

WELCOME TO  
**S O U T H C O U R T**

3211 Shannon Road  
Durham, NC 27707





Tenants benefit from significant enhancements to the building, including sleek renovations to the lobby and common areas, transformative restroom improvements, and expanded outdoor patio and terrace space.

# JUST WHERE YOU WANT TO BE

SouthCourt is South Durham's premier office destination, adjacent to exceptional, walkable restaurants and retail options at University Hill, and minutes away from downtown Durham. On-site features and retail services include balconies on many of the upper floors, a fully equipped conference center, a full-service salon, and ground floor personal training facility.

With convenient access to I-40, NC Hwy-147, and US 15-501, SouthCourt is ideally located near numerous top Durham dining, shopping, and banking establishments.

6 story building

140,000 SF

9' - 16' ceiling height

Exclusive balconies

Outdoor courtyard

4.0/1,000 parking

Empower Fitness onsite

Building signage rights

# EVERYTHING YOU NEED IS HERE

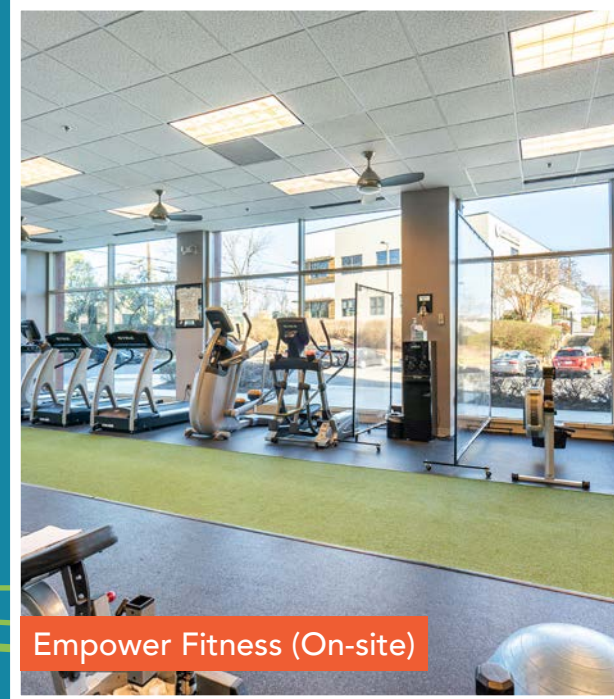
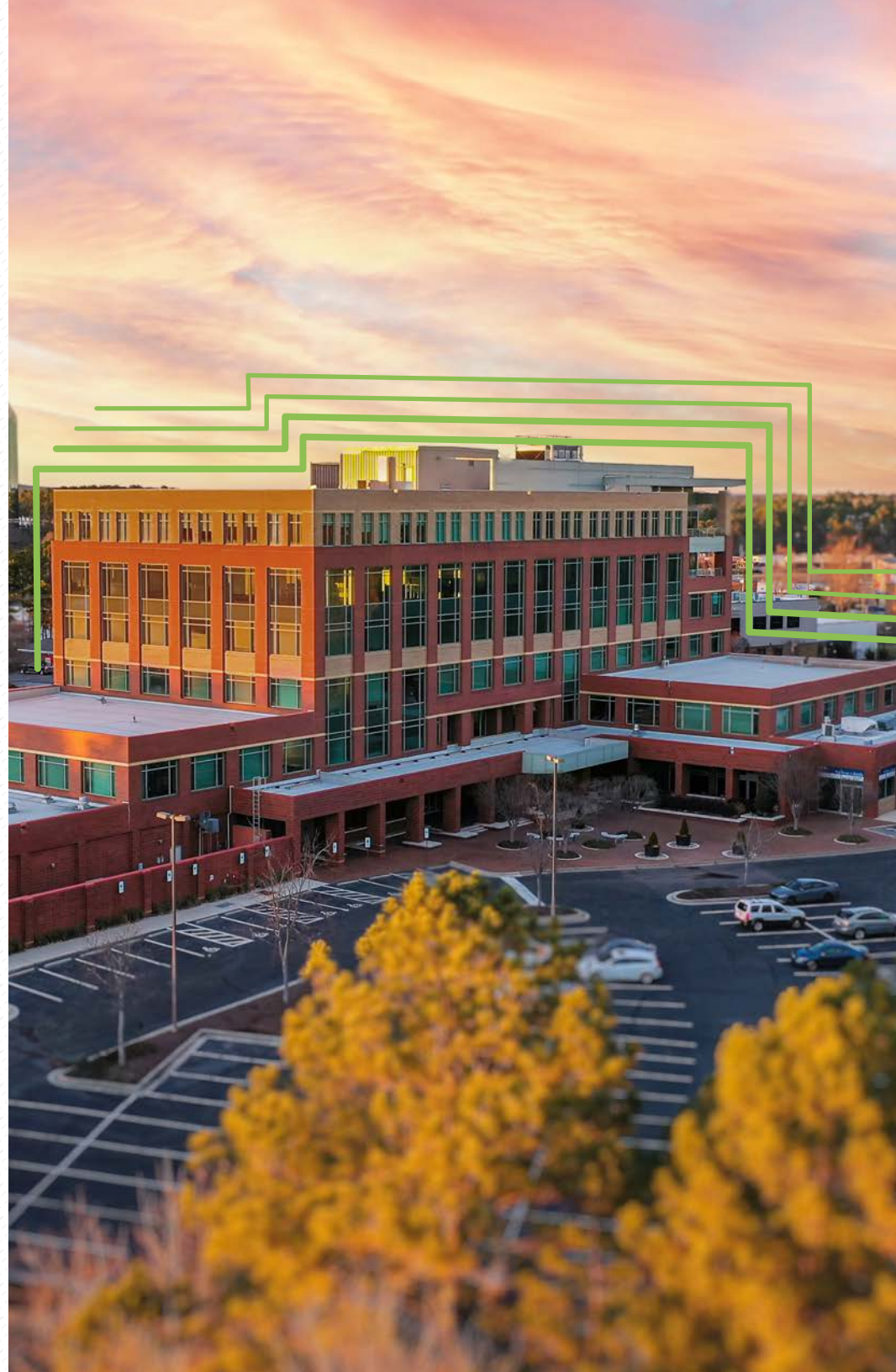
## Outstanding on-site amenities

