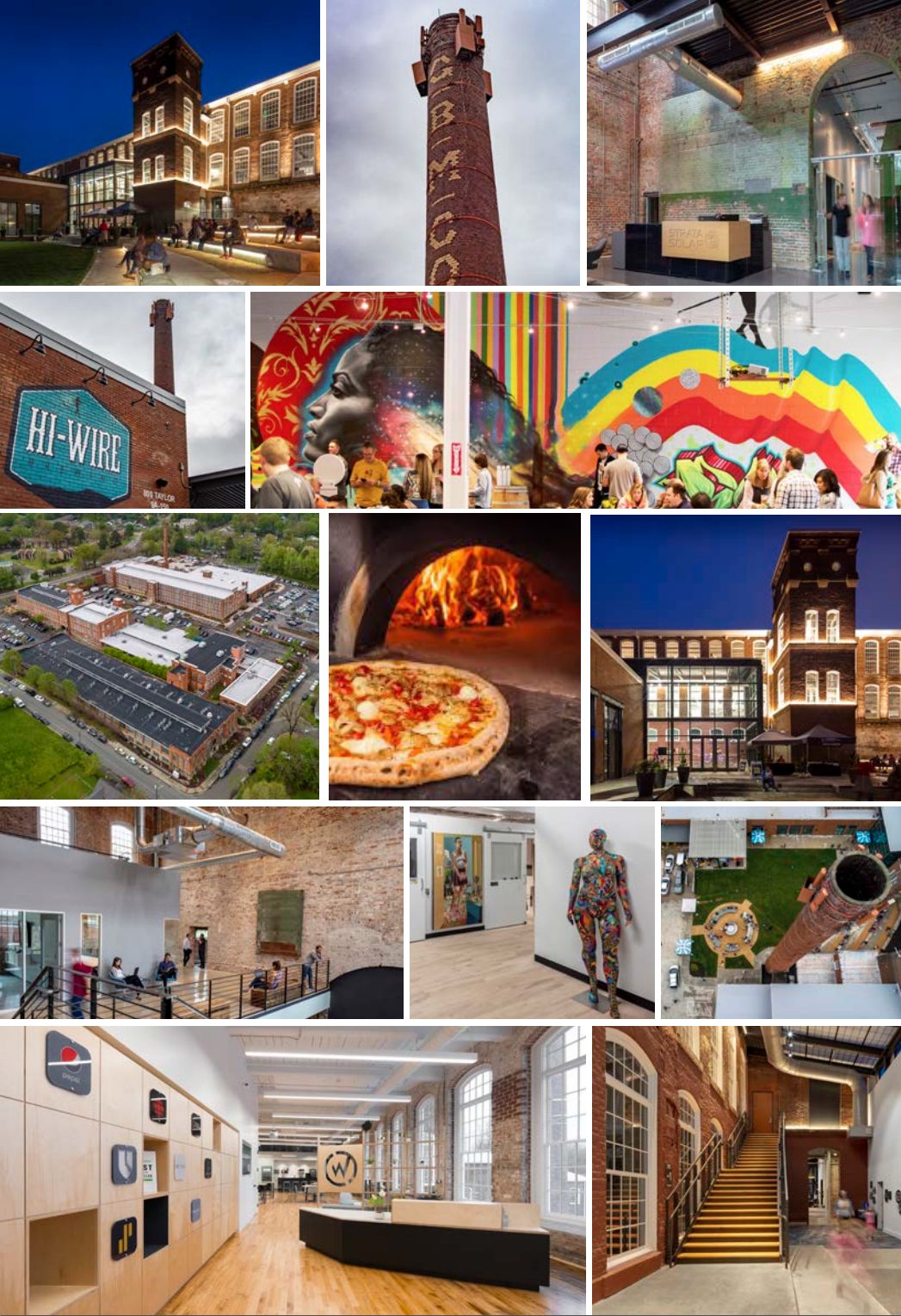


GOLDEN BELT

CAMPUS

327,000 SF | MIXED USE | DOWNTOWN DURHAM

NAITRI PROPERTIES



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, WillowTree, MetaMetrics, Cotton Room and Pairwise, GBC has transformed a piece of Durham's industrial past into a vital hub where people live, create, and work.

With over 350,000 SF of residential and 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.



