

800

Taylor Street
DURHAM, NC 27701

Modern / Tech Office with Exposed Ceilings — FF&E Available

FOR SUBLEASE

±9,500 SF

Available Immediately



LOCATED IN MILL NO.1 OF THE GOLDEN BELT CAMPUS IN DURHAM

NEWMARK

4242 Six Forks Road, Suite 930, Raleigh, NC 27609
919-390-0281 | nmrk.com

For more information, please contact our exclusive agent:

Doug Brock

Senior Managing Director

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Associate Director

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9,500 SF AVAILABLE

800 Taylor Street, Suite 102 | Durham, NC 27701

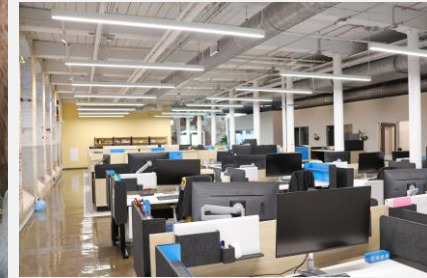
HIGHLIGHTS

- **Class A Sublease with High End Finishes**
- **Occupancy available immediately:**
 - Demising wall completed
 - Newly built break room and IT closet for subtenant's exclusive use
 - FF&E in place:
 - **48 sit/stand workstations, 5 private offices, 2 conference rooms, 3 break-out/teams rooms, 1 game room, and 2 phone booths**
- Master lease through April 2032
 - Will entertain shorter terms for sublease and direct lease possible
- Conference rooms' AV systems designed as "Zoom Rooms" but can be converted for Microsoft Teams or other platforms' usage
- Potential for building signage at suite's main entrance

A fully restored Golden Belt Campus—one of Durham's last historic textile mills to be creatively reused—draws a captivating energy to downtown Durham. 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.

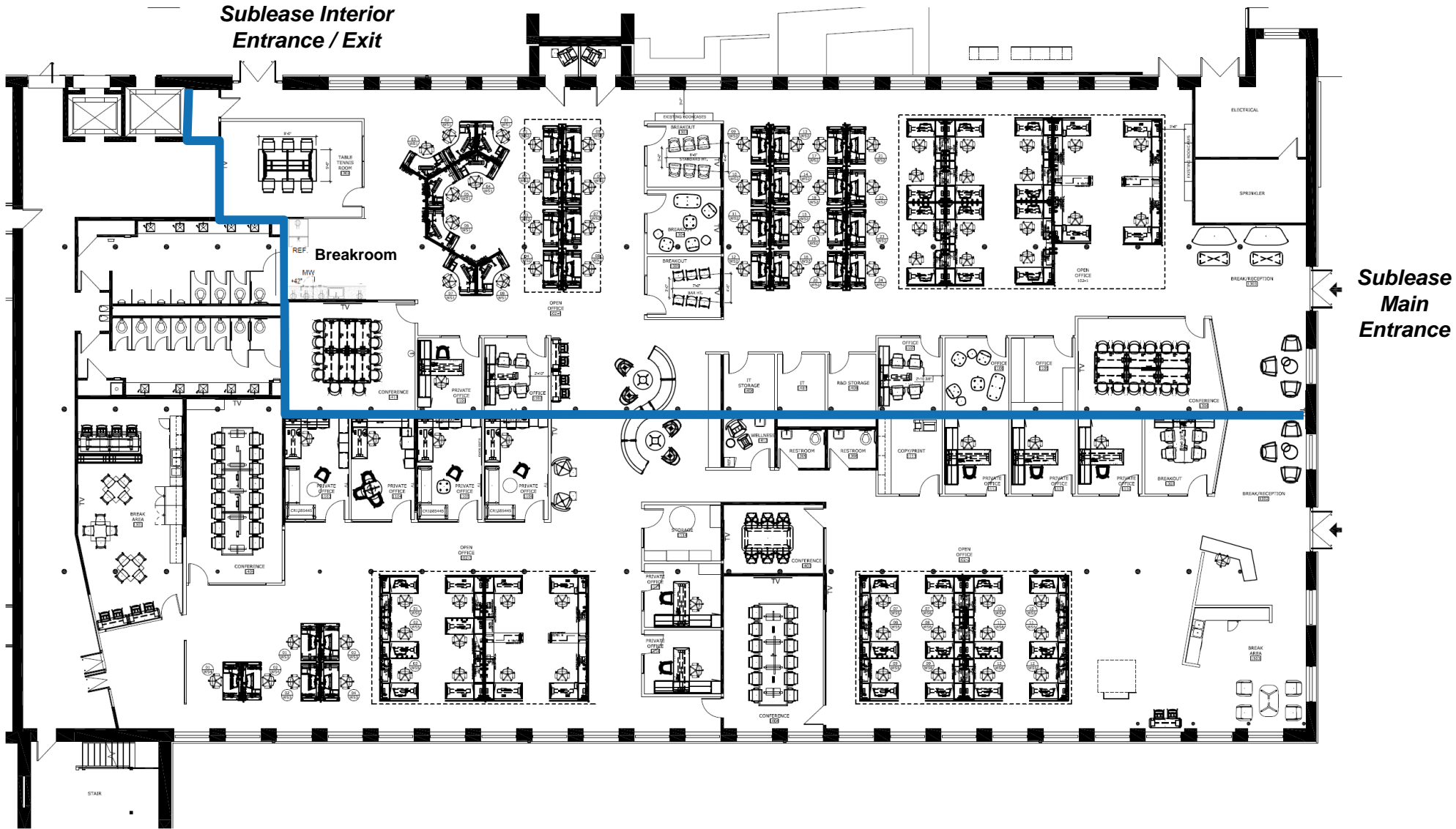
Explore an art gallery show, enjoy a beer and games at Hi-Wire Brewing, or check out a concert at the Mill Stage. GBC is the go-to, must-have place for creative pursuits, cultural events and a modern lifestyle allowing companies to capture and retain the best and brightest.