### Current tenant experience

- On-site Joe Van Gogh coffee shop
- Fully equipped shared conference center
- Personal training facility, Empower Fitness
- On-site full-service salon
- Outdoor patio with covered seating
- Private balconies on upper floors

### Recent upgrades

- Refreshed common areas
- Renovated restrooms
- Three move-in ready spec suites



Empower Fitness (On-site)



Joe Van Gogh Coffee (On-site)



Tenant Lounge Area



Conference Room



Large Outdoor Patio



Ample Parking

# THE PERFECT LOCATION

Discover the sweet spot that is SouthCourt: the perfect location close to Downtown Durham and a refreshed, modern office space with all the amenities you need. This walkable location close to the vibrant UHill center, is near top dining, shopping, and has easy access to I-40 and Highway 147. Get inspired by the striking architecture of this move-in ready building, featuring exquisitely renovated common areas, a fully equipped conference center and free, ample parking.



UHill is the convergence of art, creativity, fashion, culinary talent, residential living, and wellness. You can find numerous restaurants and retail attractions here.

**UHill**

- ALPACA PERUVIAN CHICKEN
- APERITIF
- BB'S CRISPY CHICKEN COOKOUT
- GIZMO BREWWORKS
- HAPPY + HALE
- TRIANGLE COFFEE HOUSE
- O2 FITNESS
- MIDTOWN YOGA
- PET FRIENDLY PATIO + SPA
- EV CHARGING STATIONS
- 35+ MURAL ART PIECES

