

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

CRESCENT COMMUNITIES

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 by Crescent Communities 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

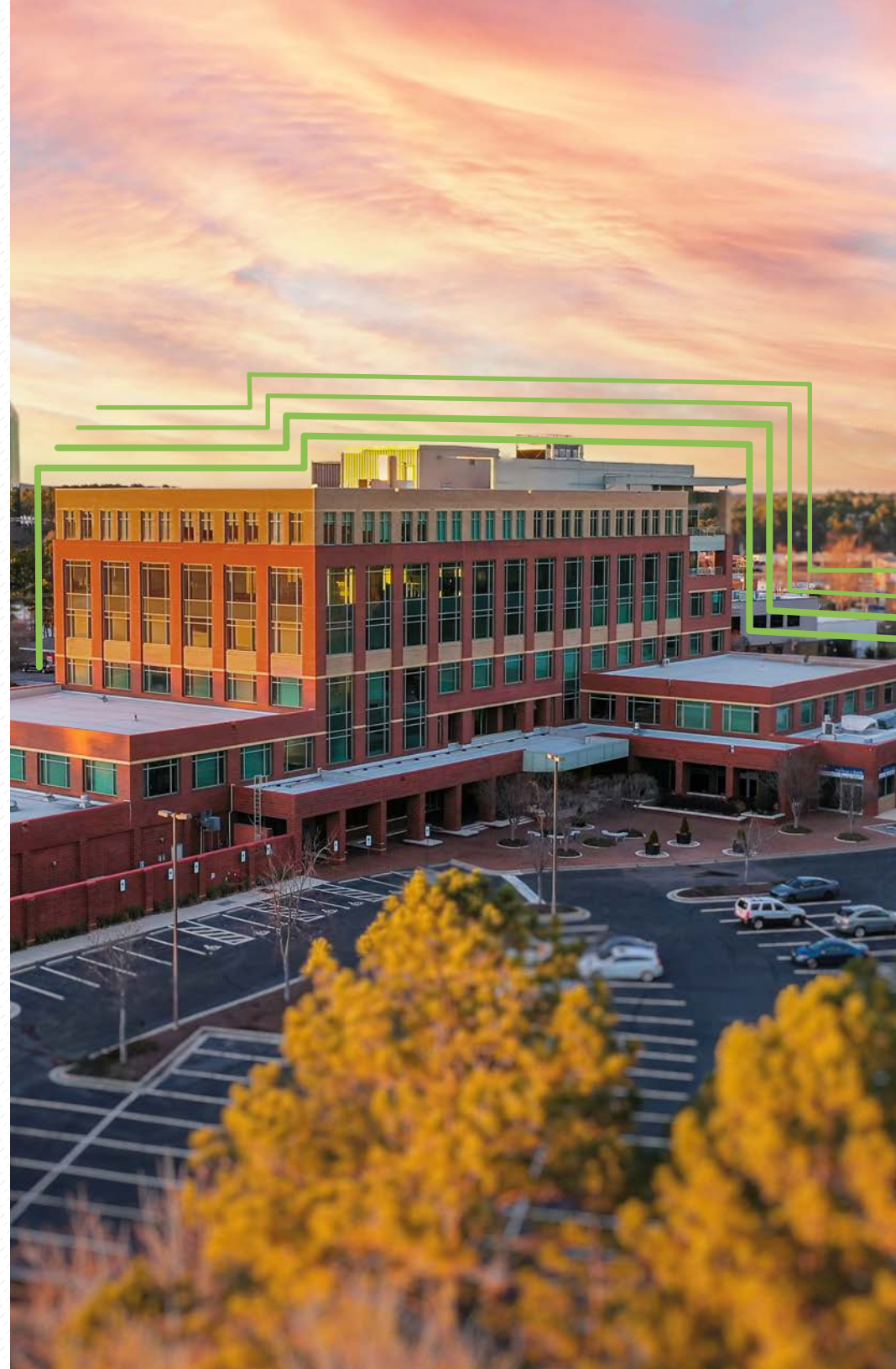
Outstanding on-site amenities

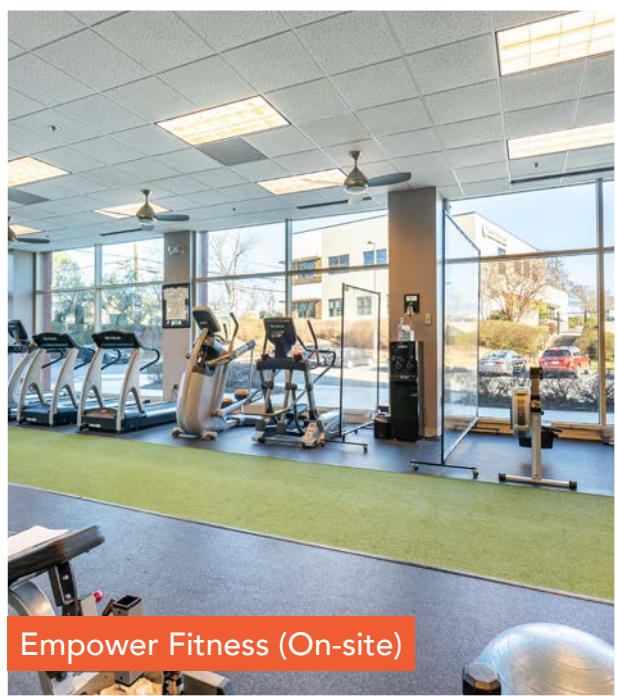
Current tenant experience

- 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)



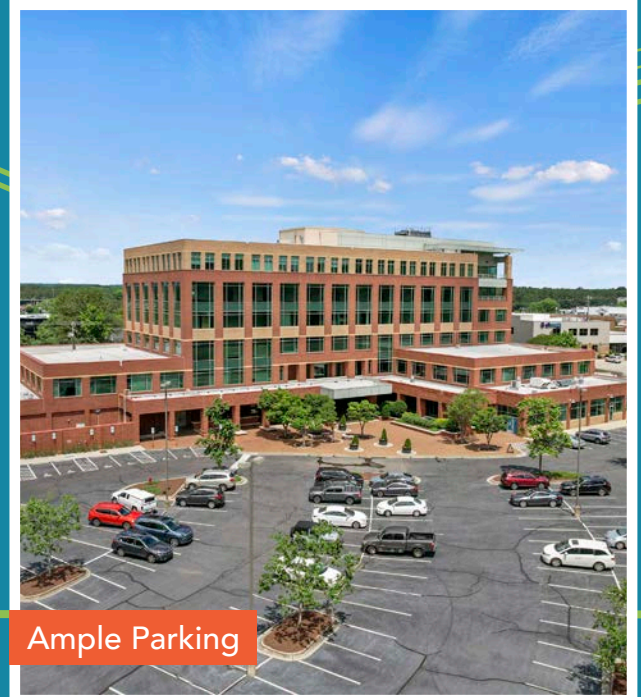
Tenant Lounge Area



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, culture, and wellness. You can find numerous restaurants and



FIRST NATIONAL BANK

PNC BANK

CHICK-FIL-A

STATE EMPLOYEES
CREDIT UNION

FIDELITY BANK

WESTGATE DRIVE

SUPER TARGET
WITH STARBUCKS

(501) DURHAM-CHAPEL HILL BLVD

SHANNON ROAD

BANK OF AMERICA

MI PERÚ PERUVIAN CUISINE

5 MINUTE WALK
TO UHILL

SHANNON ROAD

Joe Van Gogh Coffee
Opening Q1 2024




SOUTHCOURT
CRESCENT COMMUNITIES

UNIVERSITY DRIVE

SUCCOTASH - SOUTHERN & CREOLE KITCHEN
EASTCUT SANDWICH BAR
DOMINOS PIZZA

UHill

ALPACA PERUVIAN CHICKEN
APERITIF
BB'S CRISPY CHICKEN
COOKOUT
GIZMO BREWWORKS
HAPPY + HALE
TRIANGLE COFFE HOUSE
O2 FITNESS
MIDTOWN YOGA

 PET FRIENDLY PATIO + SPA
 EV CHARGING STATIONS
 35+ MURAL ART PIECES

inary talent, residential living,
d retail attractions here.

