

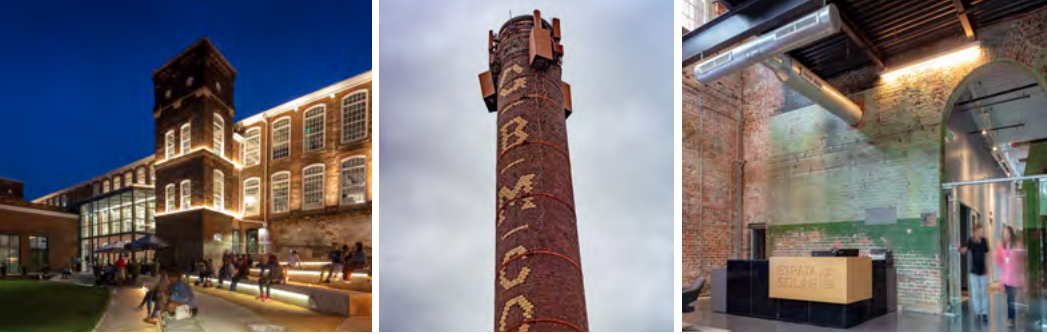
# GOLDEN BELT

CAMPUS

327,000 SF | MIXED USE | DOWNTOWN DURHAM

TRI PROPERTIES

NAL Carolantic Realty



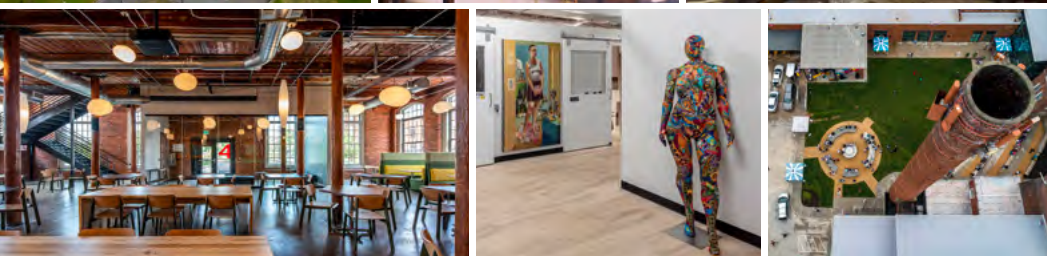
## PROJECT OVERVIEW

A fully restored Golden Belt Campus—one of Durham’s last historic textile mills to be creatively reused—draws a captivating energy to downtown. Home to businesses such as Strata Solar and WillowTree, GBC has transformed a piece of Durham’s industrial past into a vital hub where people live, create, and work.

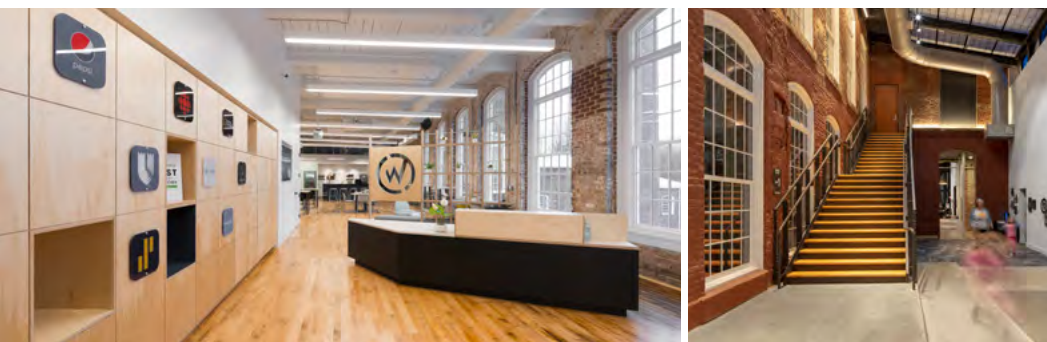
With over 327,000 SF of Class-A commercial space, **GBC combines a vibrant local arts community, airy loft living, and modern offices in a historic setting, while also saving space for fun.** This project has become recognized for its lively community with features that embrace the urban industrial aesthetic.

Explore an art gallery show, enjoy a beer and games at Hi-Wire Brewing, or check out a concert at the Mill Stage. **GBC is the go-to, must-have place for creative pursuits, cultural events and a hip lifestyle allowing companies to capture and retain the best and brightest.**

We invite you to join us in growing downtown Durham’s vibrant community at Golden Belt Campus.



## DYNAMIC TENANTS | AUTHENTIC CULTURE





STRATA SOLAR



WILLOWTREE

## PROJECT HIGHLIGHTS

- 327,000 square feet on the National Historic Register as the Golden Belt Manufacturing Company
- One of Durham's last historic textile mills to be creatively reused
- Creative Office, Retail, Live/Work Apartments, Artist Studios, Live Music, Events and more
- Exposed brick and beam with 12'+ ceilings and large windows offering rich, natural light
- Built in 1901, fully renovated in 2008 (Golden Belt) and 2018 (Mill No.1)
- Free on-campus parking and significant free public parking surrounding the campus