SUCCOTASH - SOUTHERN & CREOLE KITCHEN  
EASTCUT SANDWICH BAR  
DOMINOS PIZZA

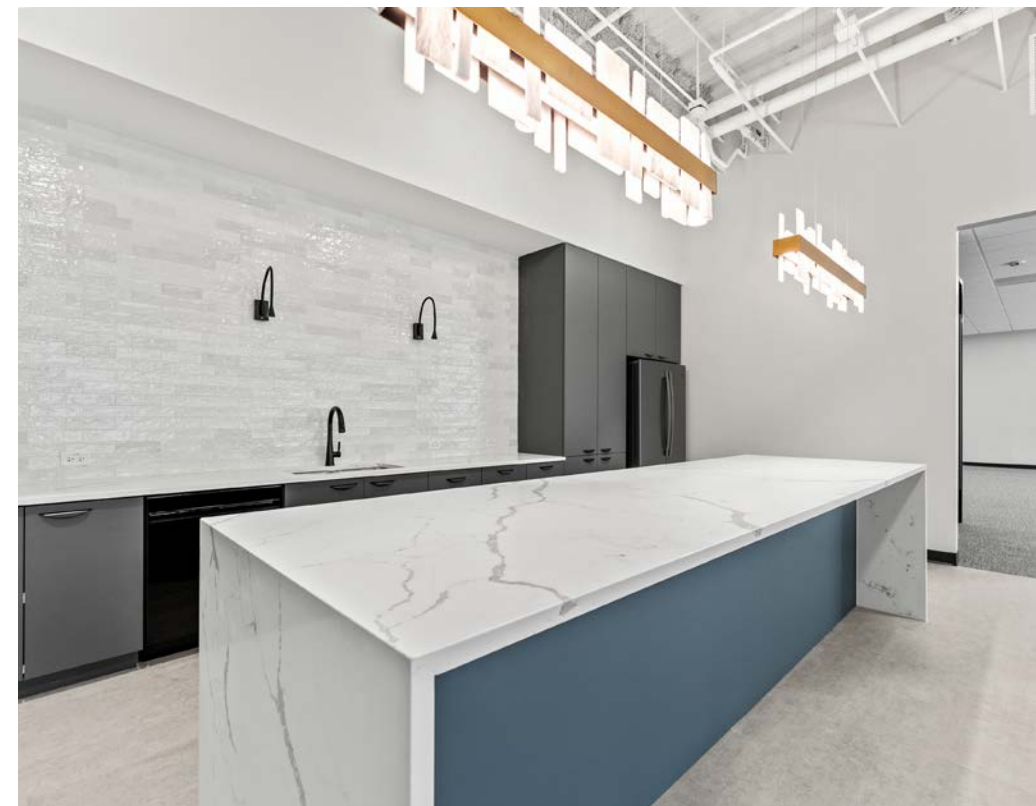
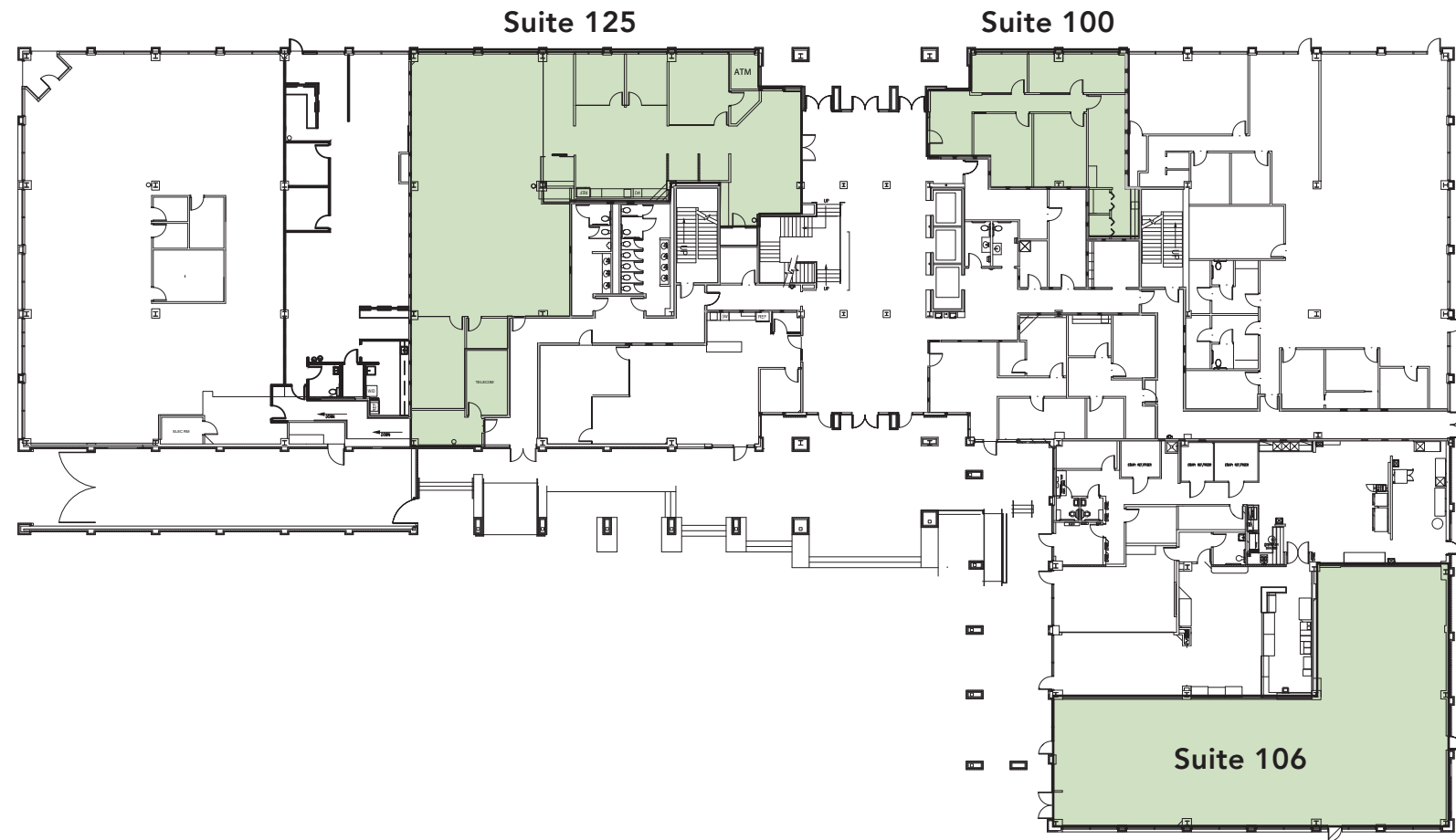
# FIRST FLOOR