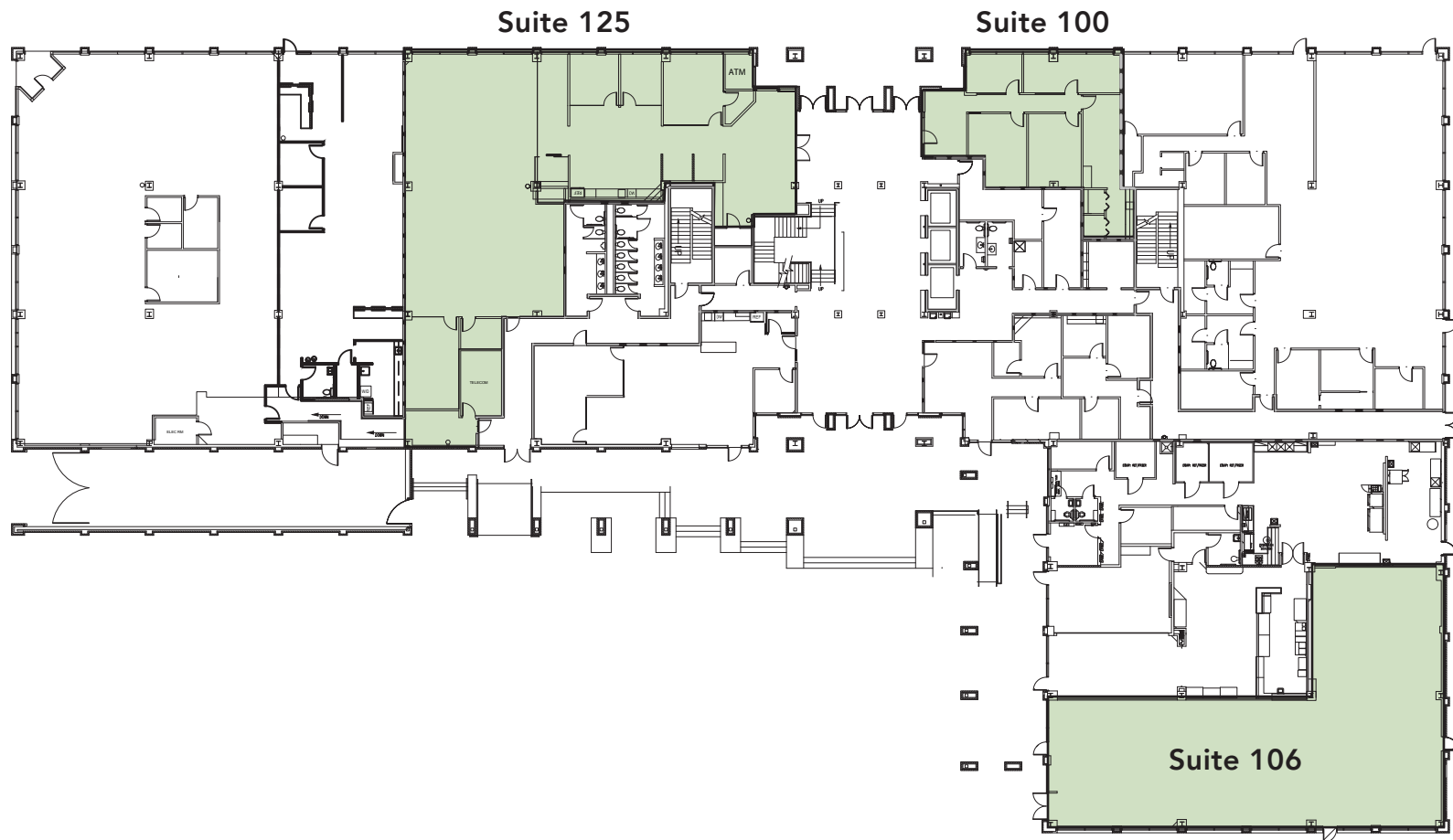
FIRST FLOOR

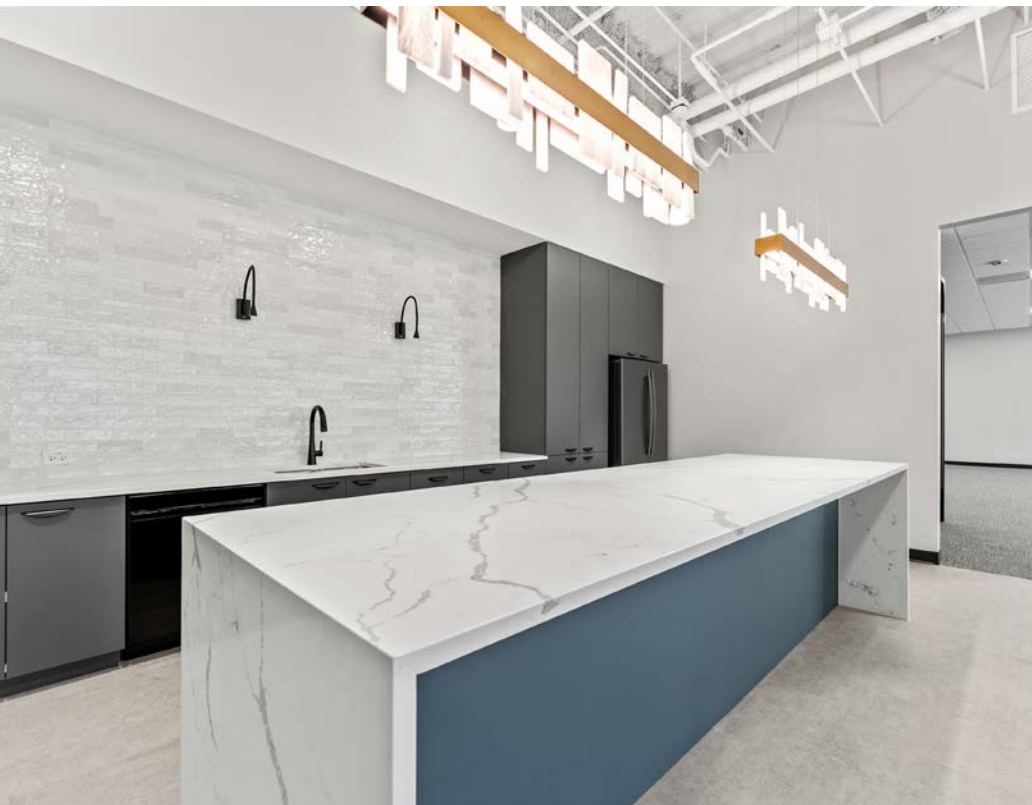
Suite 100: 1,607 SF

Suite 106: 4,280 RSF