FLOOR PLAN

+/- 9,500 SF AVAILABLE

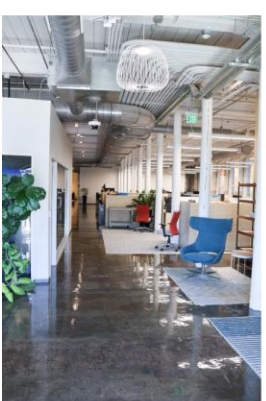
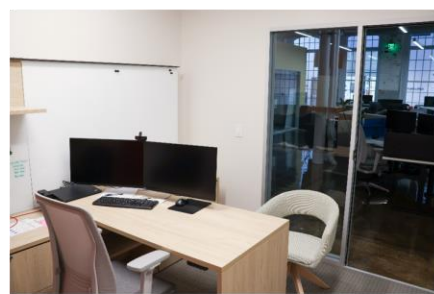
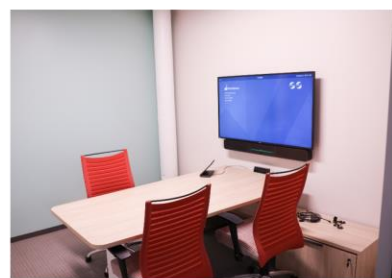
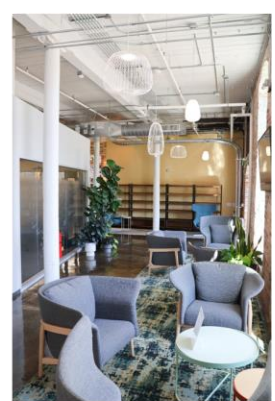
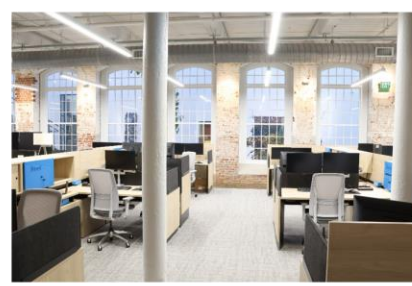