Suite 100: 1,607 SF

Suite 106: 4,280 RSF

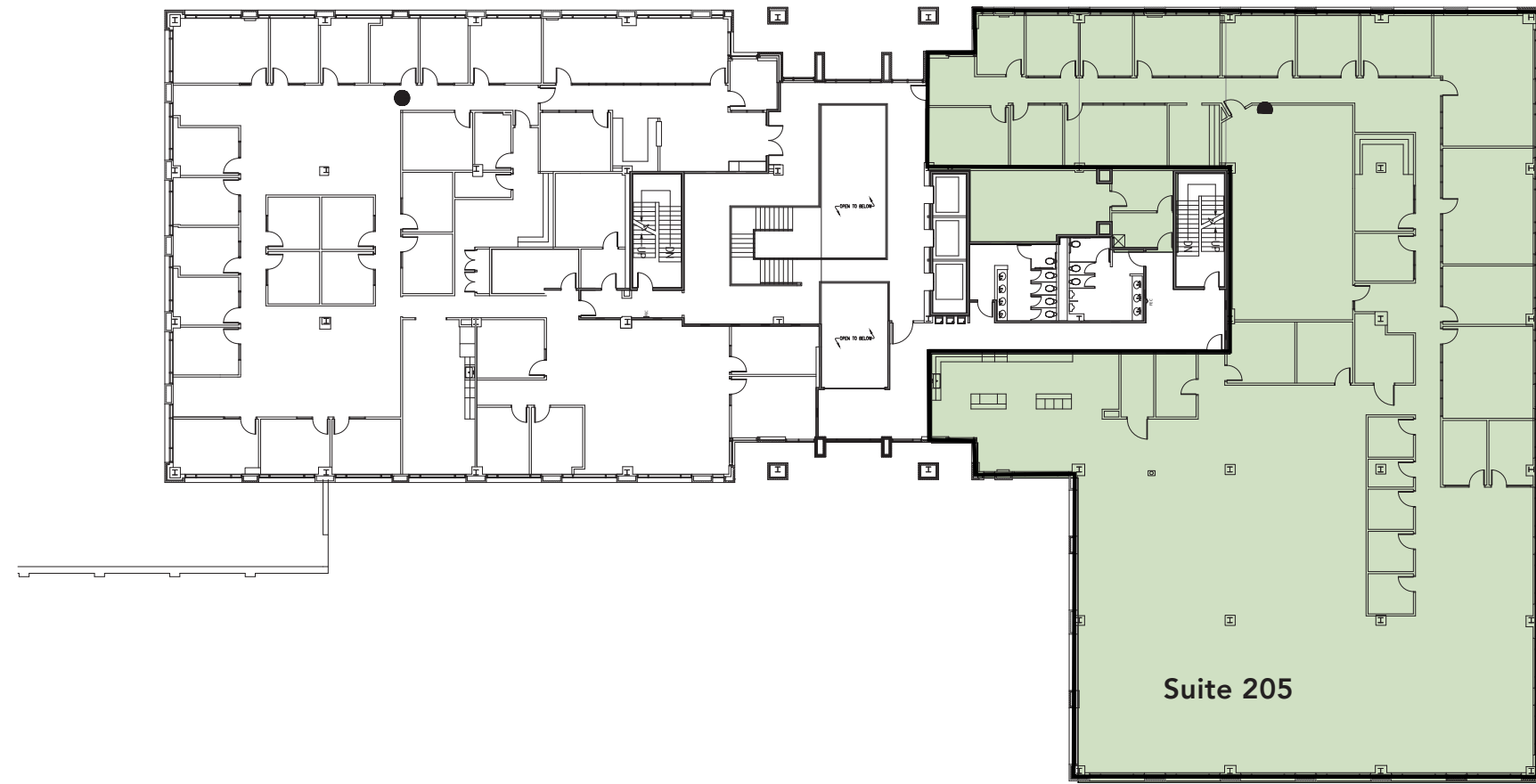
Suite 125: 5,429 RSF