SCAN OR CLICK FOR
OVERALL GOLDEN BELT CAMPUS VIDEO



PAIRWISE PLANTS

Scan or Click for
Video of
Pairwise Space



WILLOWTREE

Scan or Click for
Video of
WillowTree



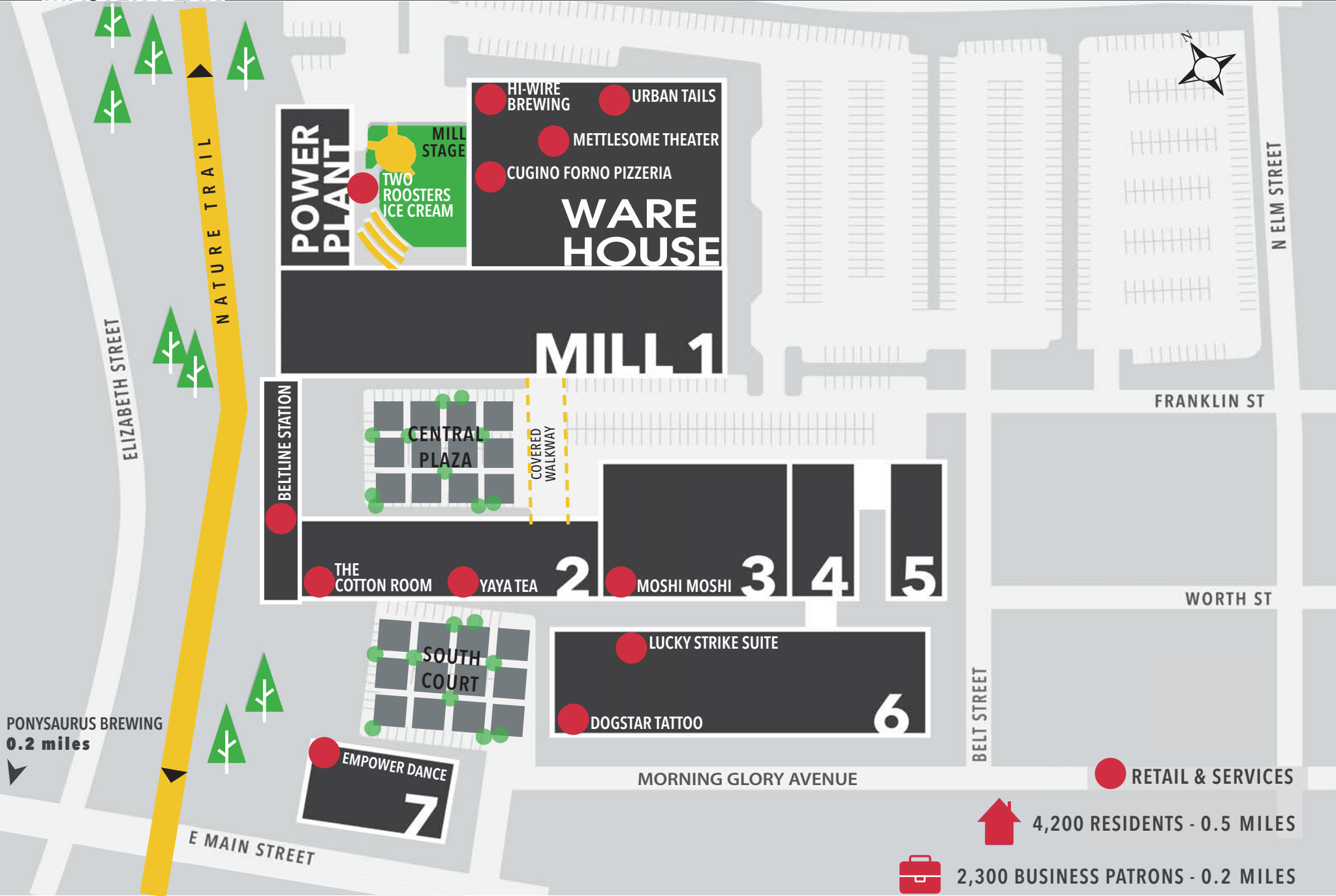
