



AMERICAN TOBACCO CAMPUS





VISION

Each day, more than 4,000 people come to work at American Tobacco's mix of breathtakingly refurbished factory and new creative office and retail space, complete with views of Durham Bulls Athletic Park, our events lawn and downtown Durham.

A DIFFERENT WAY OF WORKING



HISTORY



THE TOBACCO FACTORY THAT CHANGED DURHAM

For decades, the American Tobacco Campus and the City of Durham were one of the busiest industrial centers in the country, shipping products around the world. The end of the tobacco industry in Durham put the Bull City in a position to re-invent itself. That process got off to a blazing start right here.



cbs
REAL ESTATE





HISTORY

Working together, local government and private sector leaders re-made the former American Tobacco factory, developed the Durham Bulls Athletic Park and opened the stunning Durham Performing Arts Center (all located on the campus), rejuvenating this unique city and setting a new live-work-play standard.



OFFICE

A BREATH OF FRESH AIR FOR OFFICE



OFFICE

PREMIUM

OFFICE SPACE

1M+ SF

OF CLASS A CREATIVE
OFFICE SPACE

70K SF

CONTIGUOUS OFFICE
SPACE AVAILABLE

BRICK, LOFT, TIMBER

STYLE OFFICE
ENVIRONMENTS





AMENITIES

AT ATC



**ON-SITE SECURITY
& PROPERTY
MANAGEMENT**



**CONVENIENT,
COVERED PARKING**



**ELECTRIC VEHICLE
CHARGING
STATIONS**



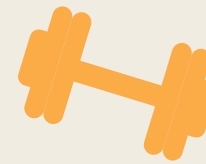
**AMERICAN
TOBACCO TRAIL**



**CAMPUS-
WIDE WIFI**



**ON-SITE
DAYCARE**



**FULL FITNESS
& WELLNESS
FACILITY**



**OUTDOOR
SPACE WITH
SPORT COURTS**



RICH EXPERIENCES

Get a true taste of Durham, known as the foodiest town in the South, at one of our eleven restaurants—most of which are locally owned.

11 UNIQUE DINING SPOTS

80K SF OF BOUTIQUE RETAIL SHOPS

8 ACRES OF LANDSCAPED GREEN SPACE



11 diverse and delicious food providers fill the courtyard and retail spaces at ATC, including NanaSteak, Tobacco Road Sports Café, Parker & Otis, Boricua Soul, Press Coffee, Crepes and Cocktails, Queenburger, and Ekhaya.



Urban Innovation — The blend of past and present creates perfect social settings for gatherings, events, or a simple work break.



CORPORATE NEIGHBORS

IN GREAT COMPANY

Here business finds talented high school students mingling with startup founders, corporate executives and the region's top talent.

With over 1M square feet of class a creative office space and home to 85 companies, non-profits and startups we've created a world-class work environment with social connection and opportunity for all.



