

110 NORTH CORCORAN ST.

WHERE

DURHAM

CONNECTS



ONE
CITY
CENTER

Lincoln

AVAILABLE OFFICES

A CENTRAL DESTINATION

One City Center brings together office, residential, and retail in the center of Downtown Durham. Positioned at Main and Corcoran Streets, the mixed-use development connects directly to the city's dining, entertainment, hospitality, and business districts. Welcome to an urban environment that is active throughout the day.

TOTAL OFFICE

151,600 RSF

PARKING

COVERED PARKING ACCESS

APARTMENTS

140 LUXURY RESIDENCES

STREET-LEVEL RETAIL

9 DINING OPTIONS



ACCESSIBLE LOCATION

W. MORGAN ST.

E. CAPEL HILL ST.

W. MAIN ST.

W. RAMSEUR ST.

N. CORCORAN ST.

N. MANGUM ST.

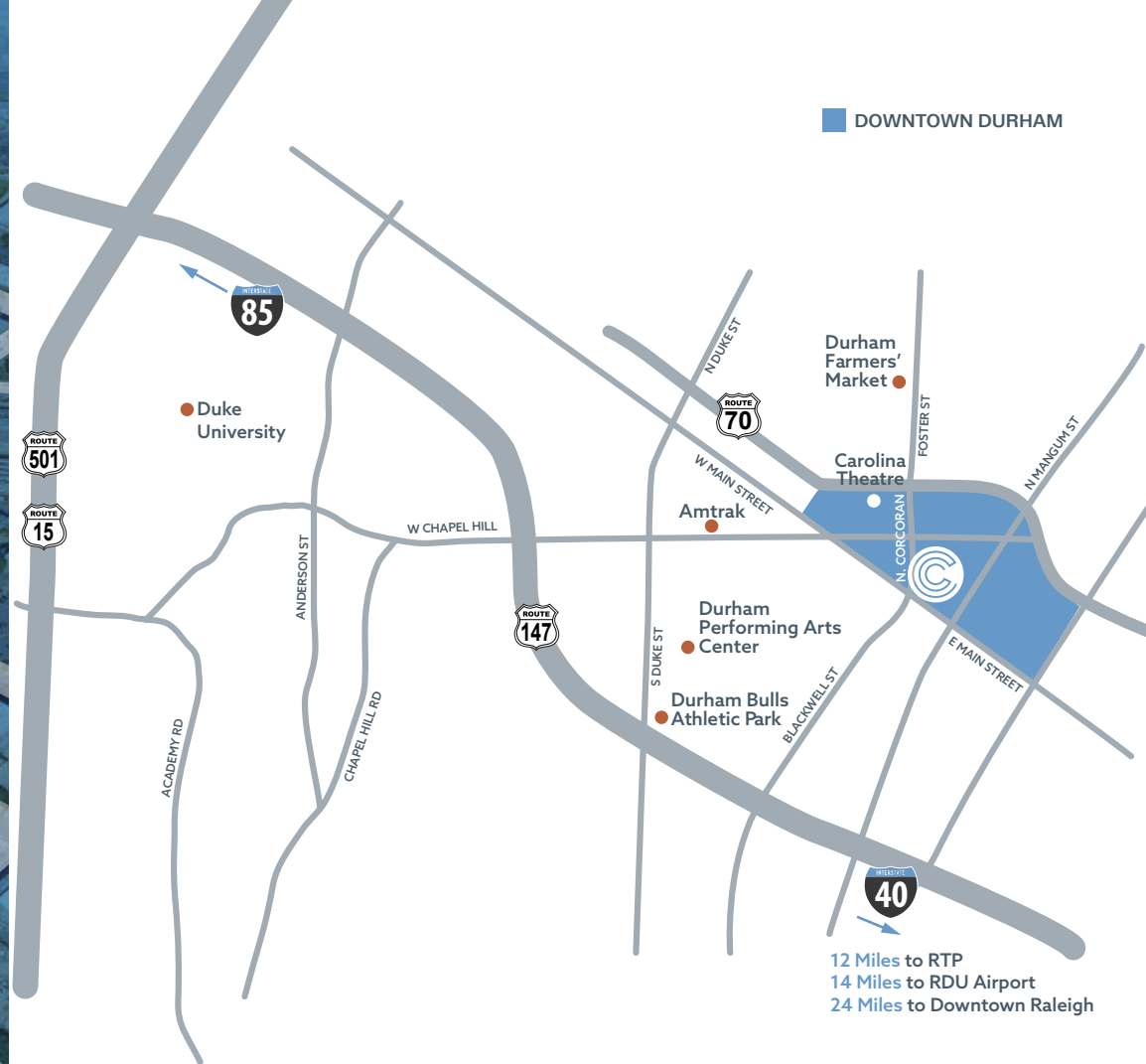
E. PARRISH ST.

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CONNECTED
TO THE
REGION'S
ECONOMIC
CORE

DURHAM

Direct connectivity to NC-147, I-40, I-85, and I-540 links One City Center to RTP, Raleigh, RDU International Airport, and the Triangle's major employment centers and workforce neighborhoods.