PROJECT HIGHLIGHTS

- 350,000 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

DYNAMIC TENANTS | AUTHENTIC CULTURE



MASTER PLAN



GOLDEN BELT
CAMPUS

ROBIN ROSEBERRY ANDERS, SIOR | 919 369 6713 | RANDERS@TRIPROP.COM EMILY PFEIFFER | 252 945 9240 | EPFEIFFER@TRIPROP.COM

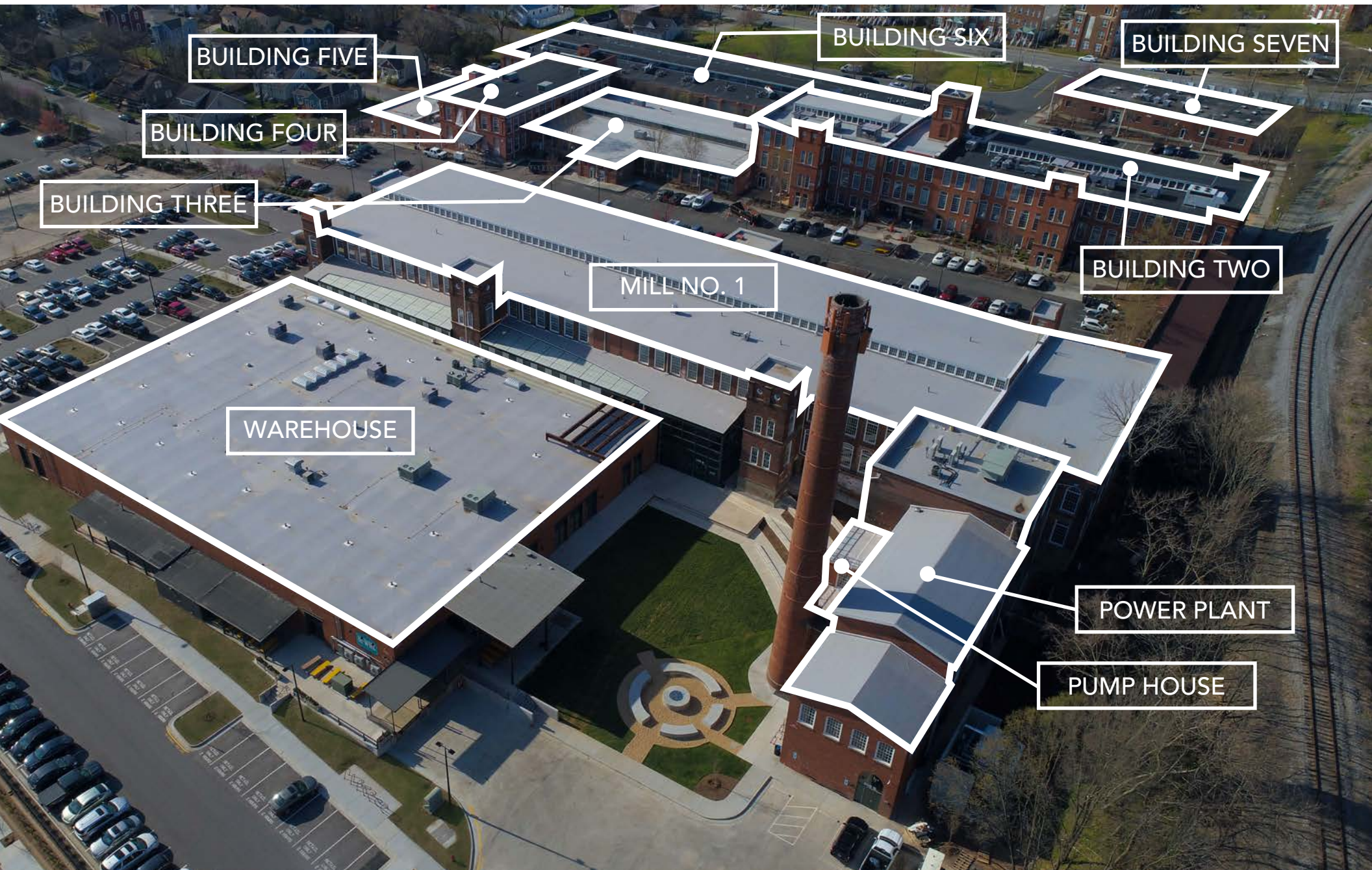


2,300 BUSINESS PATRONS - 0.2 MILES

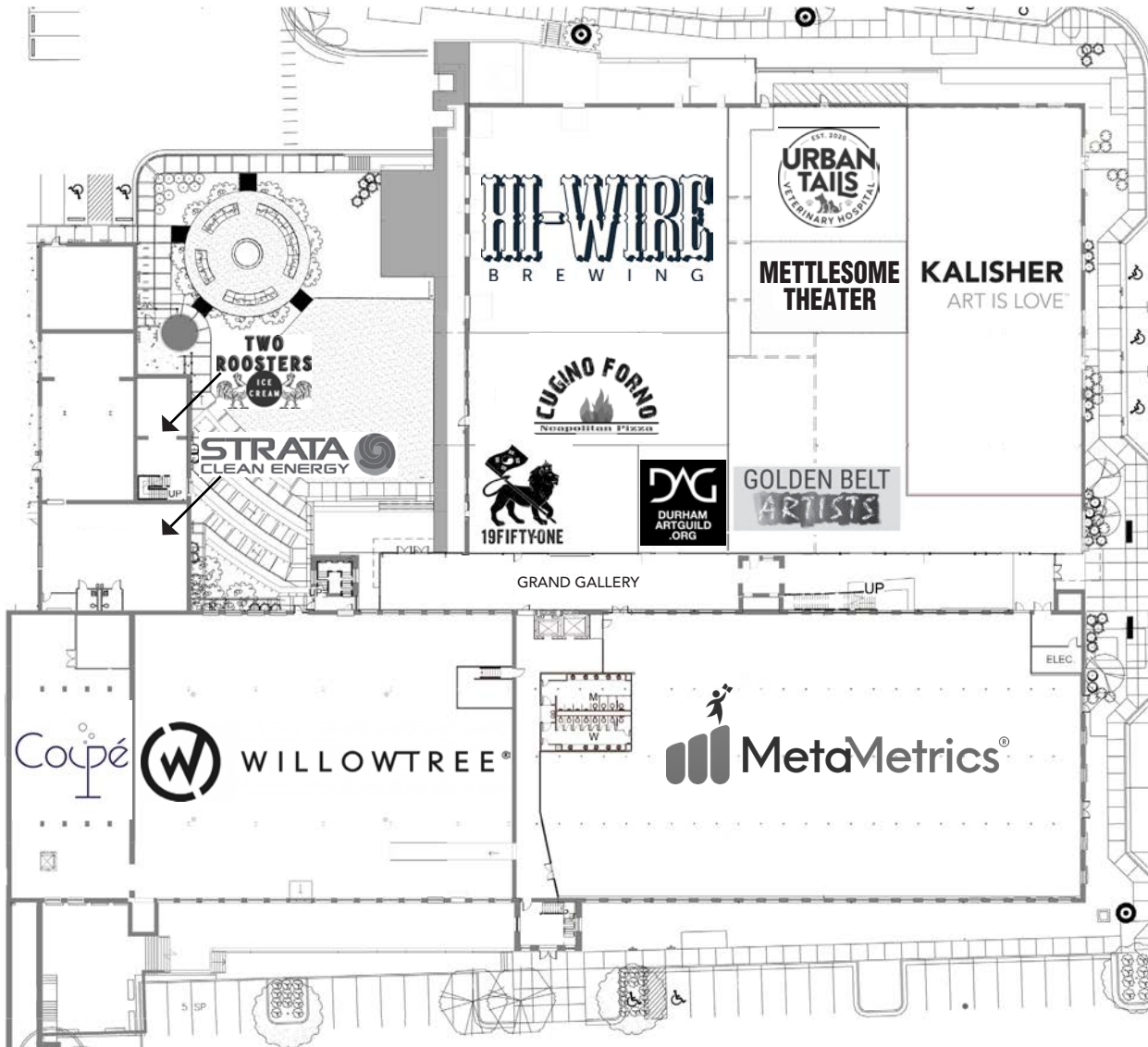


4,200 RESIDENTS - 0.5 MILES

GOLDEN BELT CAMPUS