Suite 125: 5,429 RSF

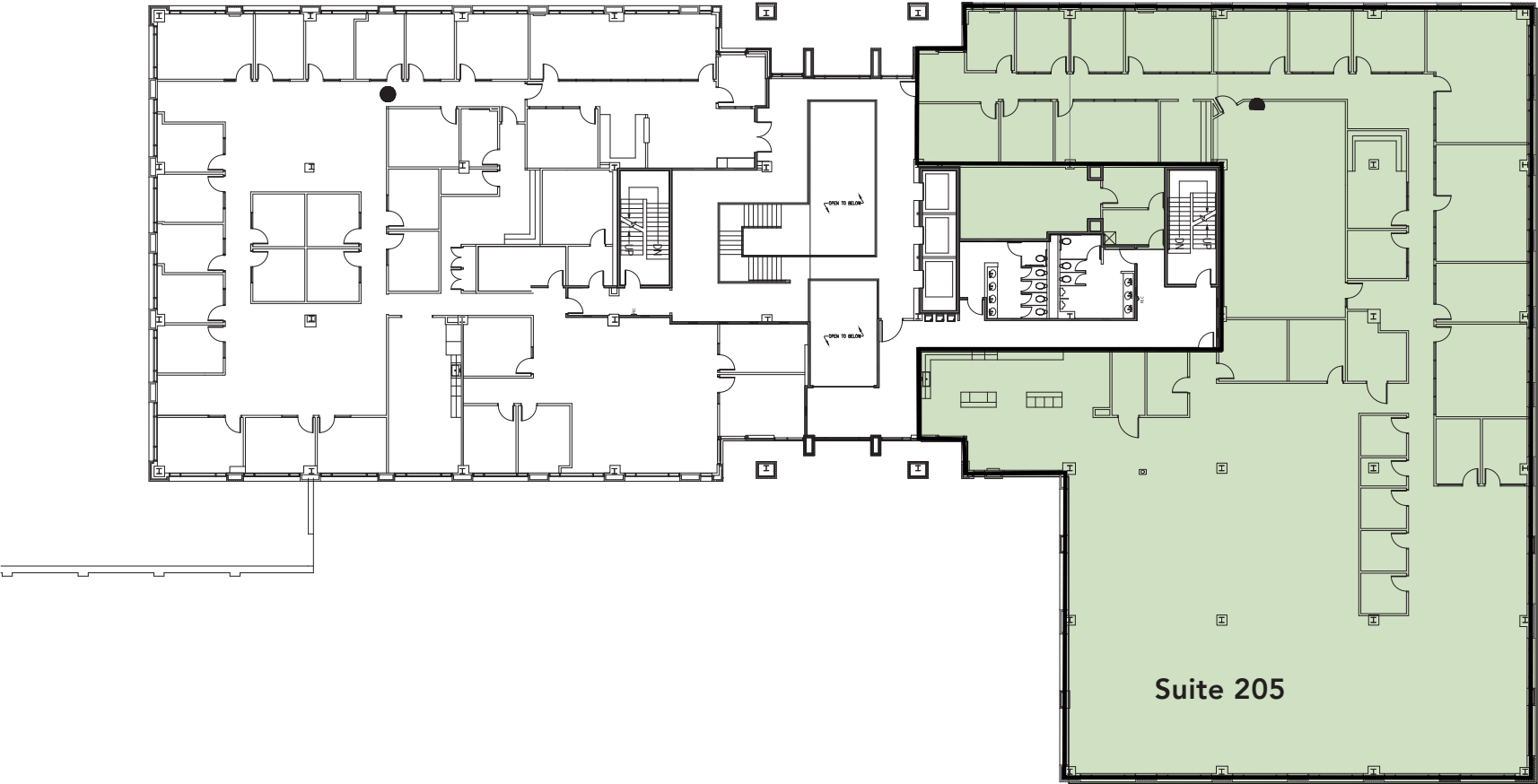
Move-In Ready Spec Suite





SECOND FLOOR

Suite 205: 17,042 RSF