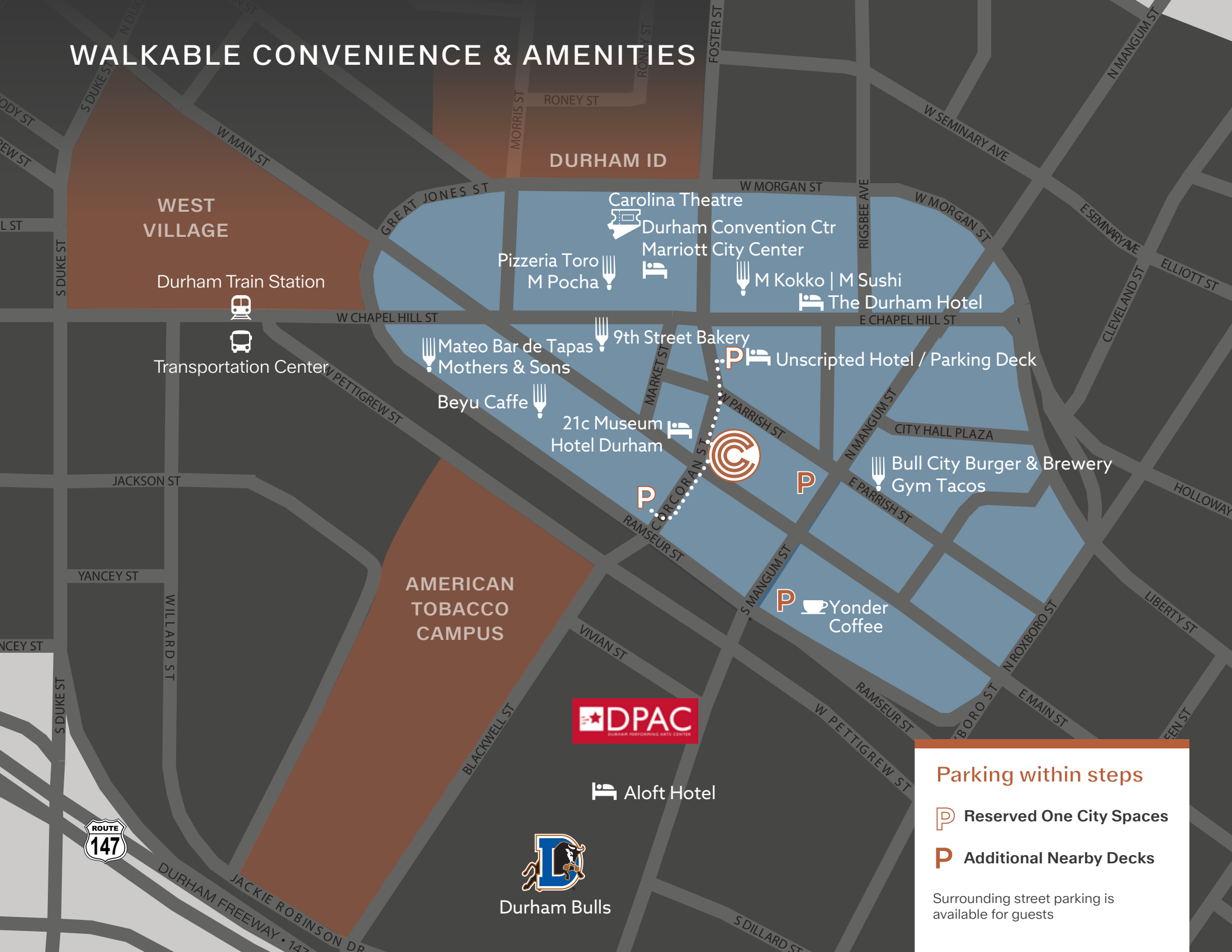
RALEIGH

Direct access to I-40 and the regional highway network connects the property to Downtown Raleigh, NC State University, and the broader corporate and state governmental employment base across Wake County.

RTP

Conveniently positioned near Research Triangle Park, with efficient connectivity to one of the nation's largest concentrations of technology, life science, and research employers.

WALKABLE CONVENIENCE & AMENITIES



 Aloft Hotel



Durham Bulls

Parking within steps

 Reserved One City Spaces

 Additional Nearby Decks

Surrounding street parking is available for guests



WHY DURHAM

Historic architecture and ongoing development have shaped a vibrant downtown with a nationally recognized dining scene, boutique hospitality, entertainment venues, and everyday amenities that support employee recruitment, retention, and engagement.

**#1 INCREASE IN COLLEGE-EDUCATED RESIDENTS
AMONG U.S. METROS, U.S. Census 2020–2024**

#2 MOST EDUCATED METRO IN AMERICA, 2026

TOP U.S. LIFE SCIENCES MARKET

#6 BEST LARGE U.S. CITY TO START A BUSINESS, 2026

#1 STATE FOR BUSINESS, CNBC, 2025

0% CORPORATE INCOME TAX RATE BY 2029

Ownership by AH Realty - Office Leasing by Lincoln



Lincoln



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This property is being marketed by J.D. McNeill, a licensed real estate agent affiliated with Spectrum Properties Management Company, LLC. For more information, contact J.D. McNeill or Spectrum Properties Management Company, LLC directly.