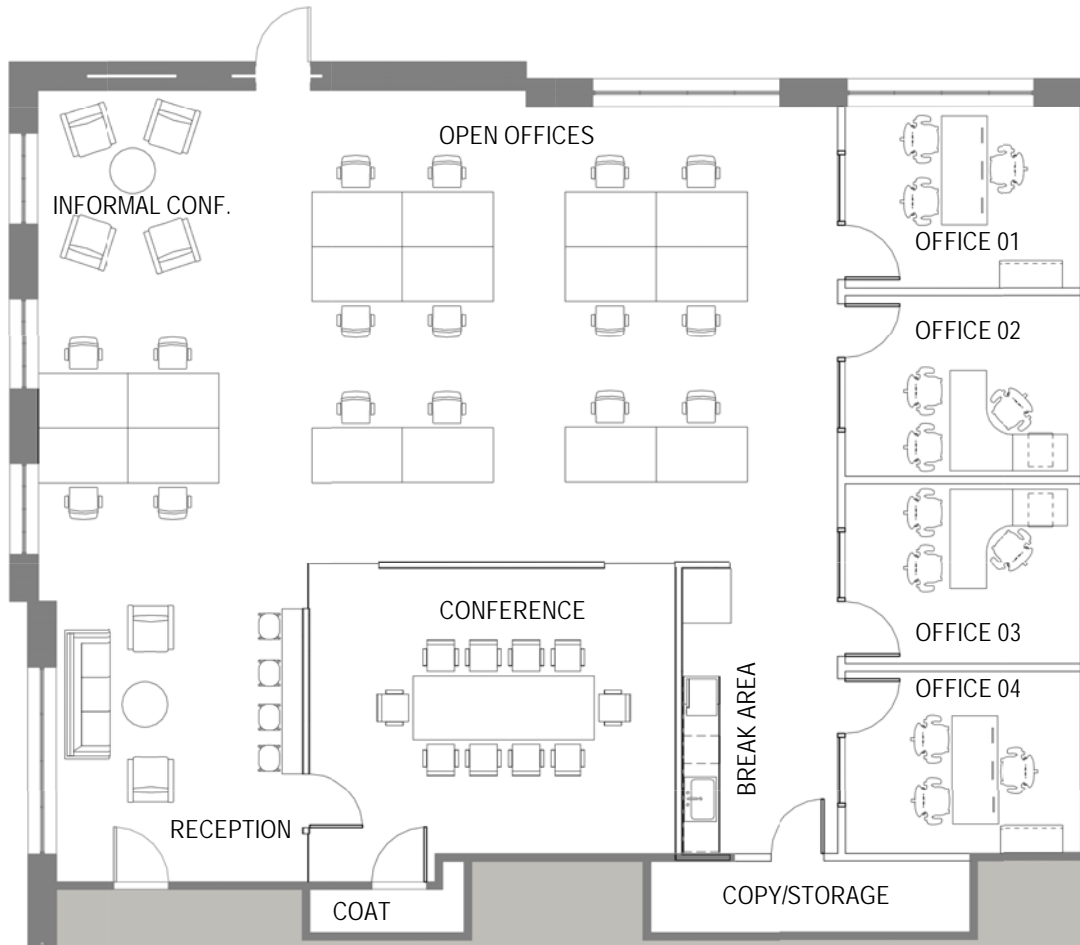
MILL NO. 1 & WAREHOUSE



AVAILABLE OFFICE + RETAIL

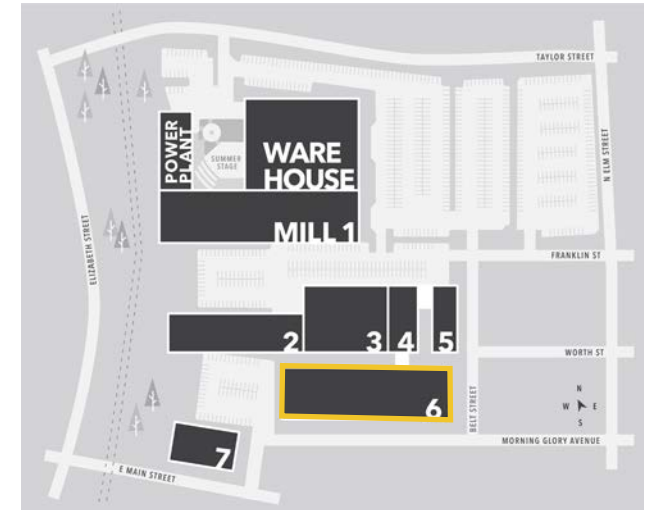
FULLY LEASED

GOLDEN BELT - BUILDING 6



Hypothetical Plan - Furniture Not Included