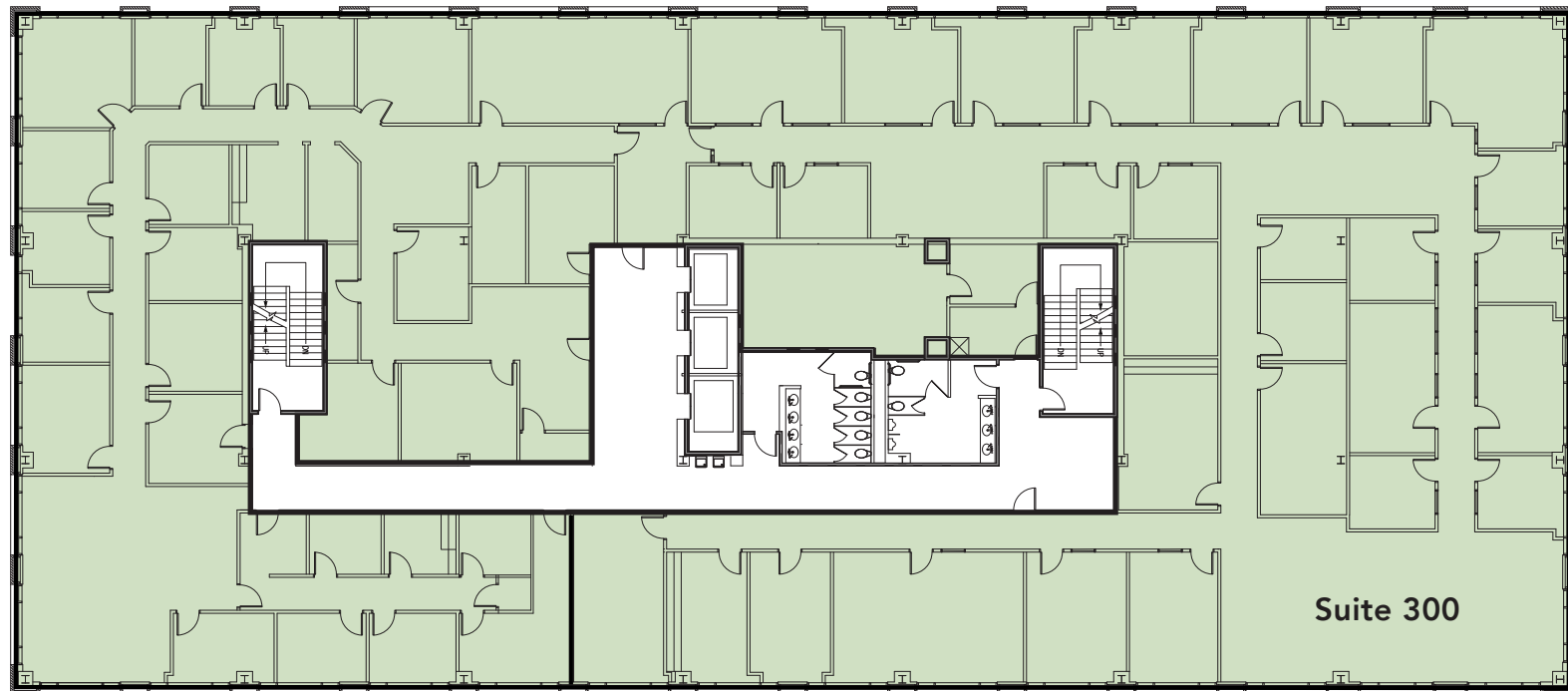




THIRD FLOOR

Suite 300: 19,137 RSF

*Potential Subdivisions