BURT'S BEES

FLEXGEN

Red Hat

GSK

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

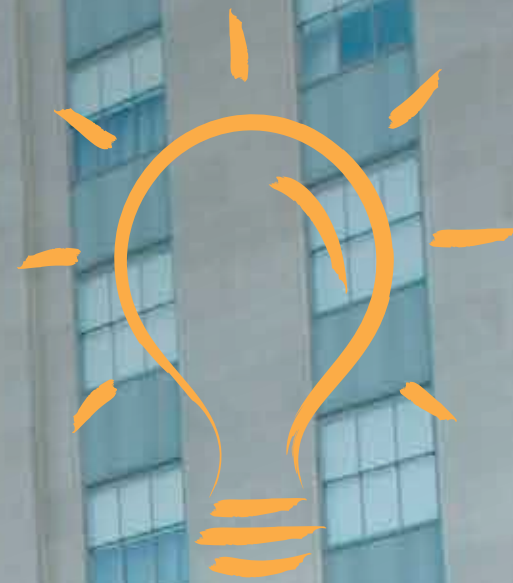
Duke
UNIVERSITY

Avalara

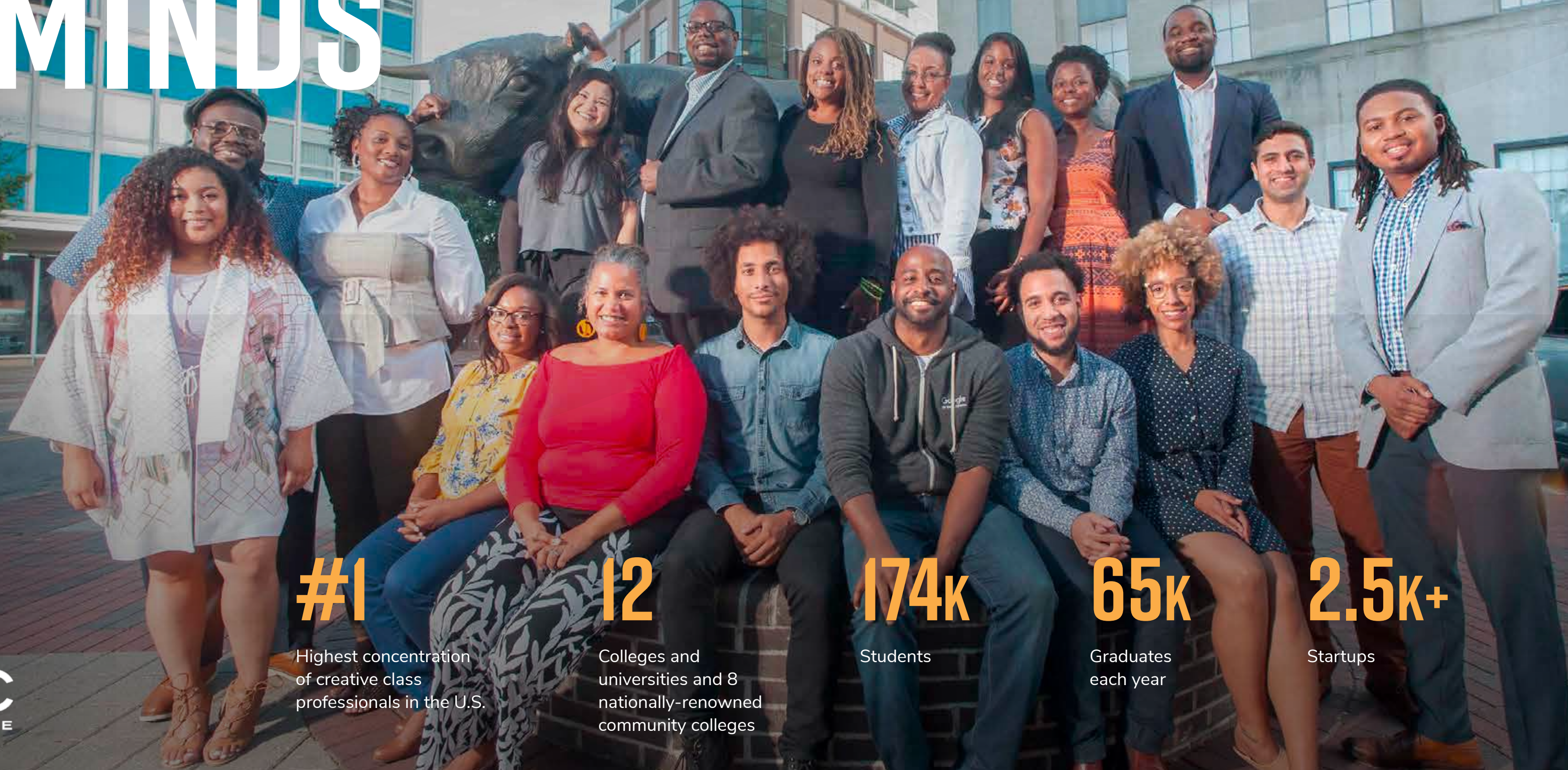
MCKINNEY

cbcc
REAL ESTATE

THE PLACE FOR EXTRAORDINARY MINDS



DEMOGRAPHICS



#1

Highest concentration of creative class professionals in the U.S.