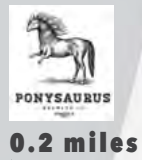
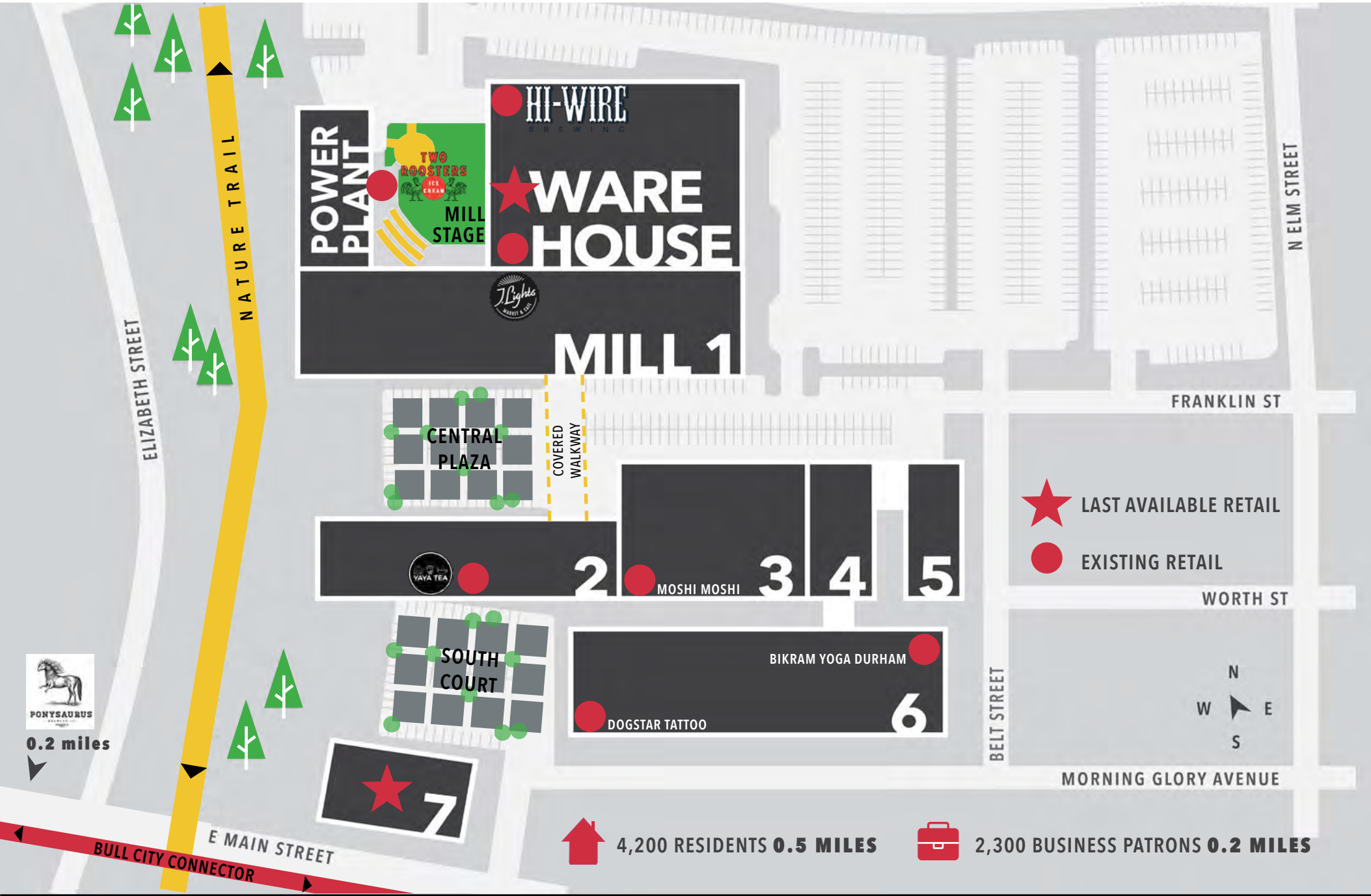
### AVAILABLE OFFICE

Warehouse	2,084 RSF
Mill No. 1	4,473 - 20,401 RSF
Building 2	2,428 - 11,875 RSF
Building 6	673 - 3,349 RSF
Building 7	9,707 - 11,114 RSF