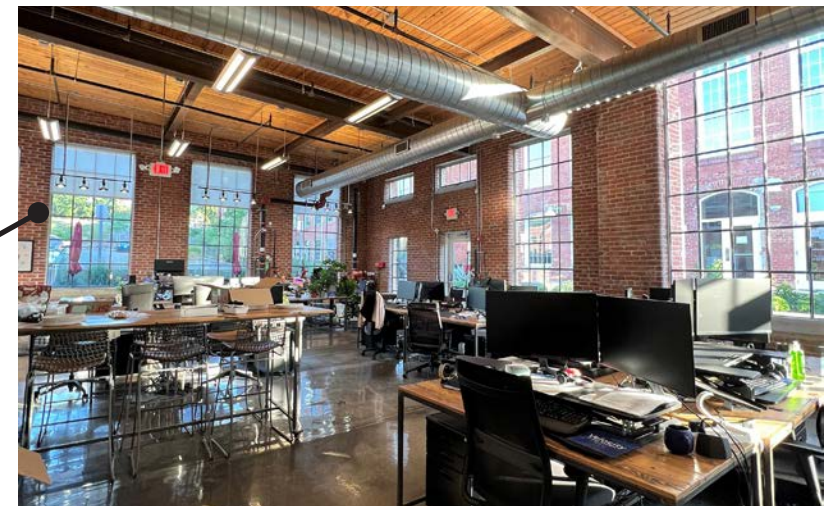
Scan or Click for
Virtual Tour of Existing Space



AVAILABLE OFFICE

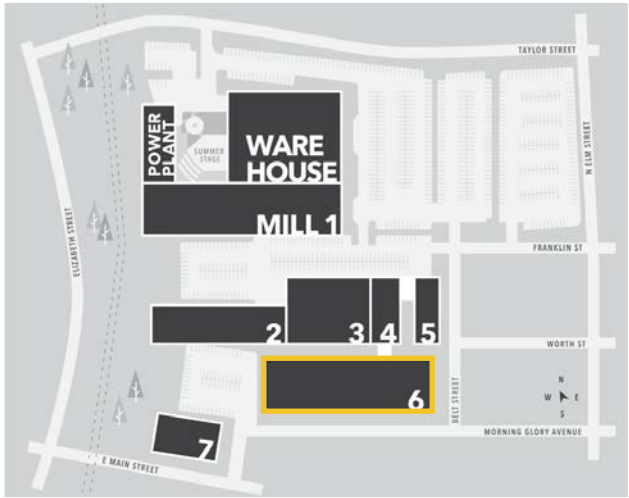
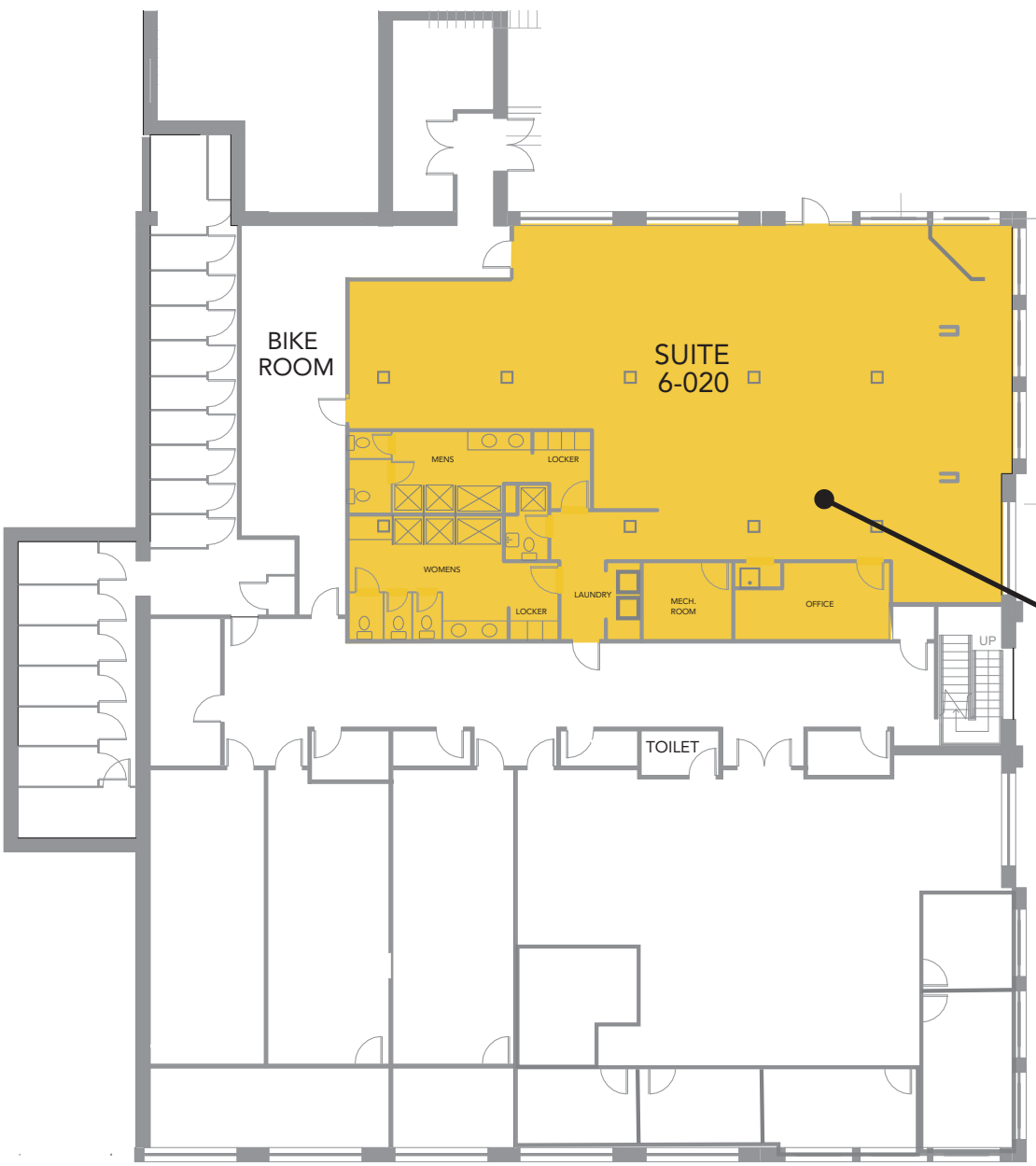
Suite 6-100