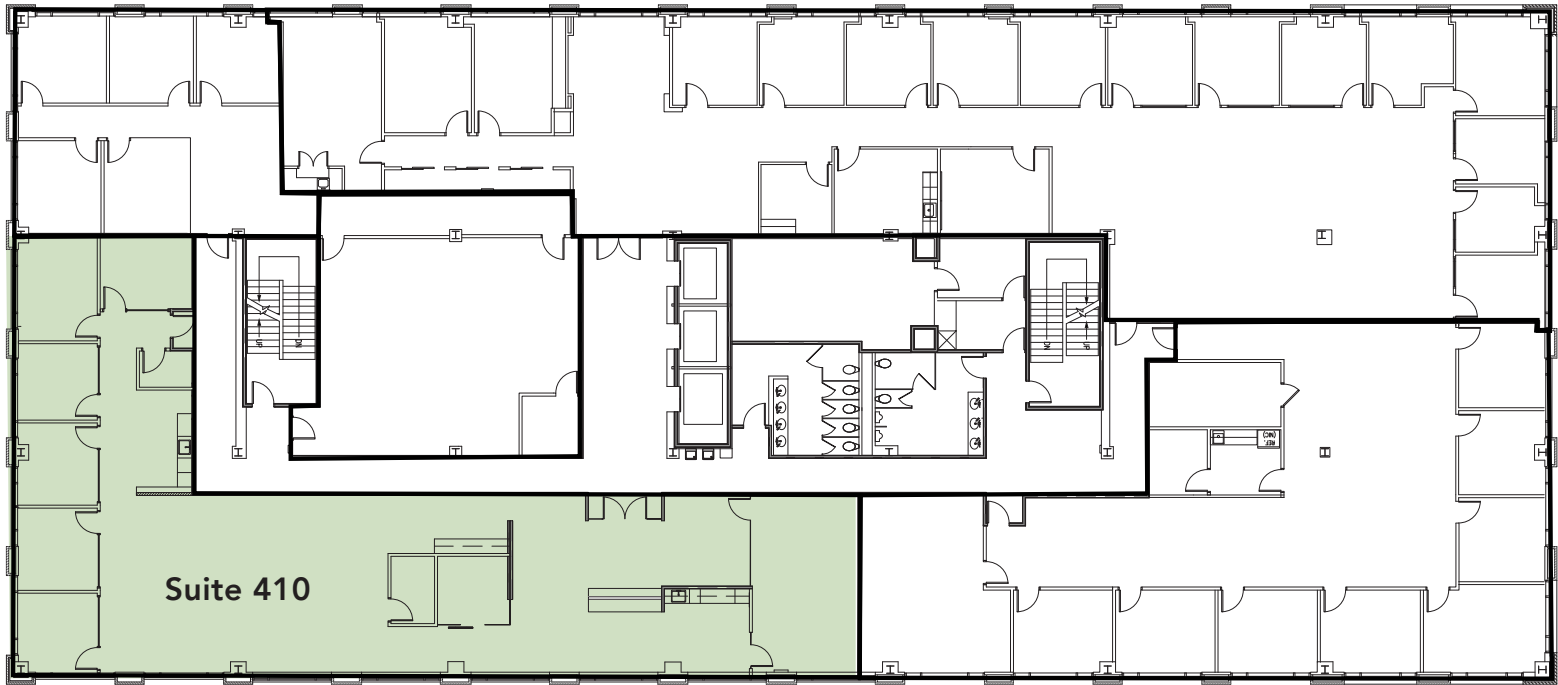


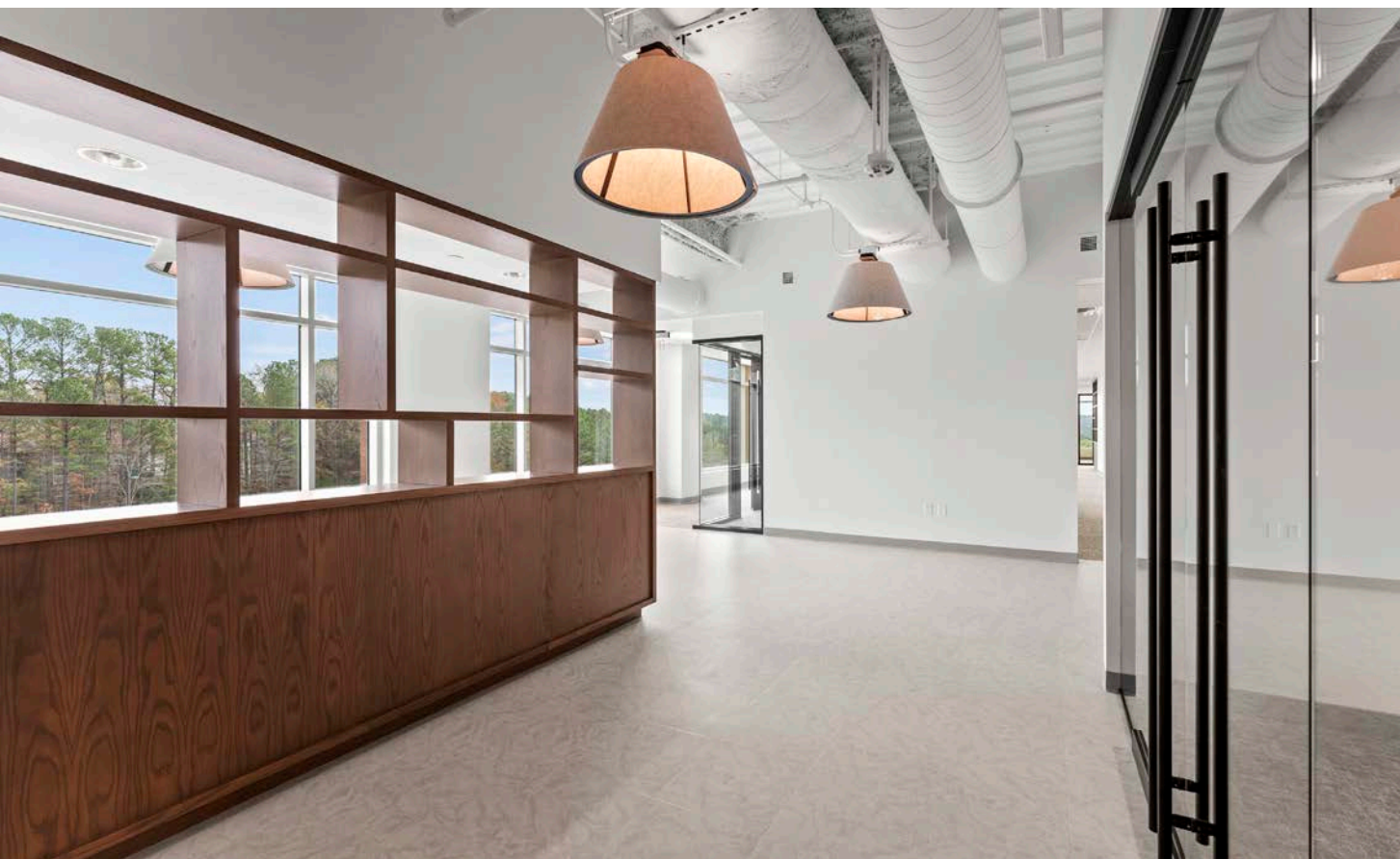
Tenant Lounge Area



FOURTH FLOOR