### AVAILABLE RETAIL

Warehouse	4,510 RSF
Building 7	9,707 - 11,114 RSF

# MASTER PLAN

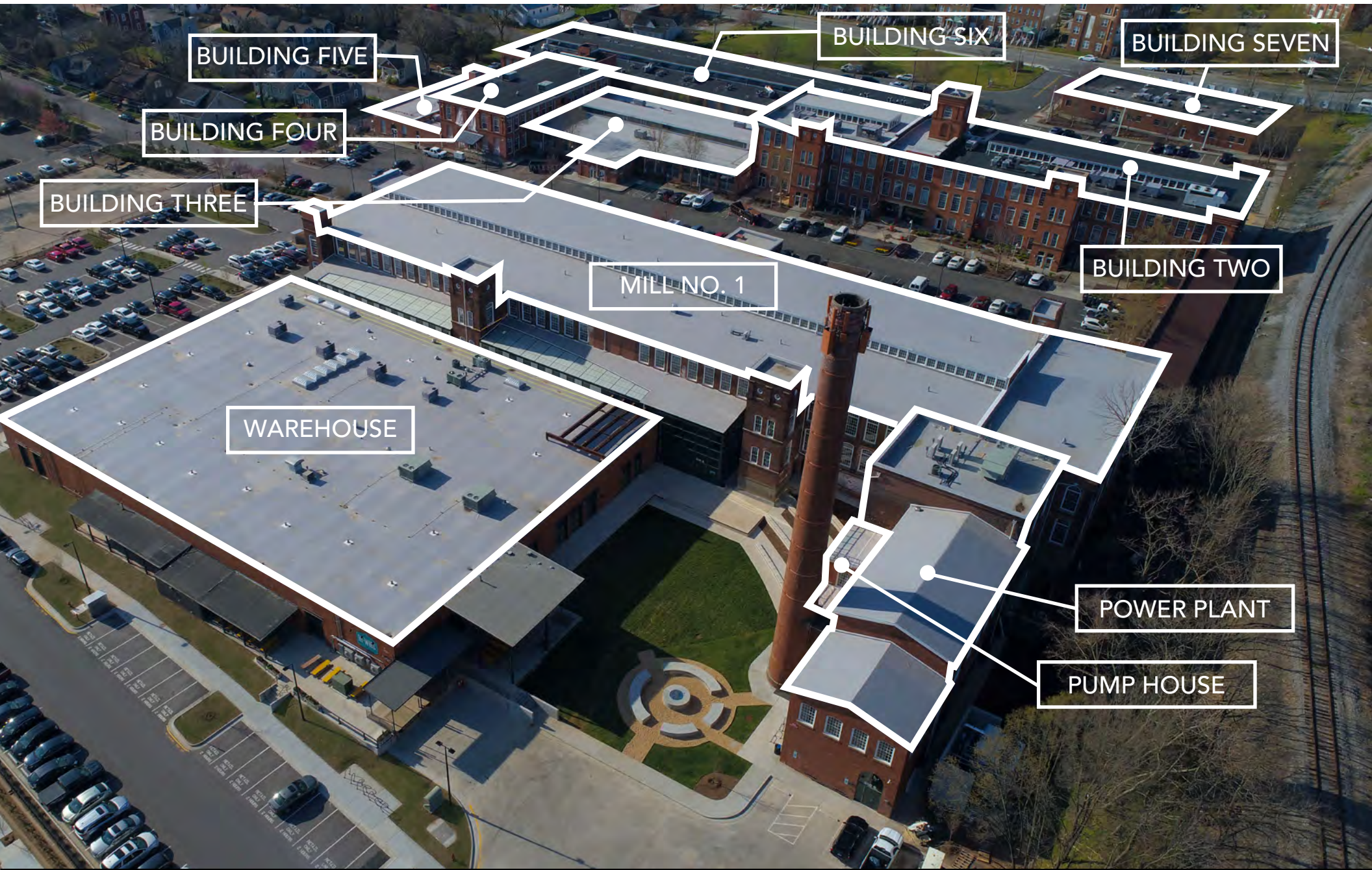


0.2 miles

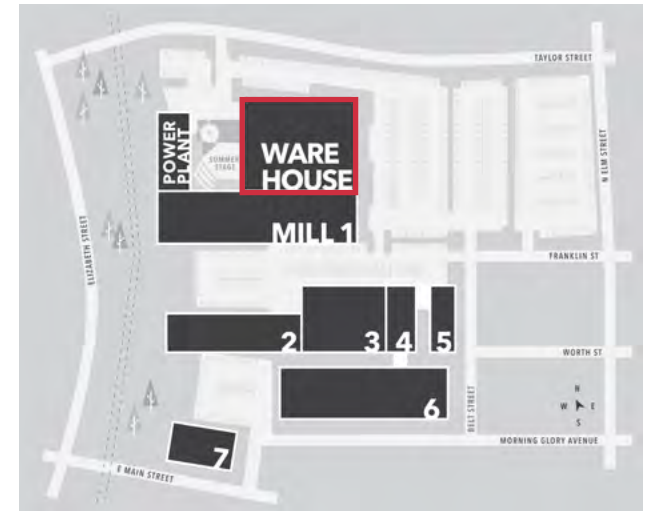
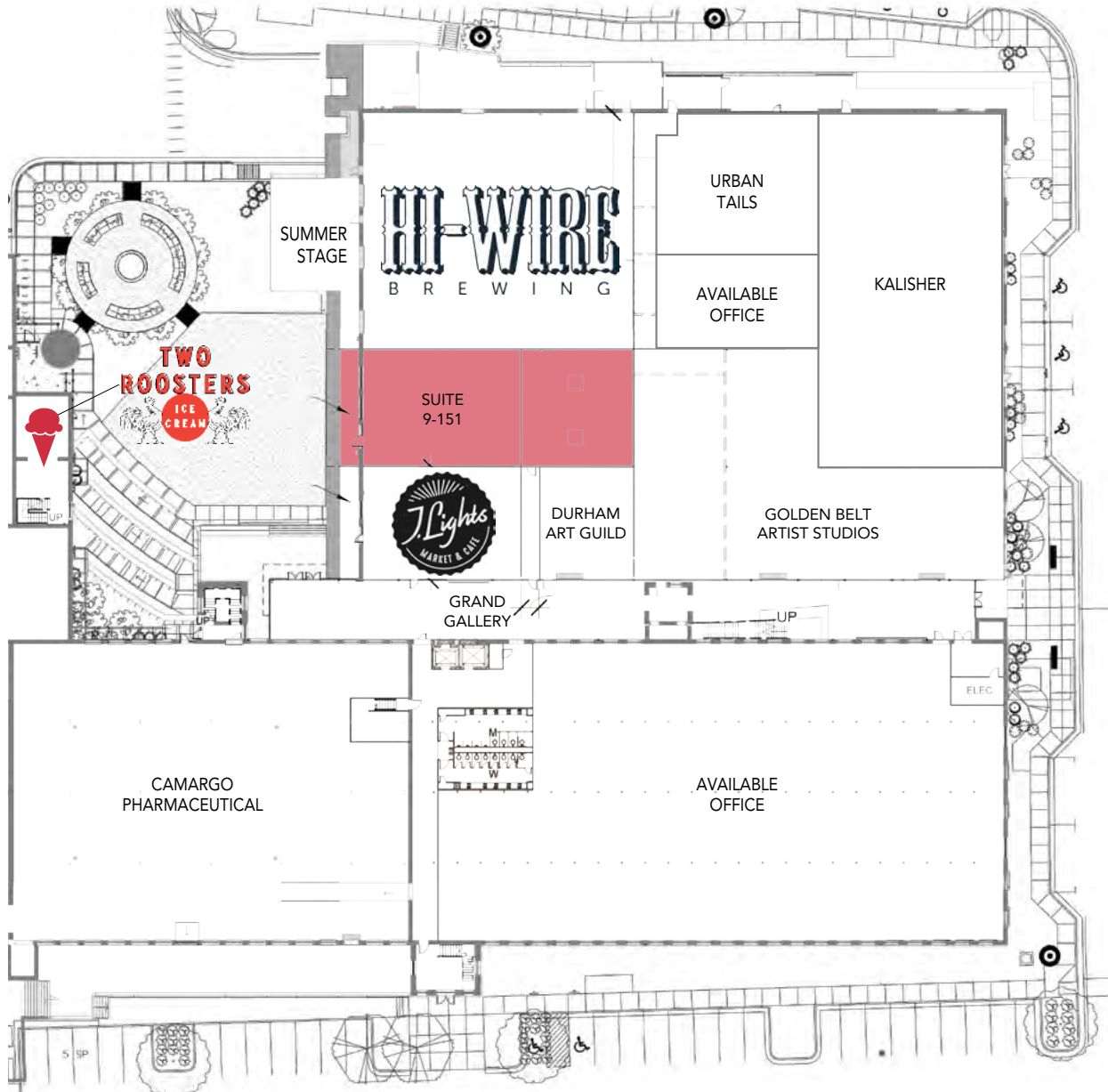
 4,200 RESIDENTS 0.5 MILES

