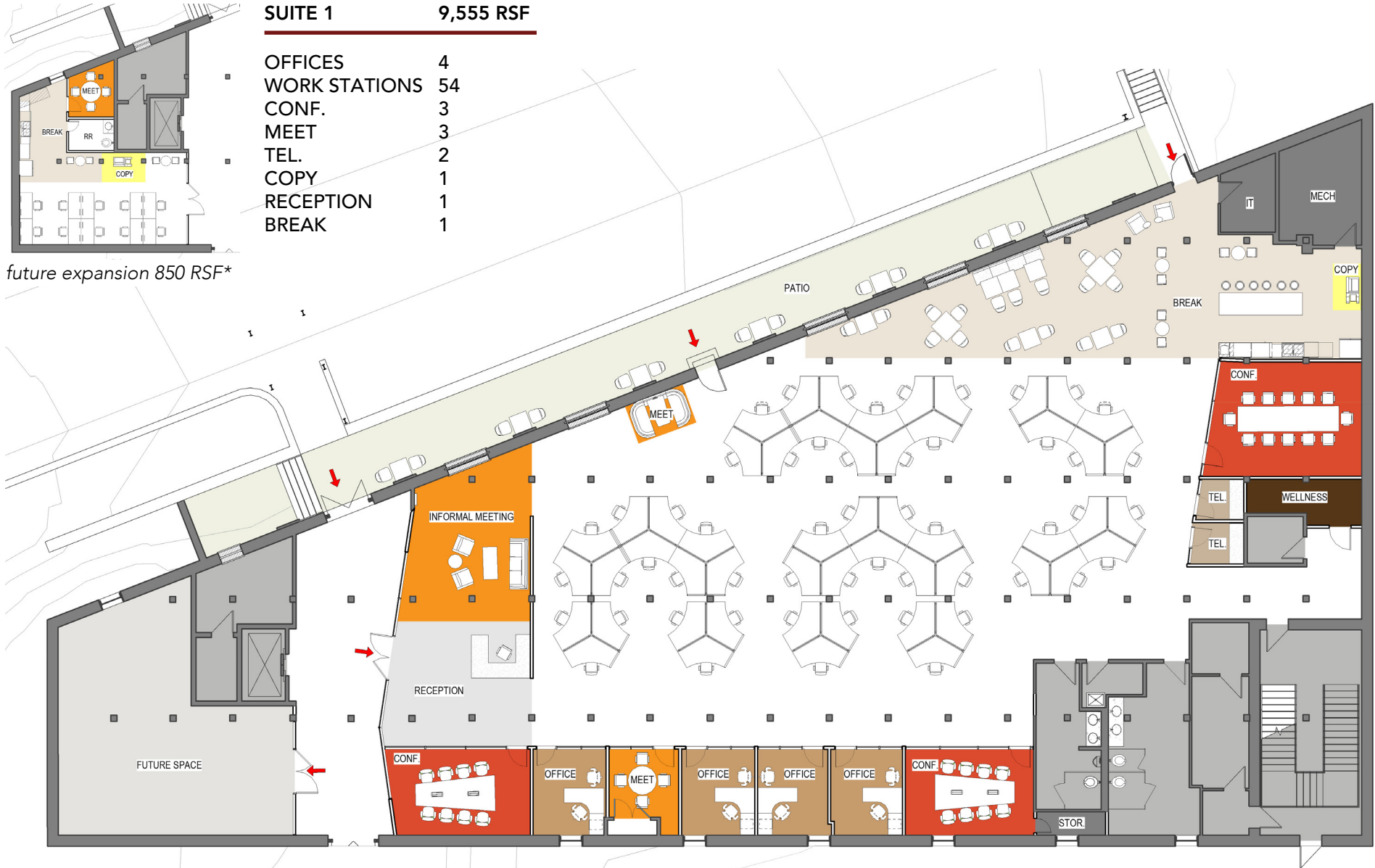
- OFFICES                    4
- WORK STATIONS        80
- CONF.                     3
- MEET                     5
- TEL.                      2
- COPY                     1
- RECEPTION             1
- BREAK                   1
- WELLNESS              1

future expansion 850 RSF\*



# COOPER SHOP WEST VILLAGE DOWNTOWN DURHAM

## TEST FIT 2



# COOPER GARAGE WEST VILLAGE

DOWNTOWN DURHAM

## OVERVIEW



### AVAILABLE:

±5,400 RSF

**Second Generation Restaurant  
Creative Office Opportunity**



### PRIME LOCATION:

Downtown Durham  
Warehouse District  
Superior Accessibility

### FEATURES:

Exterior Patio Seating  
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  
Outdoor Grills  
Daily Food Trucks  
Multiple Courtyards & Outdoor Space  
Dog Park