*Move-In Ready Spec Suite*



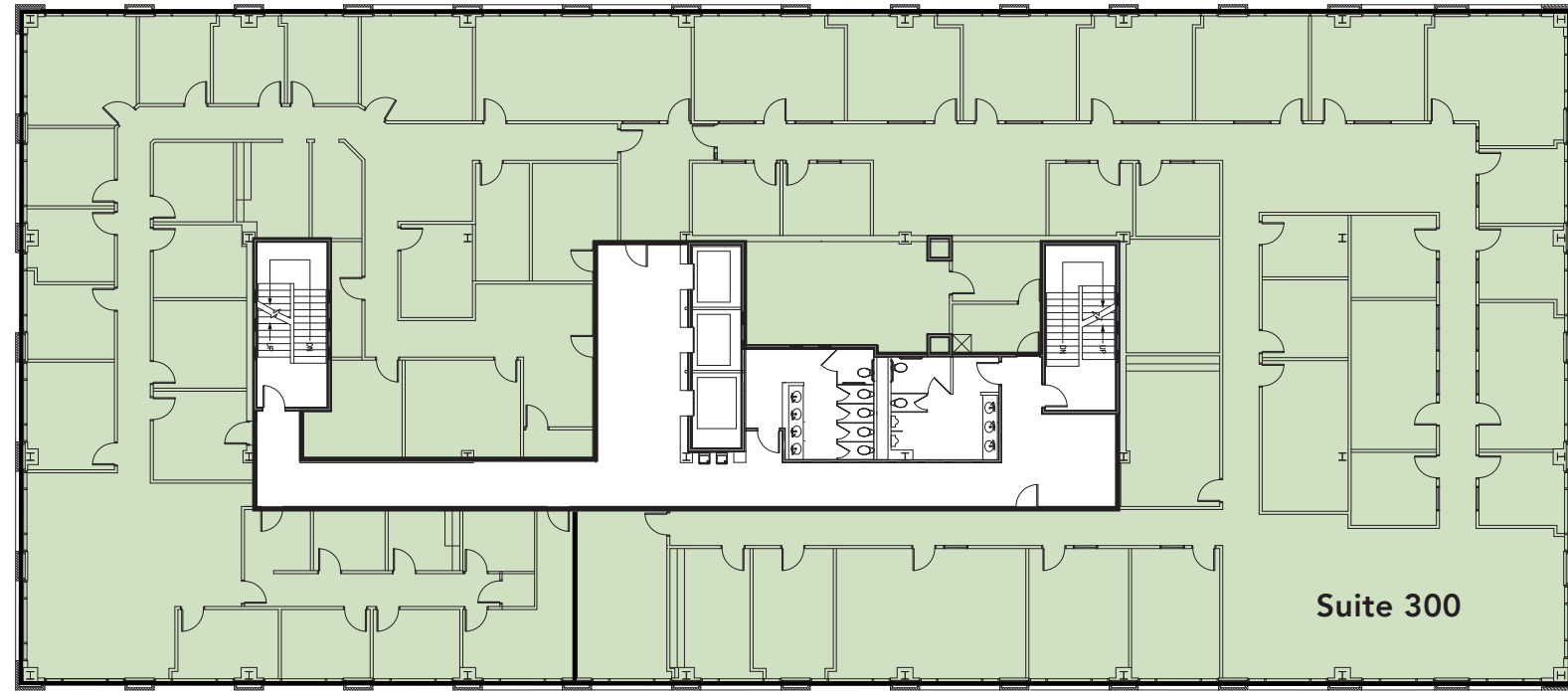
# SECOND FLOOR

Suite 205: 17,042 RSF