 2,300 BUSINESS PATRONS 0.2 MILES

# GOLDEN BELT CAMPUS



# WAREHOUSE



**COURTYARD FRONTAGE  
OUTDOOR PATIO  
MEZZANINE - READY**

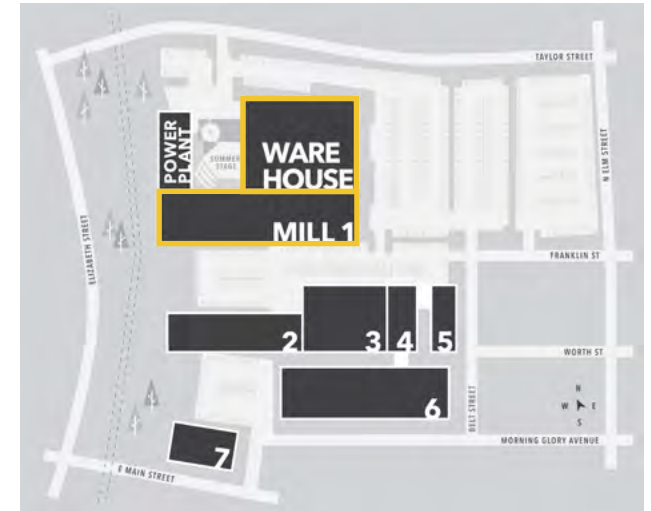
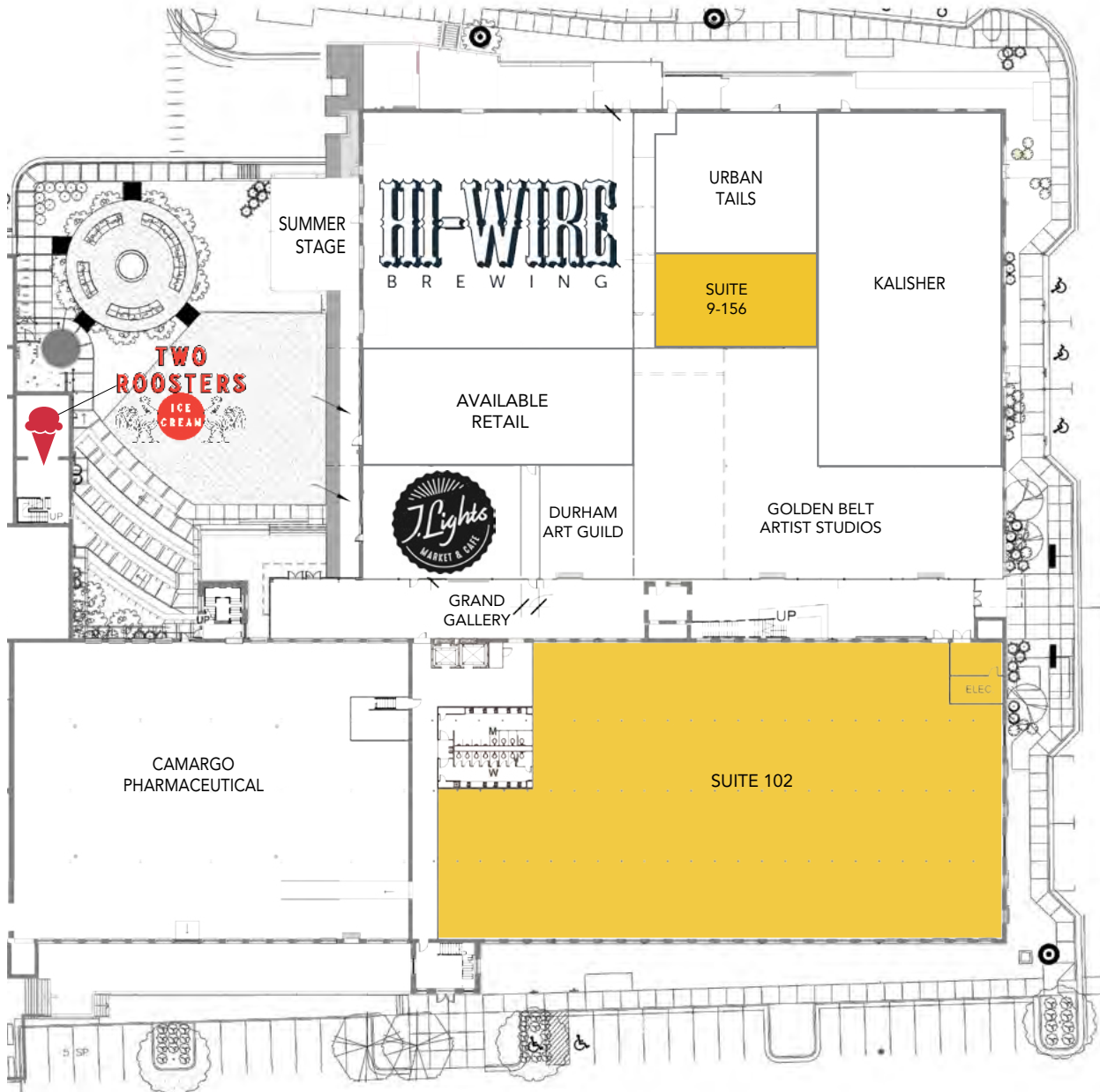