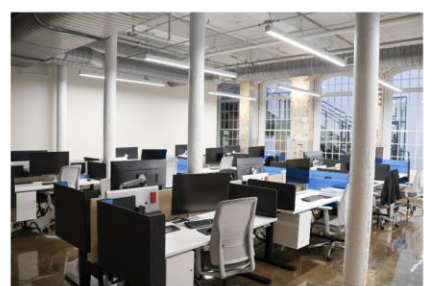
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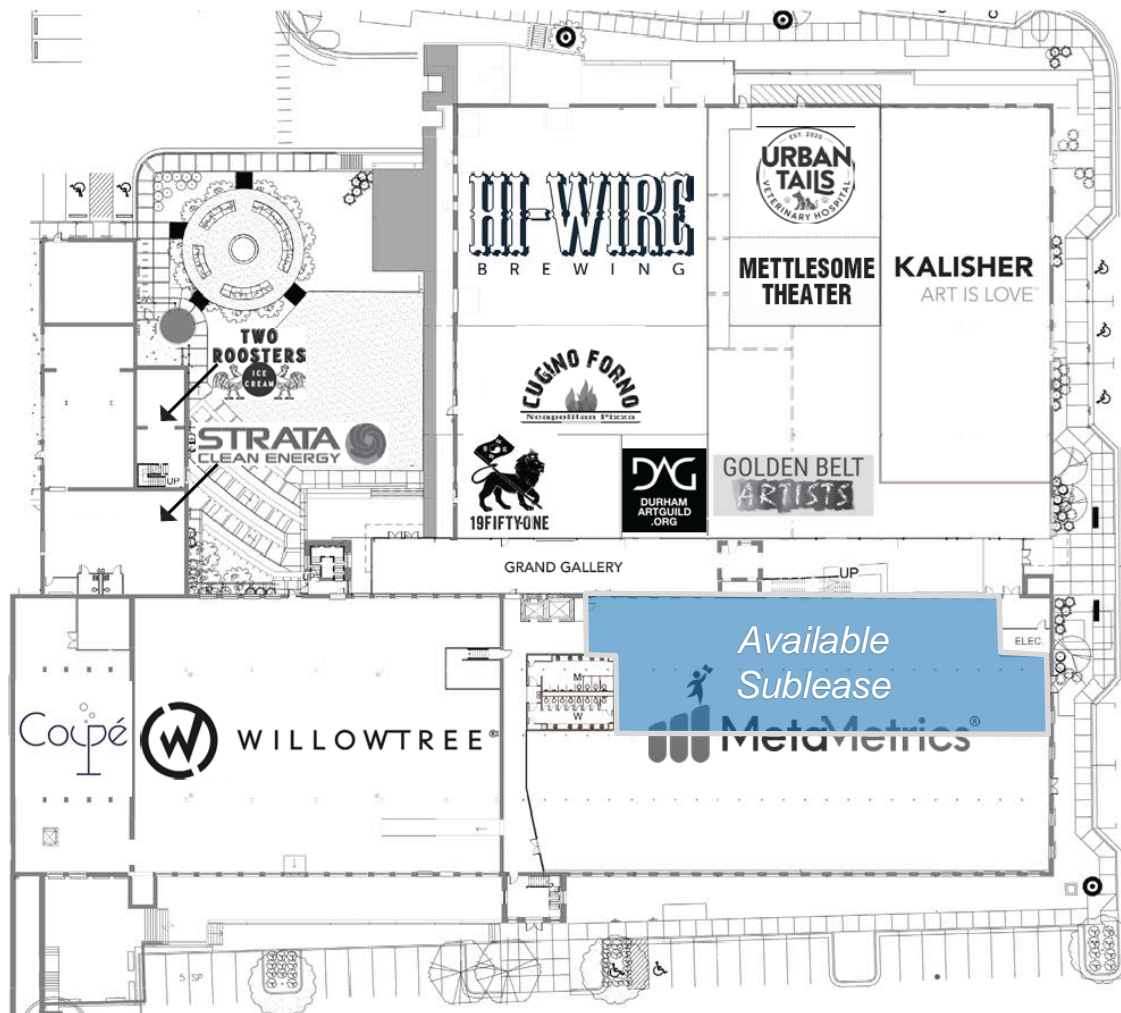
INTERIOR IMAGES



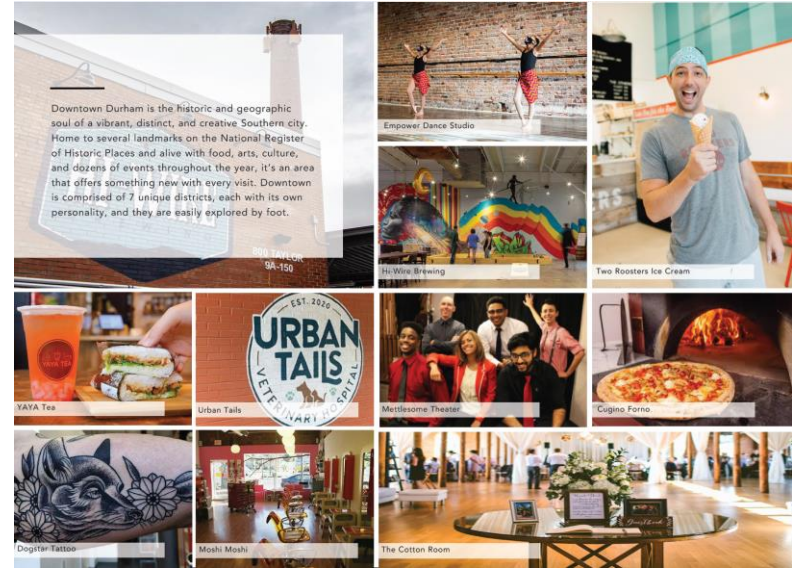
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MILL NO. 1 & WAREHOUSE