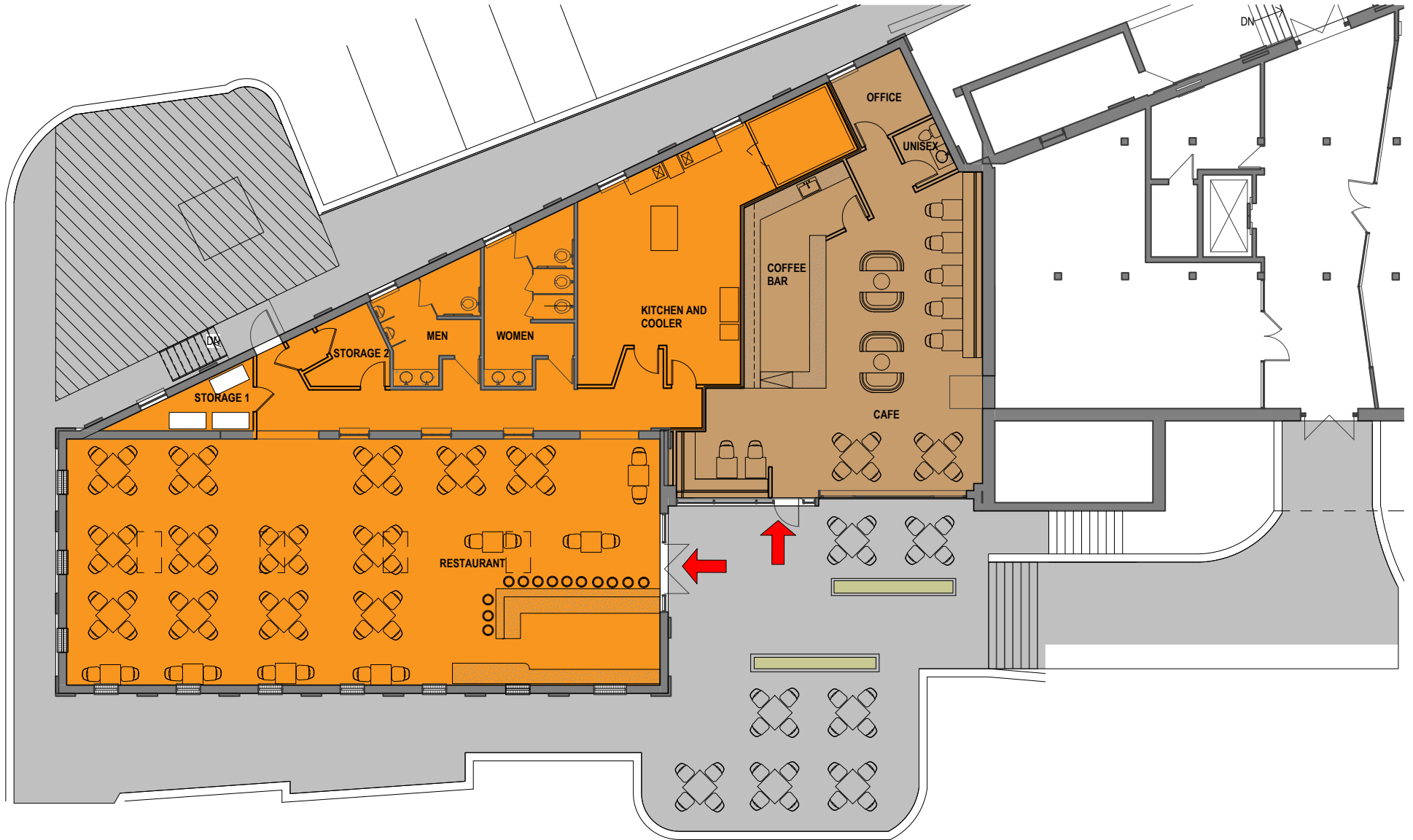
### LEASE RATE:

Call Broker for Details



# COOPER GARAGE WEST VILLAGE DOWNTOWN DURHAM

TEST FIT 1  
RESTAURANT & CAFE  
±4,400 RSF RESTAURANT / ±1,600 RSF CAFE



# COOPER GARAGE WEST VILLAGE DOWNTOWN DURHAM

# TEST FIT 2

OFFICE  
±7,100 RSF



# COOPER GARAGE WEST VILLAGE DOWNTOWN DURHAM

## TEST FIT 3

OFFICE and/or RESTAURANT  
±4,300 RSF RESTAURANT / ±2,800 RSF OFFICE



# WEST VILLAGE

DOWNTOWN DURHAM

# CONTACT

## LEASING INQUIRIES:

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