SUITE 9-151

## AVAILABLE RETAIL

Suite 9-151 4,229 RSF + 281 RSF Patio

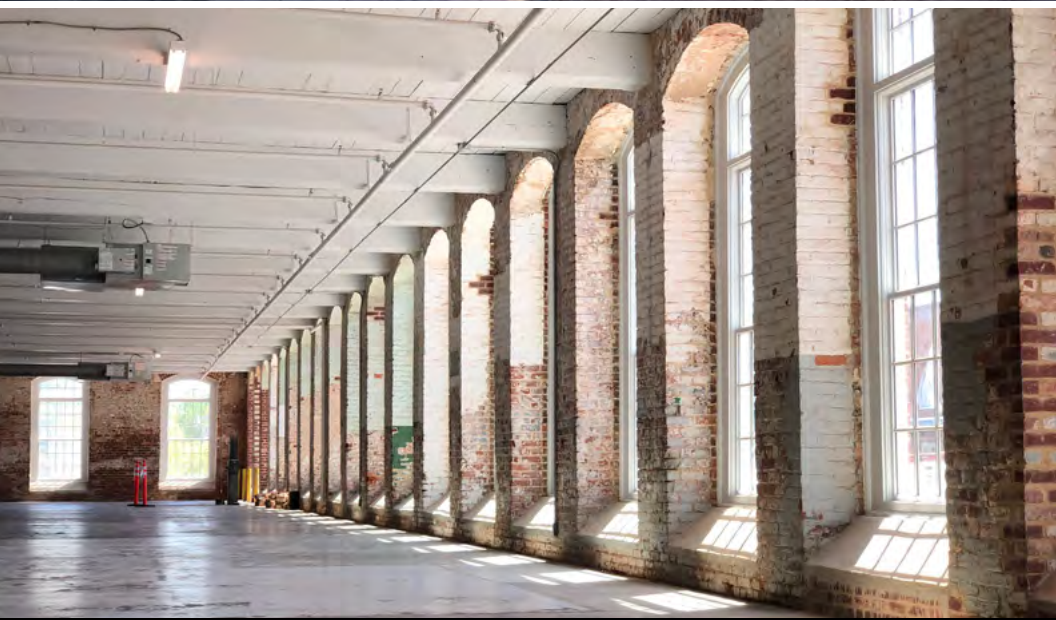
# MILL NO. 1 & WAREHOUSE



## AVAILABLE OFFICE

Suite 102	4,473 - 20,401 RSF
Suite 9-156	2,084 RSF

# MILL NO. 1

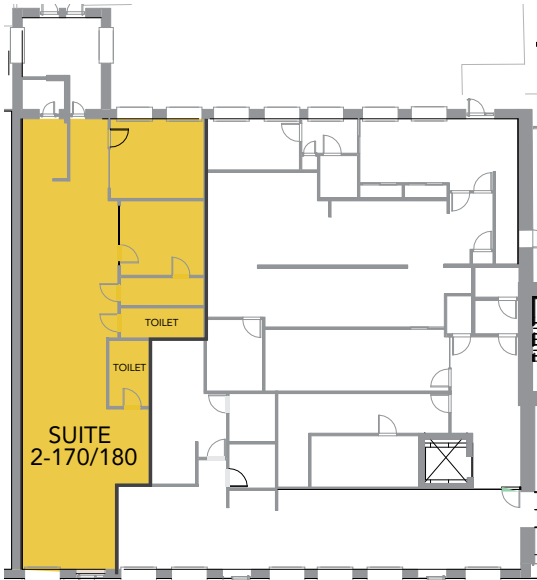


# MILL NO. 1 - SPEC SUITES DELIVERING SUMMER 2020

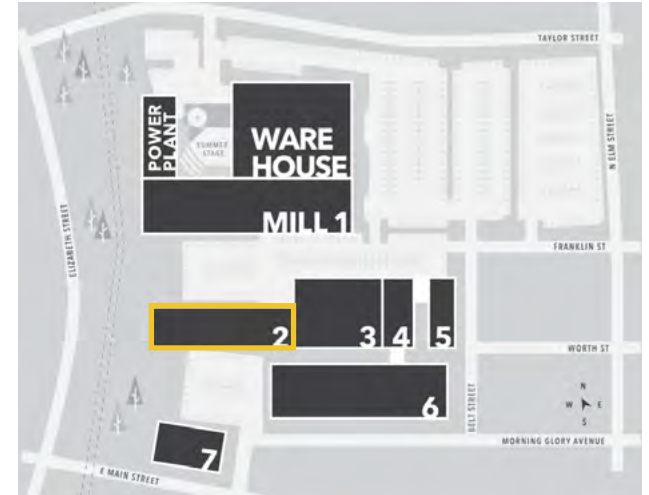
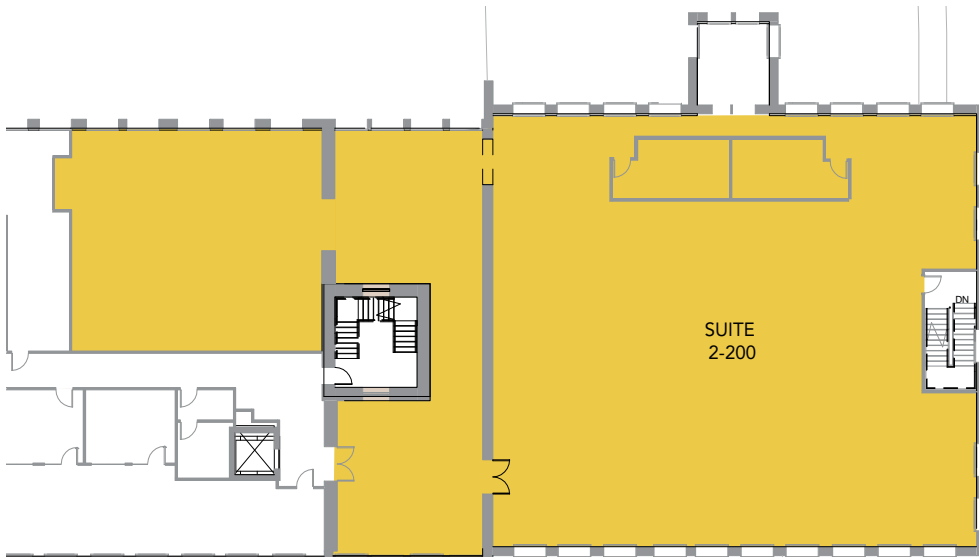


# BUILDING TWO

## FIRST FLOOR



## SECOND FLOOR



SUITE 2-170/180

### AVAILABLE FIRST FLOOR

Suite 2-170/180	2,428 RSF
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### AVAILABLE SECOND FLOOR

Suite 2-200 (subdividable)	11,875 RSF
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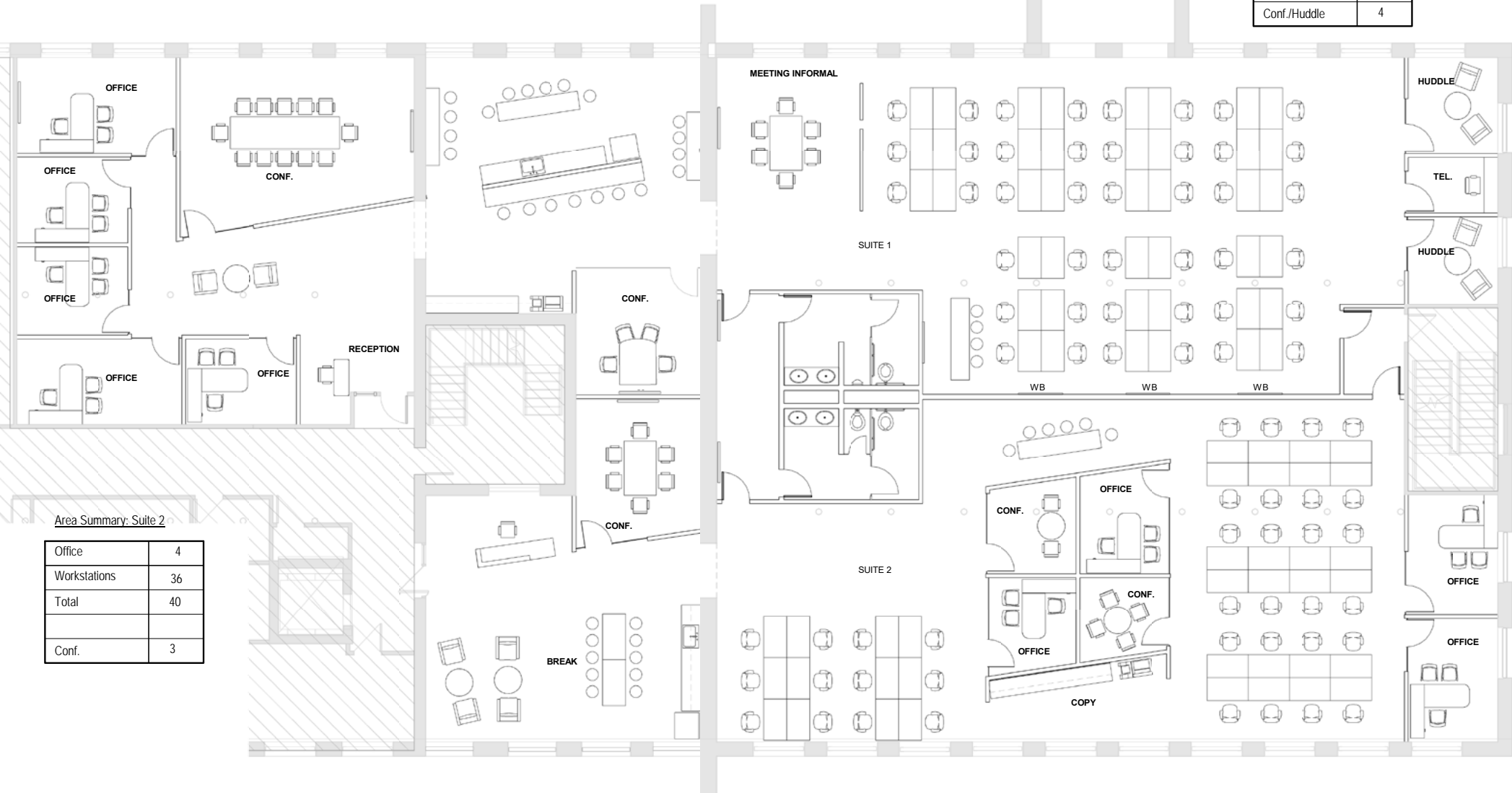
# BUILDING TWO/SUITE 2-200