2,869 RSF





GOLDEN BELT - BUILDING 6



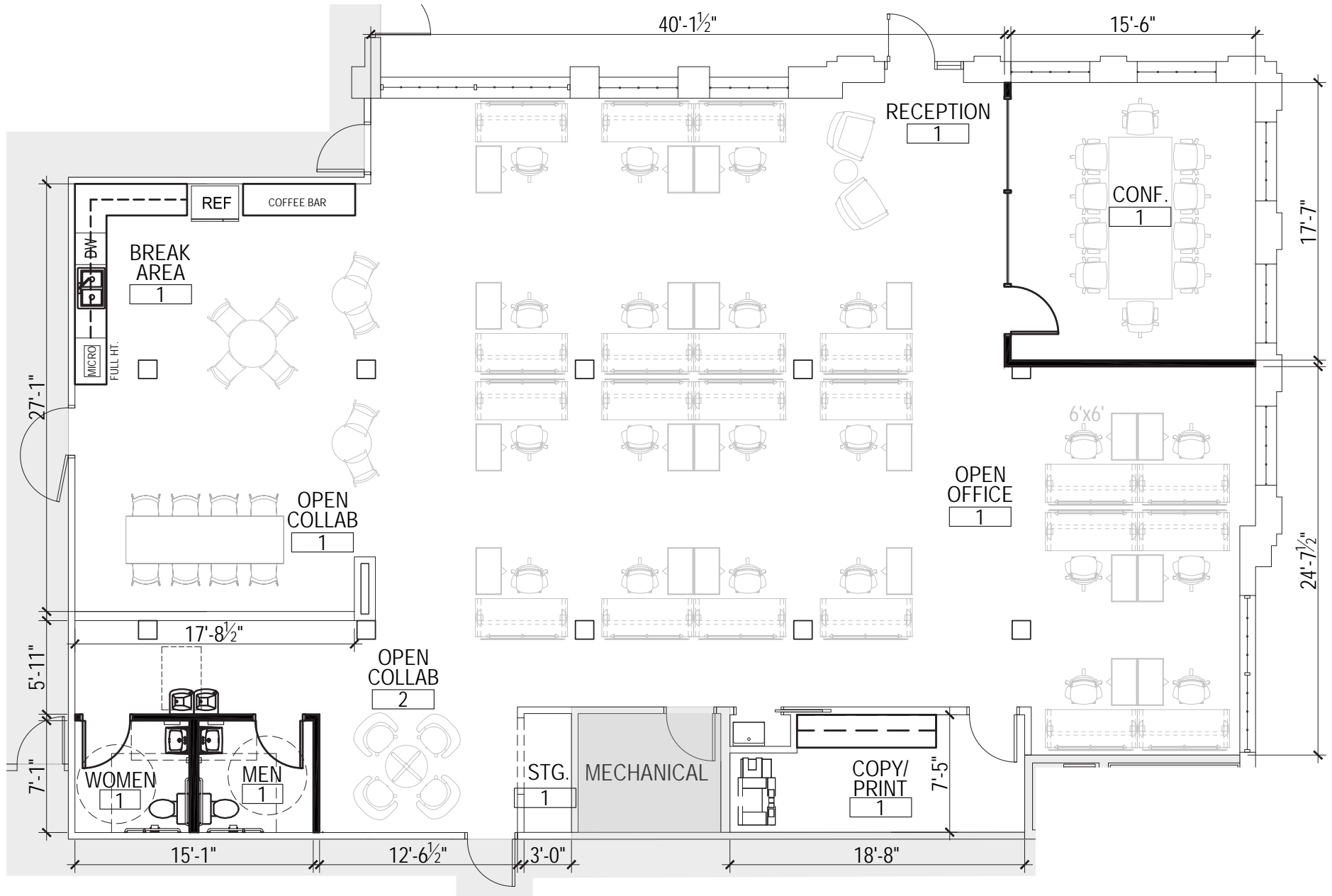
AVAILABLE OFFICE

Suite 6-020 3,808 RSF



Scan or Click for
Virtual Tour of Existing Space

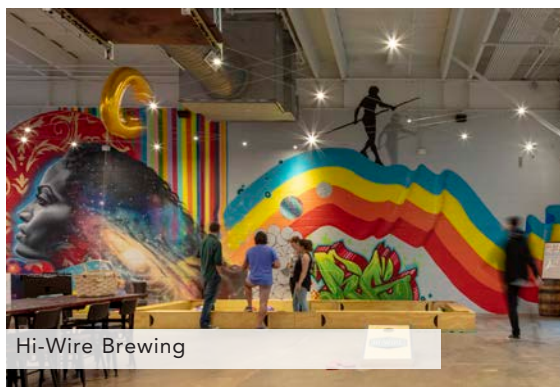
GOLDEN BELT - BUILDING 6 - Suite 6-020 Sample Test Fit



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, and they are easily explored by foot.



Empower Dance Studio



Hi-Wire Brewing



Two Roosters Ice Cream



YAYA Tea



Urban Tails



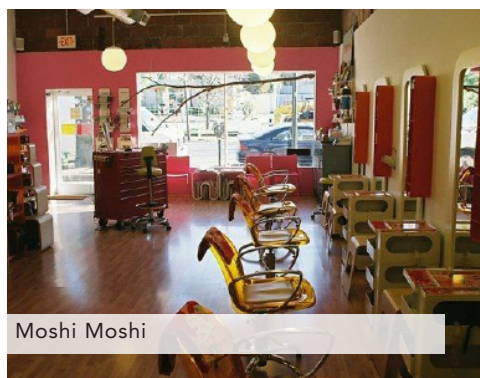
MettleSome Theater



Cugino Forno



Dogstar Tattoo



Moshi Moshi



The Cotton Room



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.