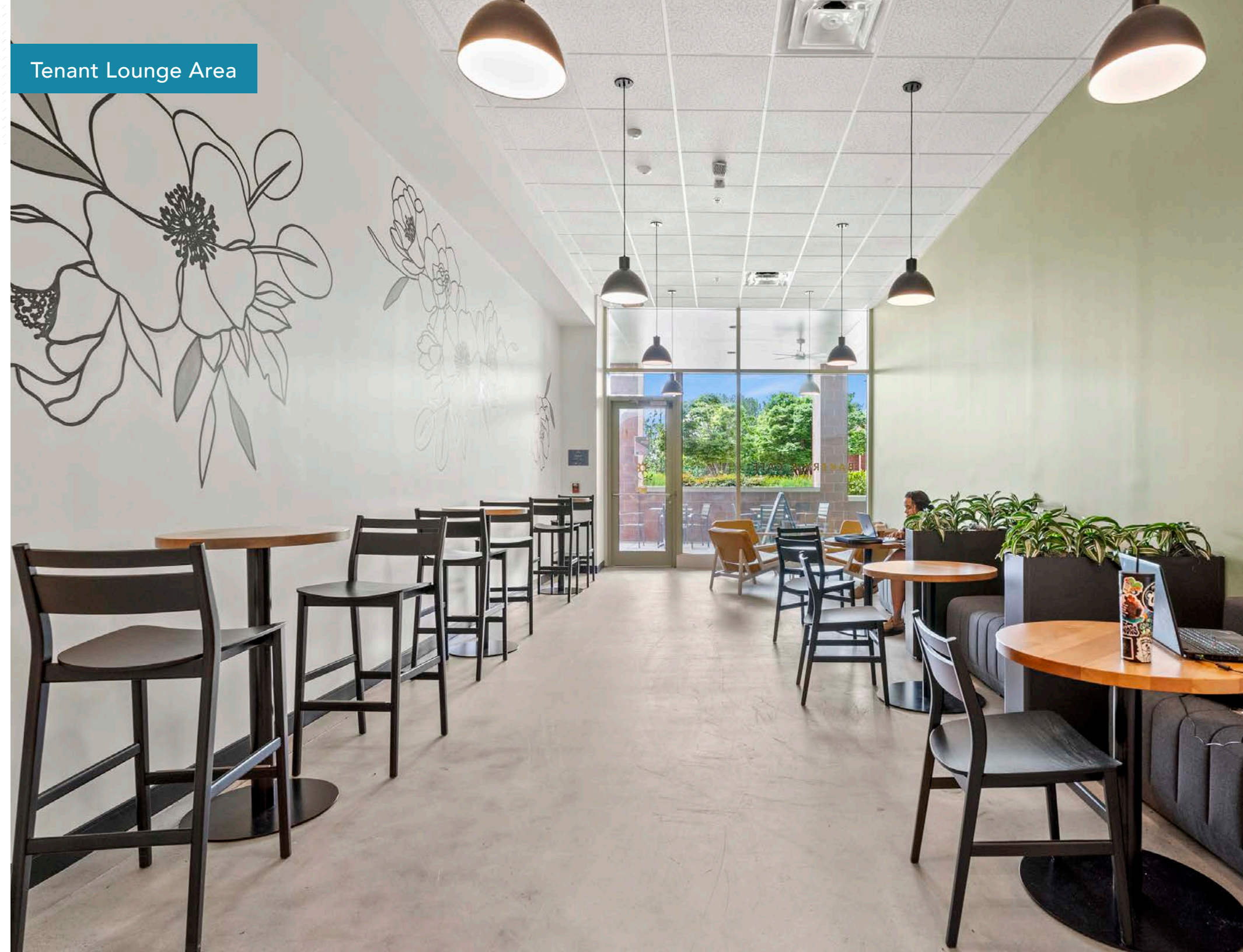


# THIRD FLOOR

Suite 300: 19,137 RSF  