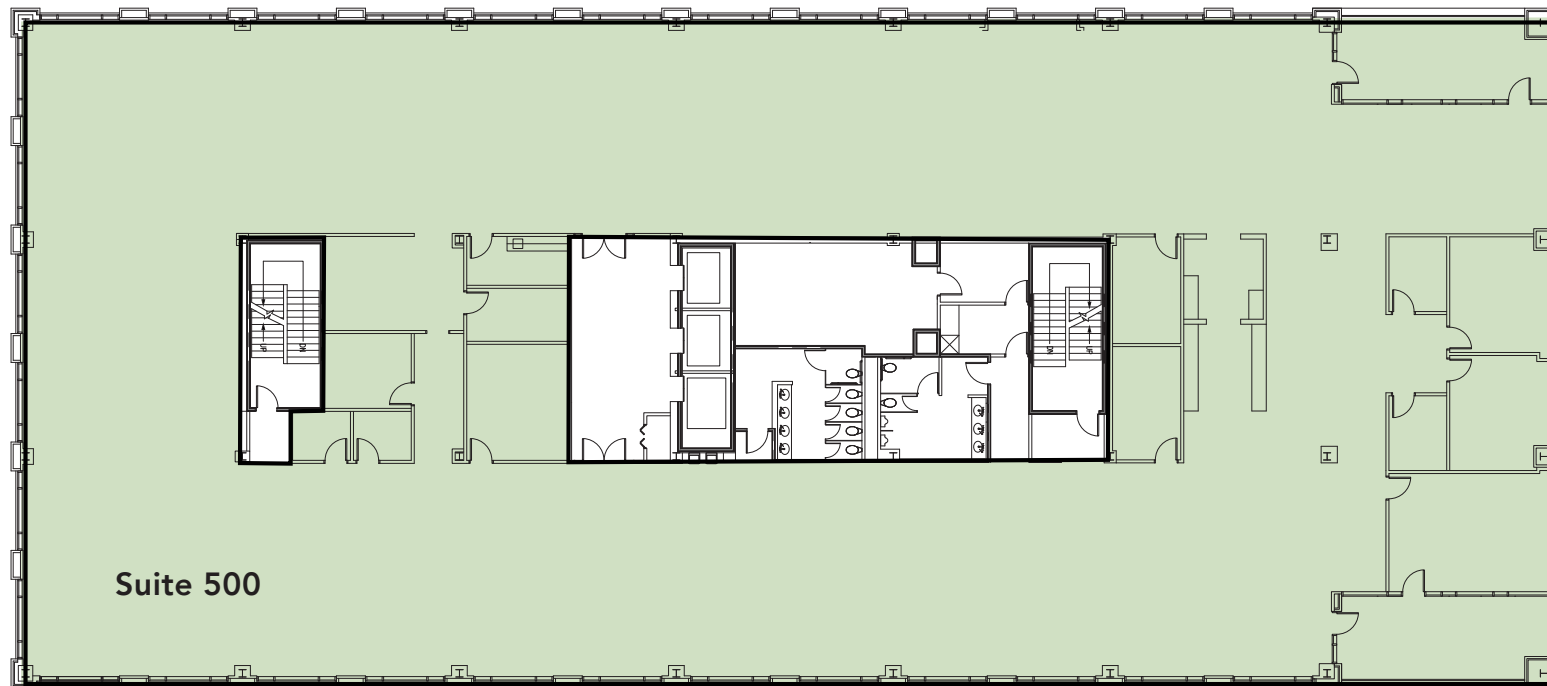
Suite 410: 4,611 SF





FIFTH FLOOR

Suite 500: 19,221 SF

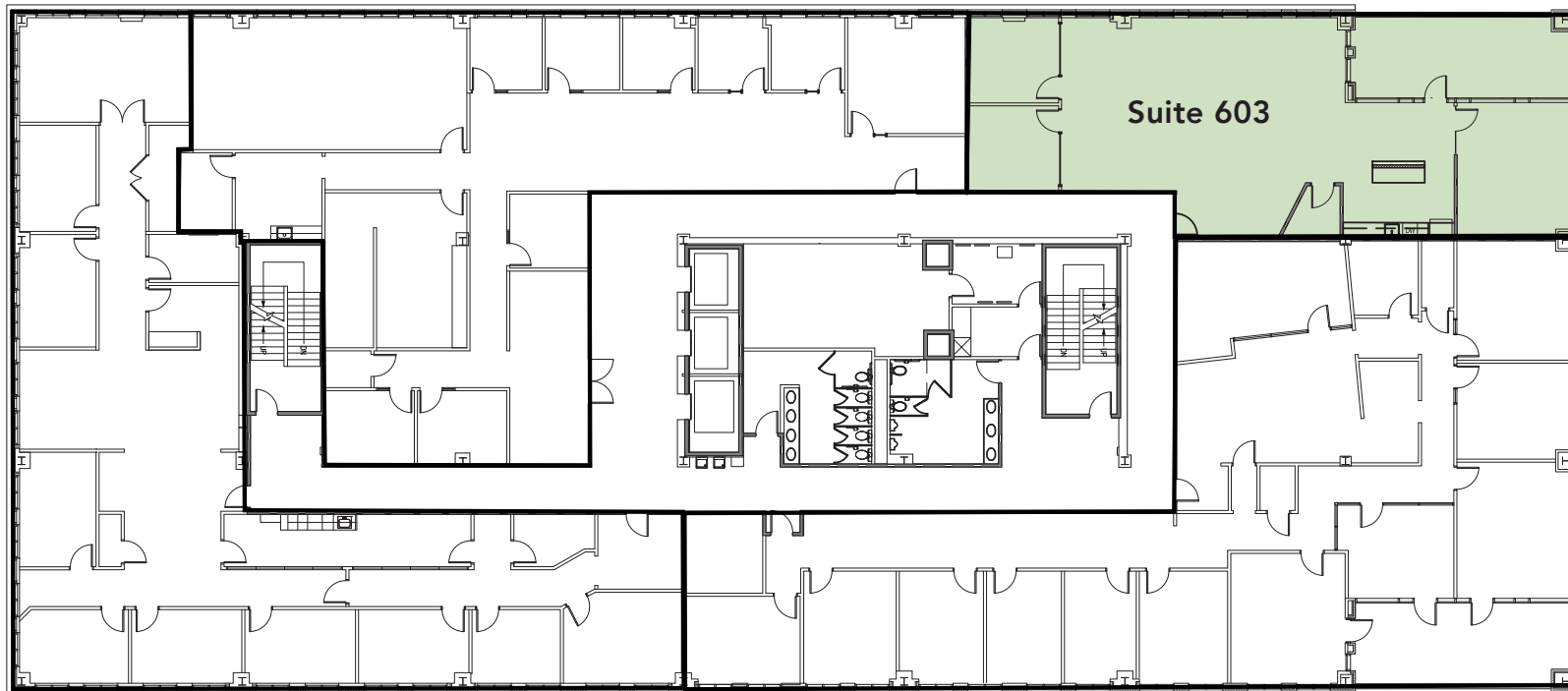




SIXTH FLOOR

Suite 603: 2,863 SF

Move-In Ready Spec Suite







SOUTHCOURT

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