# BUILDING TWO/SUITE 2-200 - SAMPLE TEST FIT

Area Summary: Suite 1

Office	5
Workstations	42
Total	47
Conf./Huddle	4

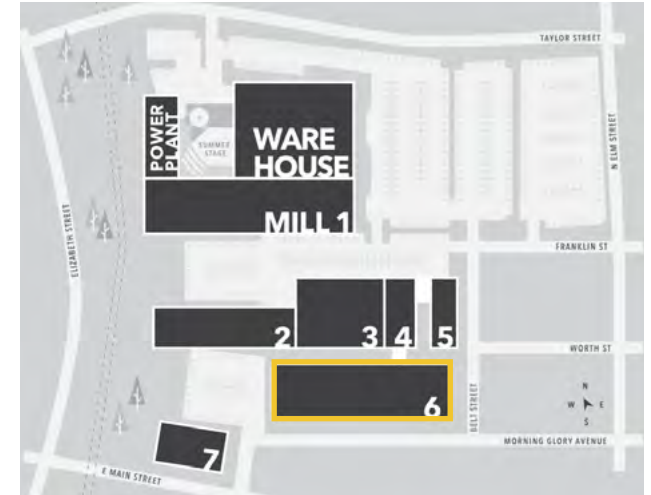
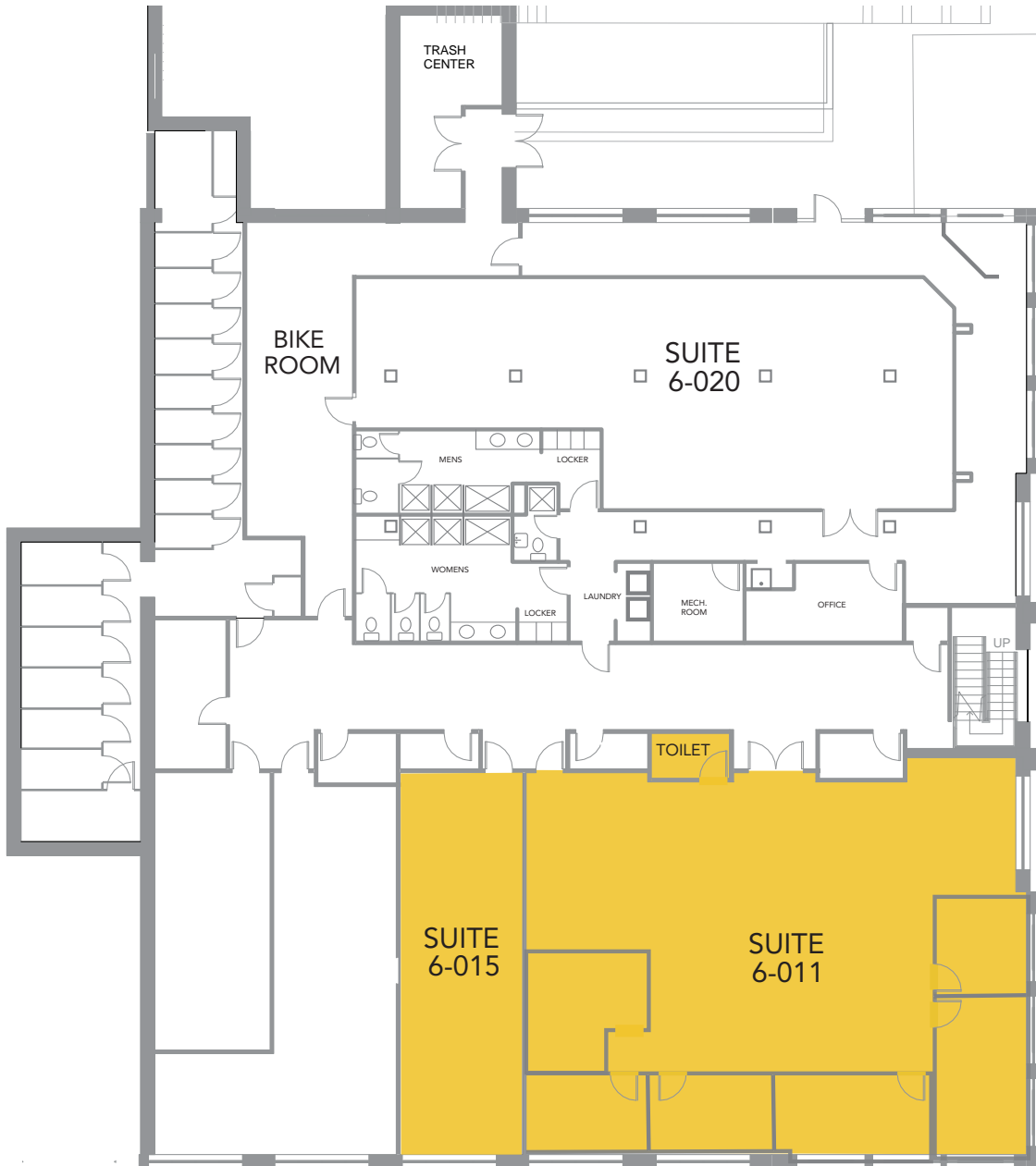


Area Summary: Suite 2

Office	4
Workstations	36
Total	40
Conf.	3

\*sample test fit

# BUILDING SIX



SUITE 6-011



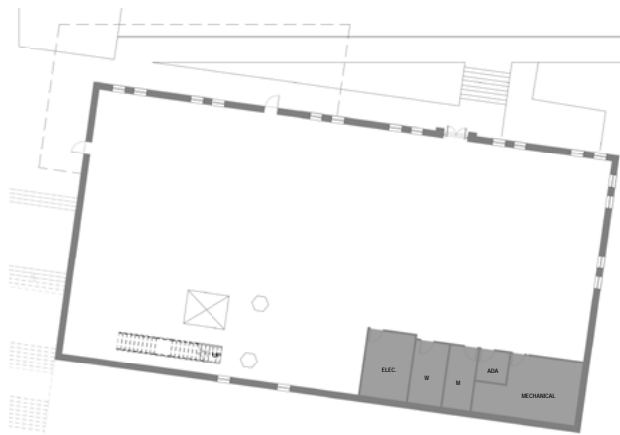
SUITE 6-015

## AVAILABLE OFFICE

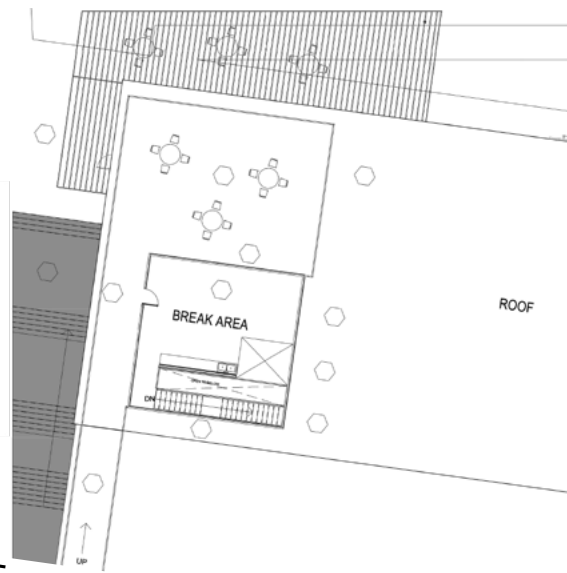
Suite 6-011	2,676 RSF
Suite 6-015	673 RSF
Contiguous	3,349 RSF