MASTER PLAN

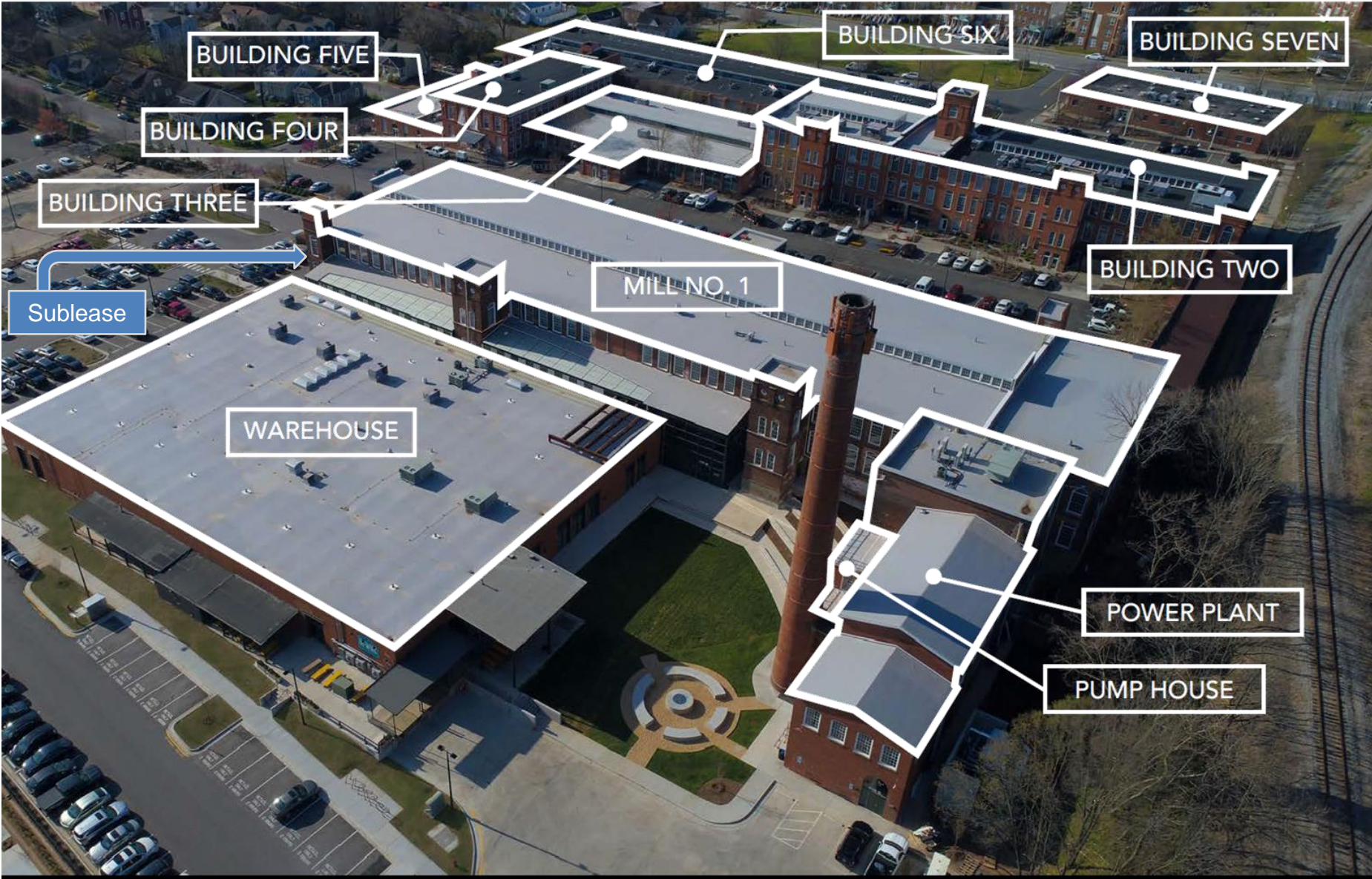


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AERIAL

GOLDEN BELT CAMPUS





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Raleigh, NC 27609

BROKER CONTACTS

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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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