



ZOM Living and AEW Capital Management Announce Completion of Multifamily Community in Durham, North Carolina

The 248-unit multifamily community with street-level retail opens in the heart of downtown Durham, offering luxury amenities and access to the neighborhood's major institutions and attractions.

DURHAM, NORTH CAROLINA - (October 9, 2025) - ZOM Living, one of the nation's leading multifamily developers together with AEW Capital Management, announce the opening and first move-ins at Maizon Durham in Durham, North Carolina. Located at 500 East Main Street, the highly anticipated multifamily community delivers 248 units and approximately 13,000 square feet of street-level retail space blending sophisticated design with lifestyle-driven amenities in one of North Carolina's fastest-growing urban centers.

"Welcoming our first residents to Maizon Durham marks an important milestone in the strategic expansion of our North Carolina portfolio," said Seth Avant, Senior Vice President of the Carolinas at ZOM Living. "Downtown Durham's momentum as a hub for talent, innovation, and new business growth was integral to our vision for Maizon, a high-quality, walkable community delivering the amenity-rich living experience today's renters expect."

The community offers a variety of spacious floorplans including studio, one-, two-, and three-bedroom apartments ranging from 558 to 1,450 square feet. Residences feature open-concept designs with 9-foot ceilings, private balconies with views of downtown Durham, wood plank flooring, chef-inspired kitchens with stainless steel appliances, quartz countertops, walk-in custom ELFA closets, and spa-like bathrooms with backlit mirrors. Select units offer kitchen islands, double vanities, and wet room showers.

Designed by architecture firm Hord Coplan Macht, Maizon Durham responds to the historic character of East Main Street with a mix of design elements that reflect the proportions and rhythm of nearby civic and mercantile buildings. Positioned between two key civic sites, the building introduces a new residential use while maintaining continuity with the surrounding streetscape. Interiors by One Line Design Studio focus on clean lines and everyday functionality, with open kitchens, marble style backsplashes, warm wood accents, and built-in shelving. The design prioritizes durable materials and thoughtful layouts, creating comfortable spaces that fit the needs of today's renters while tying into the architectural language of downtown Durham.

Residents have access to an array of amenities that balance everyday needs, function, and entertainment, including a swimming pool with sundeck and lounge seating, a landscaped courtyard with outdoor kitchen and grills, and a state-of-the-art fitness center with a dedicated recovery room and spin studio. Additional spaces include a pet spa, co-working areas with high-speed internet, conference rooms, private offices, quiet zones, a resident café, and a 24-hour marketplace.

In addition to resident amenities, the ground-floor retail space is slated to host a mix of food, wellness, and neighborhood-focused tenants designed to enhance daily life and serve both residents and the surrounding downtown community.

Maizon Durham sits in the heart of downtown Durham, with close proximity to the American Tobacco Campus, Durham Bulls Athletic Park, the Durham Performing Arts Center, and The Carolina Theatre. It is



also close to Duke University, Duke Regional Hospital, and Duke Medicine Pavilion. As Durham continues to grow with new investment and development, the community offers direct access to the institutions and attractions that define the city's cultural, educational, and economic landscape.

For more information or leasing opportunities, visit www.livemaizondurham.com.

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About ZOM Living

ZOM Living is a recognized leader in the development of multifamily communities across the United States. Over its 48-year history, ZOM has developed over 25,000 apartment units nationwide with total capitalization of over \$7.5 billion. With a longstanding commitment to quality, innovation, and impactful designs, ZOM Living has cultivated a reputation for excellence through strategic partnerships and award-winning projects. The company has garnered more than 215 industry awards, including the Development Firm of the Year award by both Multi-Housing News and NAHB. ZOM Living operates regional development offices in Boston, Dallas, Fort Lauderdale, Nashville, Orlando, Phoenix, and Raleigh, and continues to actively expand its pipeline of visionary developments. To explore more about ZOM Living's portfolio and initiatives, visit www.zomliving.com.

About AEW:

For over 40 years, AEW Capital Management, L.P. (AEW) has provided real estate investment management services to investors worldwide. As one of the world's largest real estate investment advisors¹, AEW and its affiliates manage \$83.9 billion in private real estate equity, debt and listed securities across North America, Europe and Asia (as of March 31, 2025). Grounded in research and experienced in the complexities of the real estate and capital markets, AEW actively manages portfolios in both the public and private property markets and across the risk/return spectrum. AEW and its affiliates have offices in Boston, Los Angeles, Denver, London, Paris, Hong Kong, Seoul, Singapore, Sydney and Tokyo, as well as additional offices in eight European cities. For more information, please visit www.aew.com.

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