goldenbeltarts.com/available-space/



SCAN OR CLICK FOR
VIDEO OF THE COMPANIES AT GOLDEN BELT

source: preservation durham

GOLDEN BELT

CAMPUS

807 E MAIN ST & 800 TAYLOR ST DOWNTOWN DURHAM

goldenbeltarts.com/available-space/commercial/

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NAI TRI PROPERTIES

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GOLDEN BELT - BUILDING 7 - IMPROVEMENTS UNDERWAY

**MAIN STREET SIGNAGE
BRANDING POTENTIAL
SKYLIGHTS & OPEN CEILING**



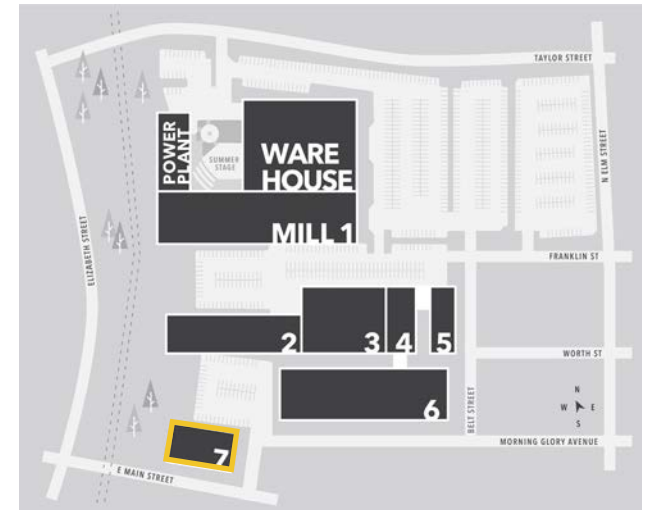
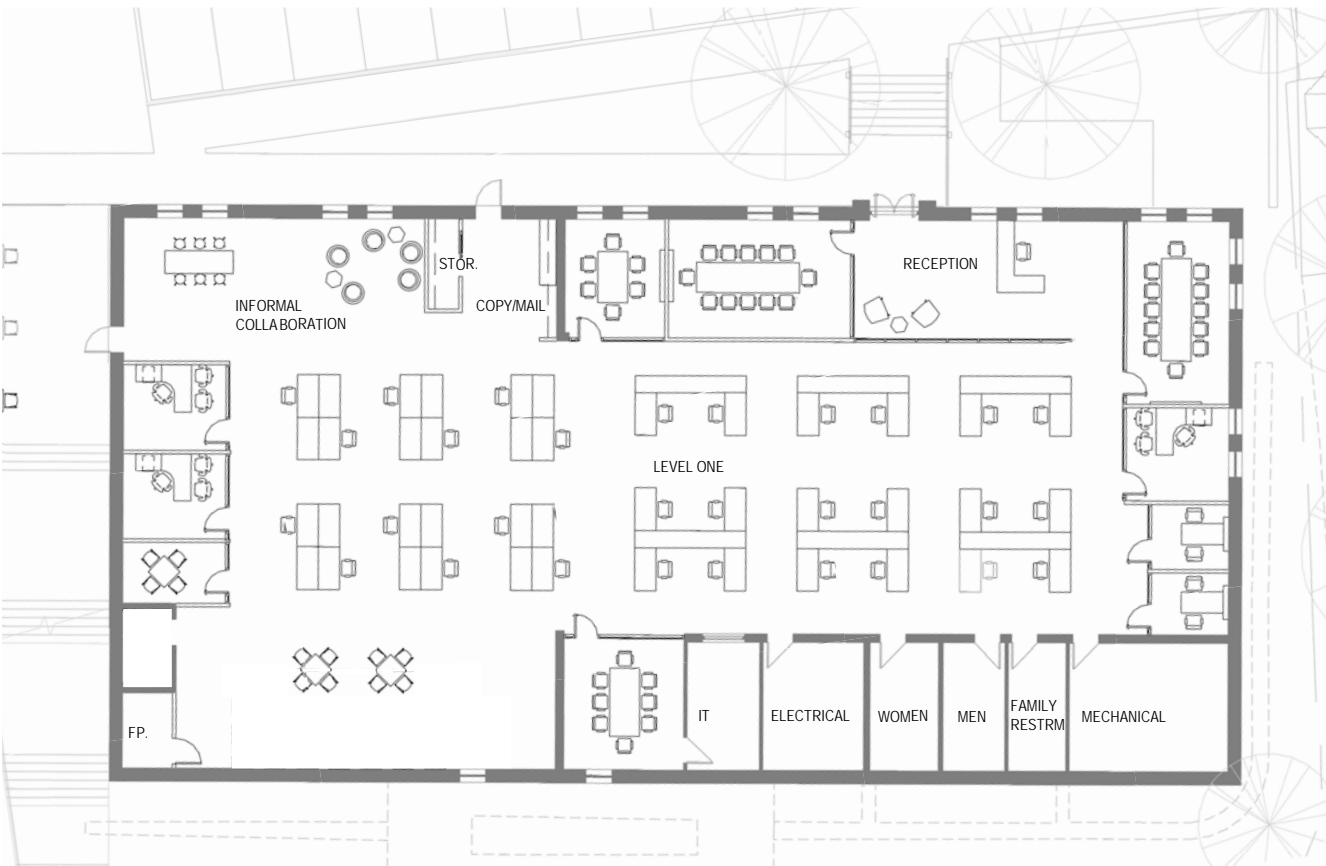
GOLDEN BELT - BUILDING 7 - SAMPLE TEST FIT



Scan or Click for
Virtual Tour of Existing Space



Scan or Click for
Sample Design

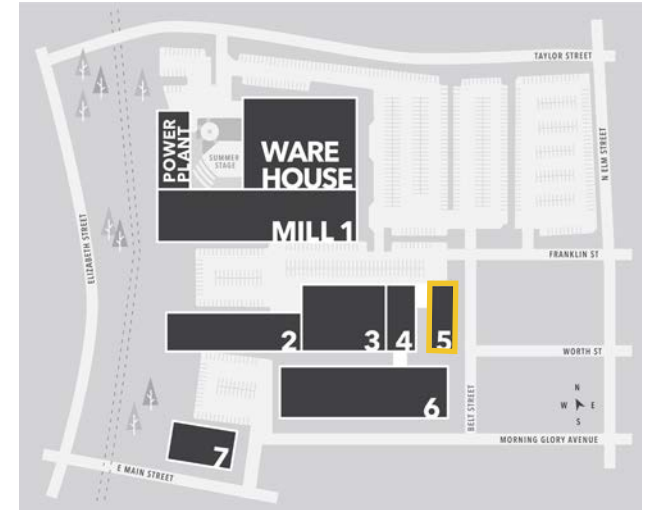


AVAILABLE OFFICE, LAB + RETAIL

Full Floor

9,707 RSF

GOLDEN BELT - BUILDING 5



**AVAILABLE 1/25/2024
OFFICE**

Freestanding

7,017 RSF