\*Potential Subdivisions

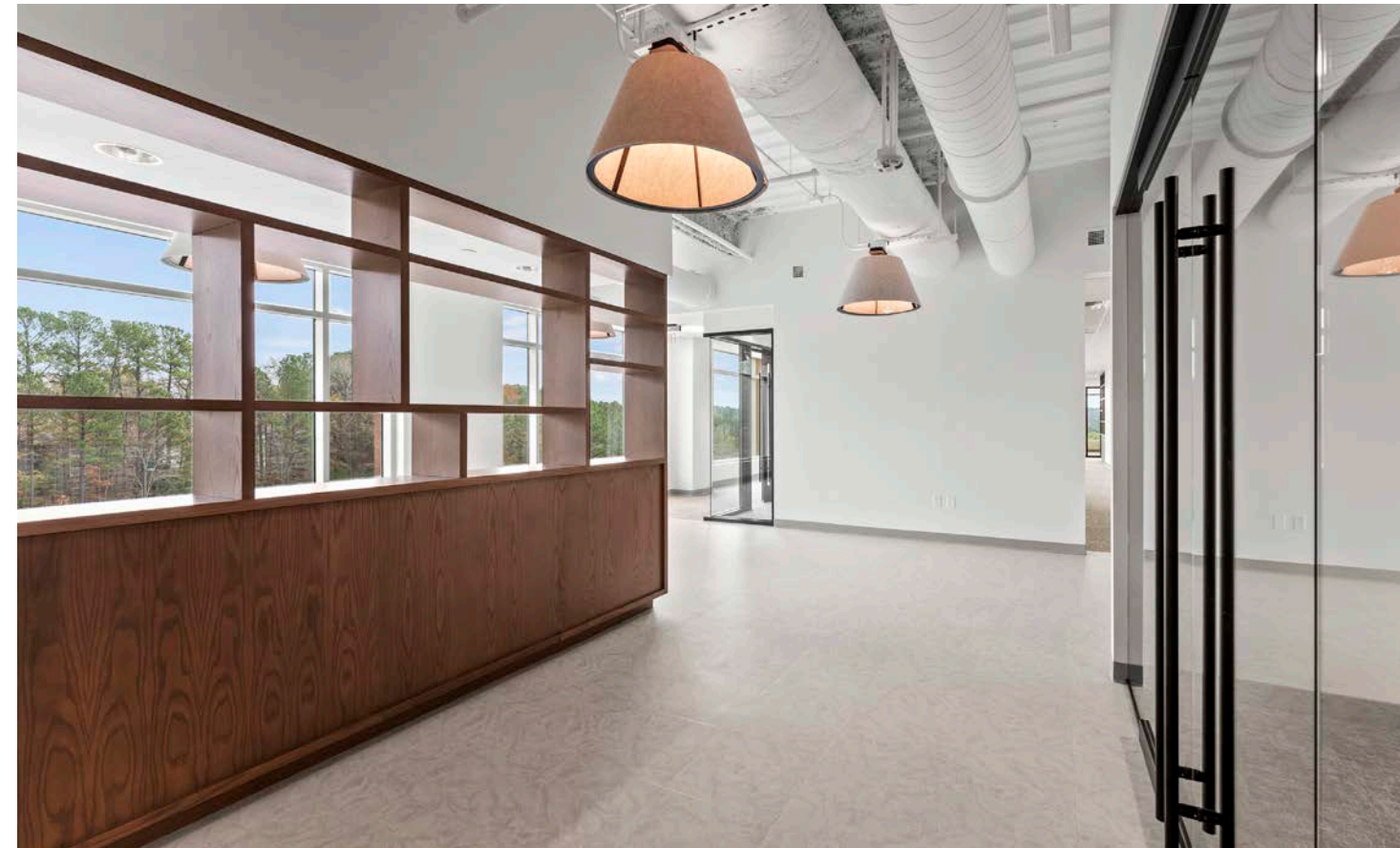
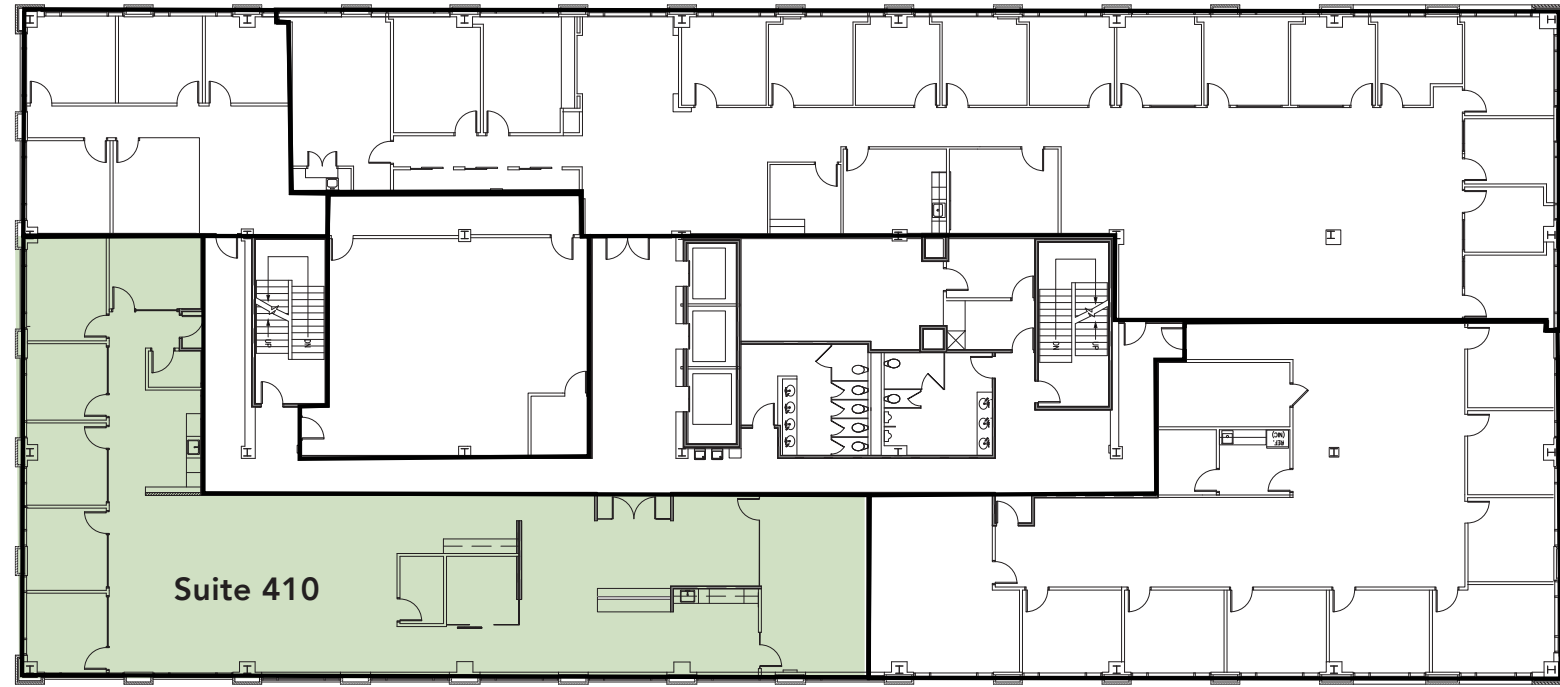