# BUILDING SEVEN

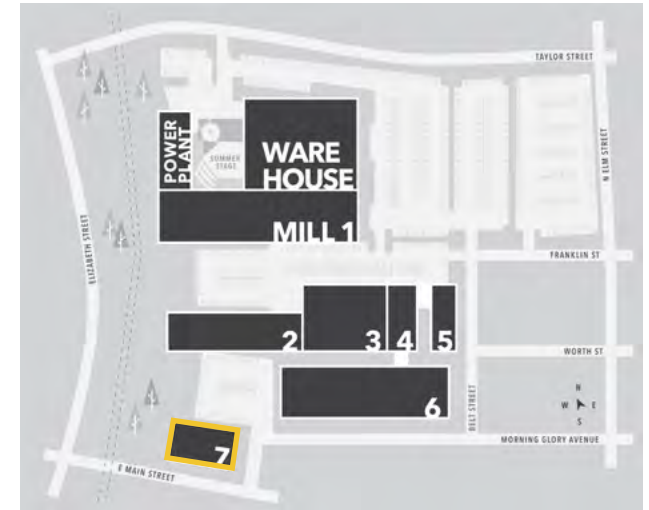
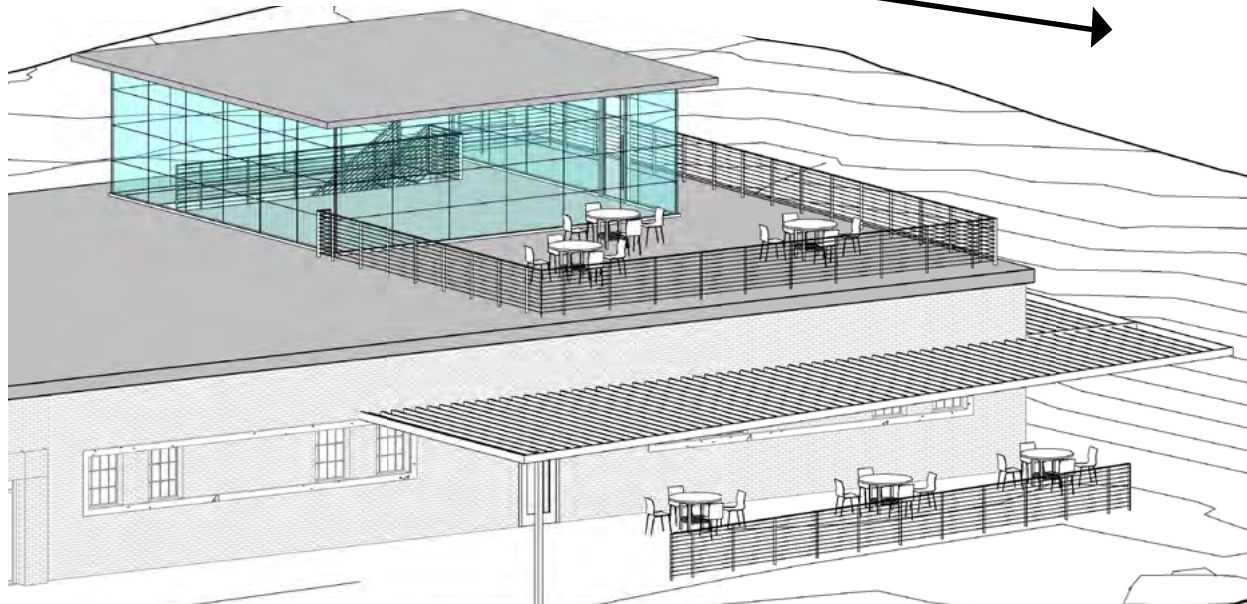
FIRST FLOOR



ROOF TOP



MAIN STREET



**MAIN STREET SIGNAGE**  
**ROOFTOP PATIO**  
**AMAZING BRANDING**  
**CAMPUS ICON POTENTIAL**

## AVAILABLE OFFICE/RETAIL

**Bldg 7** 9,096 + 2,018 RSF Rooftop Patio

# BUILDING SEVEN



# DOWNTOWN DURHAM

Downtown Durham is the historic and geographic soul of a vibrant, distinct, and creative Southern city. Home to several landmarks on the National Register of Historic Places and alive with food, arts, culture, and dozens of events throughout the year, it's an area that offers something new with every visit. Downtown is comprised of 7 unique districts, each with its own personality. They are easily explored by foot or by the Bull City Connector. Named the South's Tastiest Town by Southern Living magazine, Downtown Durham serves as a hot spot for unique, local restaurants.