Tenant Lounge Area



# FOURTH FLOOR

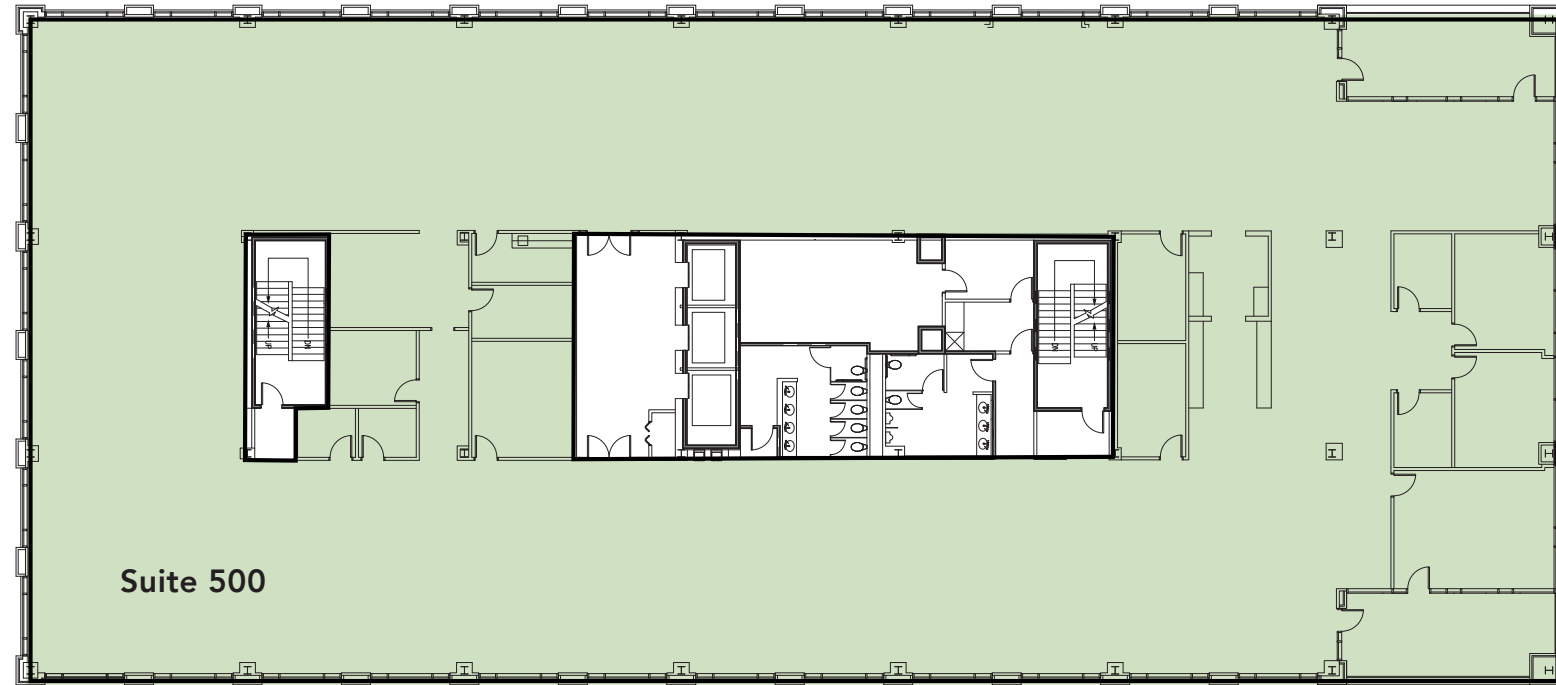
Suite 410: 4,611 SF





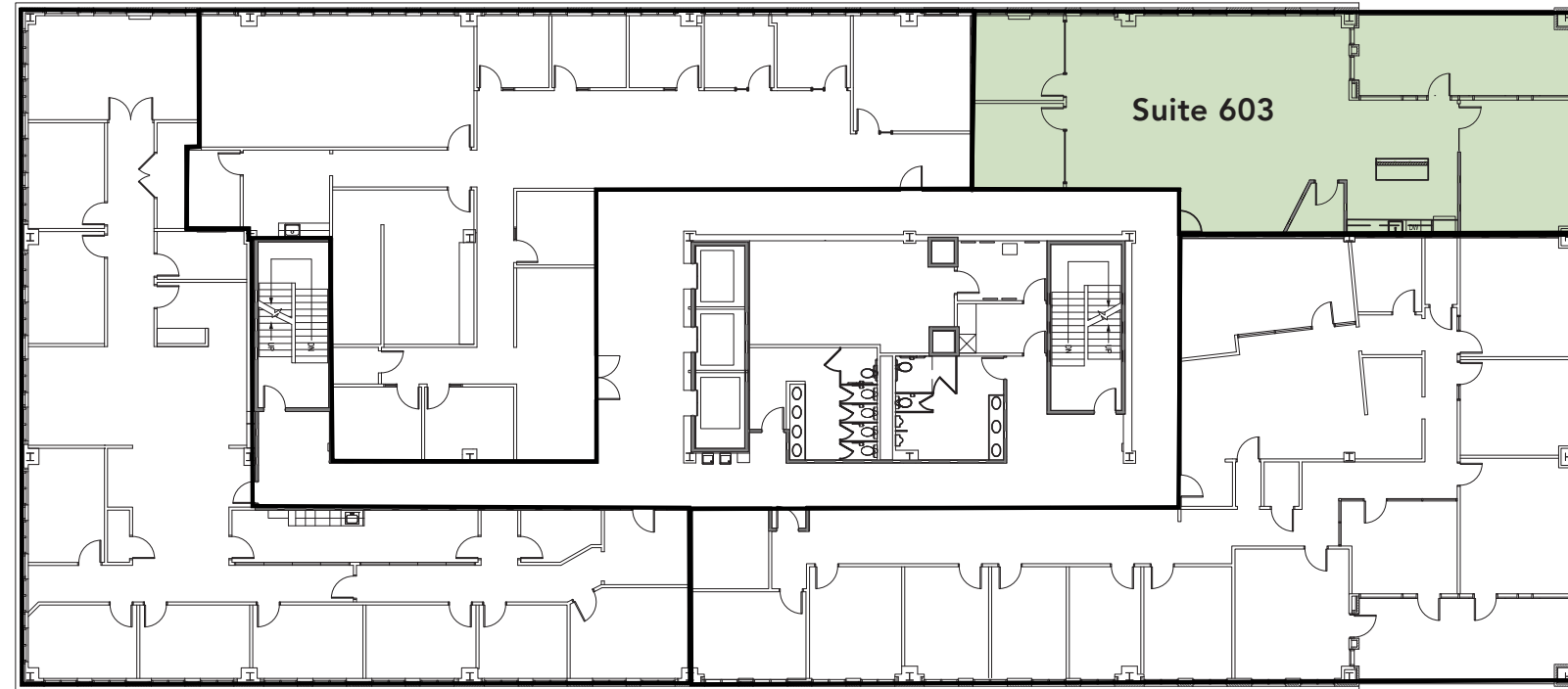
# FIFTH FLOOR

Suite 500: 19,221 SF



# SIXTH FLOOR

Suite 603: 2,863 SF  
Move-In Ready Spec Suite





# SOUTHCOURT

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## CONTACT INFO:

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