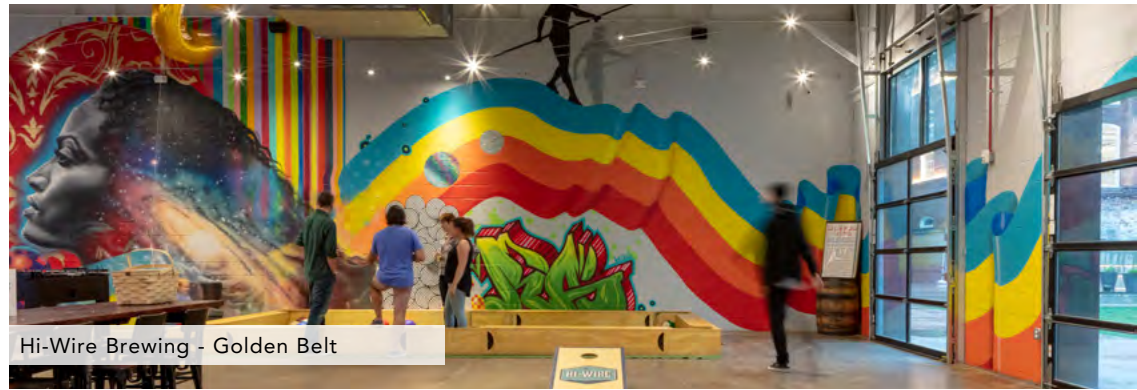
800 TAYLOR  
9A-150



Mill Stage - Golden Belt



J. Lights - Golden Belt



Hi-Wire Brewing - Golden Belt



Bikram Yoga Durham - Golden Belt



YAYA Tea - Golden Belt



Dogstar Tattoo - Golden Belt



Urban Tails - Golden Belt

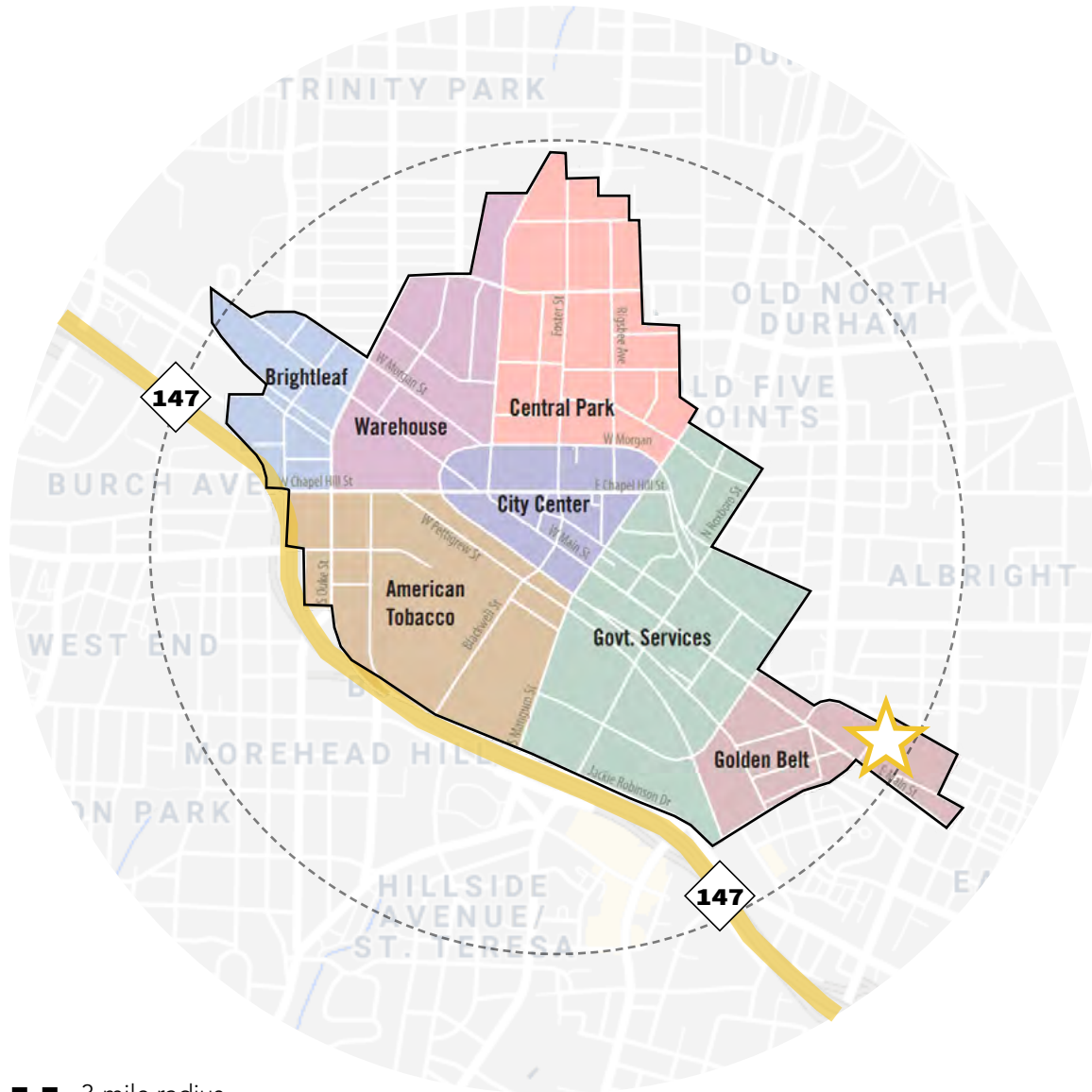


Moshi Moshi - Golden Belt



Two Roosters - Golden Belt

# UNPARALLELED CONNECTIVITY



- - 3-mile radius

— Downtown Durham



**AIR**  
**RDU International Airport**  
 11.6 Million passengers per year  
 400+ Daily Flights  
 9 Airlines Serve RDU



**TRANSIT**  
**Bull City Connector**  
 30+ Bus Routes  
**GoTriangle Express**



**DRIVE**  
 22 minutes to RDU Airport  
 17 minutes to RTP  
 33 minutes to DT Raleigh  
**Premium** access to I-147



**WALK**  
 90 High Walk Score  
**Urban** environment  
 +35 walkable amenities

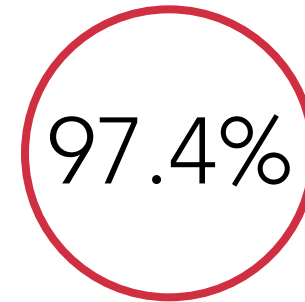
source: downtown durham



# DURHAM, NC



47,000 total number of employees



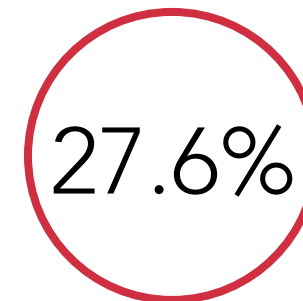
OCCUPANCY RATE for office space



50% of residents with a bachelor's degree or higher



3.4 MILLION square feet of office or mixed use space



POPULATION of Millennials



3,987 housing units & 813 hotel rooms





## GOLDEN BELT CAMPUS

### HISTORY

Nearly everything that has made Durham the City it is today can be traced to the brightleaf tobacco that grew in a band of poor soils stretching across the Carolina piedmont (The Golden Belt).

A textile factory intimately linked with tobacco production, the Golden Belt Manufacturing Company started in the Old Bull Building at American Tobacco before Julian Carr constructed the large plant on East Main Street to cut and sew bags for loose leaf tobacco. The company later branched into hosiery production and paper products - cartons and packaging for Lucky Strike cigarettes were made here. After outlasting all of its early textile contemporaries, Golden Belt closed in 1994.

In 2008, Buildings 2 through 7 were redeveloped as a mixture of residences, artists studios, office space, and retail.

The 175,000 square foot cotton mill and the power house however continued to loom over their renovated sister buildings, windows bricked, until the entire Golden Belt campus was acquired in 2016 by New York based LRC Properties. Utilizing Historic Tax Credits, LRC embarked on a complete renovation of the northern portion of the campus, including the 118 year old cotton mill and power plant – the last pieces in a fully renovated and unified Golden Belt Campus.

<https://vimeo.com/287003288>

source: preservation durham

# GOLDEN BELT

CAMPUS

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**TRI PROPERTIES**

**NAI Carolantic Realty**

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