12

Colleges and universities and 8 nationally-renowned community colleges

174k

Students

65k

Graduates each year

2.5k+

Startups

10MIN

From Research Triangle Park, 7,000-acre science and technology center





ACCESS

IN THE HEART OF IT ALL

At the American Tobacco Campus, you're never more than than 30 minutes from anywhere in the Triangle you need to be.

RESEARCH TRIANGLE PARK	12 MIN	EAST
RALEIGH-DURHAM AIRPORT	17 MIN	EAST
DOWNTOWN RALEIGH	27 MIN	EAST
DUKE UNIVERSITY	5 MIN	WEST
CHAPEL HILL	19 MIN	WEST

DUKE PARK AND OLD NORTH DURHAM NEIGHBORHOODS

TRINITY PARK NEIGHBORHOOD

BRIGHTLEAF SQUARE DISTRICT

DURHAM CENTRAL PARK

GOLDEN BELT DISTRICT

DUKE UNIVERSITY

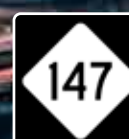
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DURHAM TRANSIT HUB

ALOFT HOTEL

AMERICAN TOBACCO TRAIL

BURCH AND MOREHEAD NEIGHBORHOODS



SOUTHSIDE NEIGHBORHOOD





COMMUNITY



ATC proudly supports the American Underground — a hub for startups and innovators.

ATC proudly gives back to the community and believes in fostering local partnerships.



PARTNERED FOR GOOD

We believe recognizing and supporting a diverse community takes many forms. We recently partnered with the Durham Bulls to create Miracle League Field, a baseball stadium for children and adults with physical and intellectual disabilities, adjacent to ATC.





START-UPS

AU AMERICAN UNDERGROUND

Dubbed the “Startup Hub of the South” by CNBC, American Underground is a vibrant coworking community and collaborative network of entrepreneurs based in Durham, NC. With over \$500 million in funding raised and 4,000+ new jobs created, American Underground companies continue to demonstrate that startups increase and diversify economic opportunity, but require cultivation. Through connections, content, and workspace that tap the region’s ecosystem of experts, the American Underground is the Triangle’s front door to the resources startups, founders and their employees need.



**THREE LOCATIONS
IN DURHAM**



**200+ MEMBER
COMPANIES**



**50%+ ARE LED BY
A WOMAN AND/OR
PERSON OF COLOR**



**100+ EVENTS
PER YEAR**





AMENITIES AND FEATURED SPACES



8 ACRES OF GREENSPACE

A variety of open spaces, courtyards, and more throughout campus



ON-SITE YMCA + YOGA OFF EAST

This YMCA is focused on personal training and outdoor fitness, including classes on the American Tobacco Trail and greenspace. With classes by Yoga Off East



ENHANCED OUTDOOR MEETING SPACE

By late Spring, ATC will introduce new outdoor furniture and workstations throughout campus to make outdoor work + meetings easier and more enjoyable



AMENITIES AND FEATURED SPACES



OUTDOOR BASKETBALL COURTS

A converted coal shed is now the go-to place for pick-up basketball



BAY 7

On-site event space with catering by the Angus Barn for events from 20-350 people



DURHAM BULLS ATHLETIC PARK

Home of the Durham Bulls baseball team and seats 10,000+ people



AMENITIES

AMENITIES AND FEATURED SPACES



MIRACLE LEAGUE PARK

A baseball park and program specifically designed to serve children and adults with special needs



ALOFT HOTEL

134 room hotel with conference space and bar



DURHAM PERFORMING ARTS CENTER

Top 5 theater in the US, operated by the same operator as Broadway



AMENITIES AND FEATURED SPACES



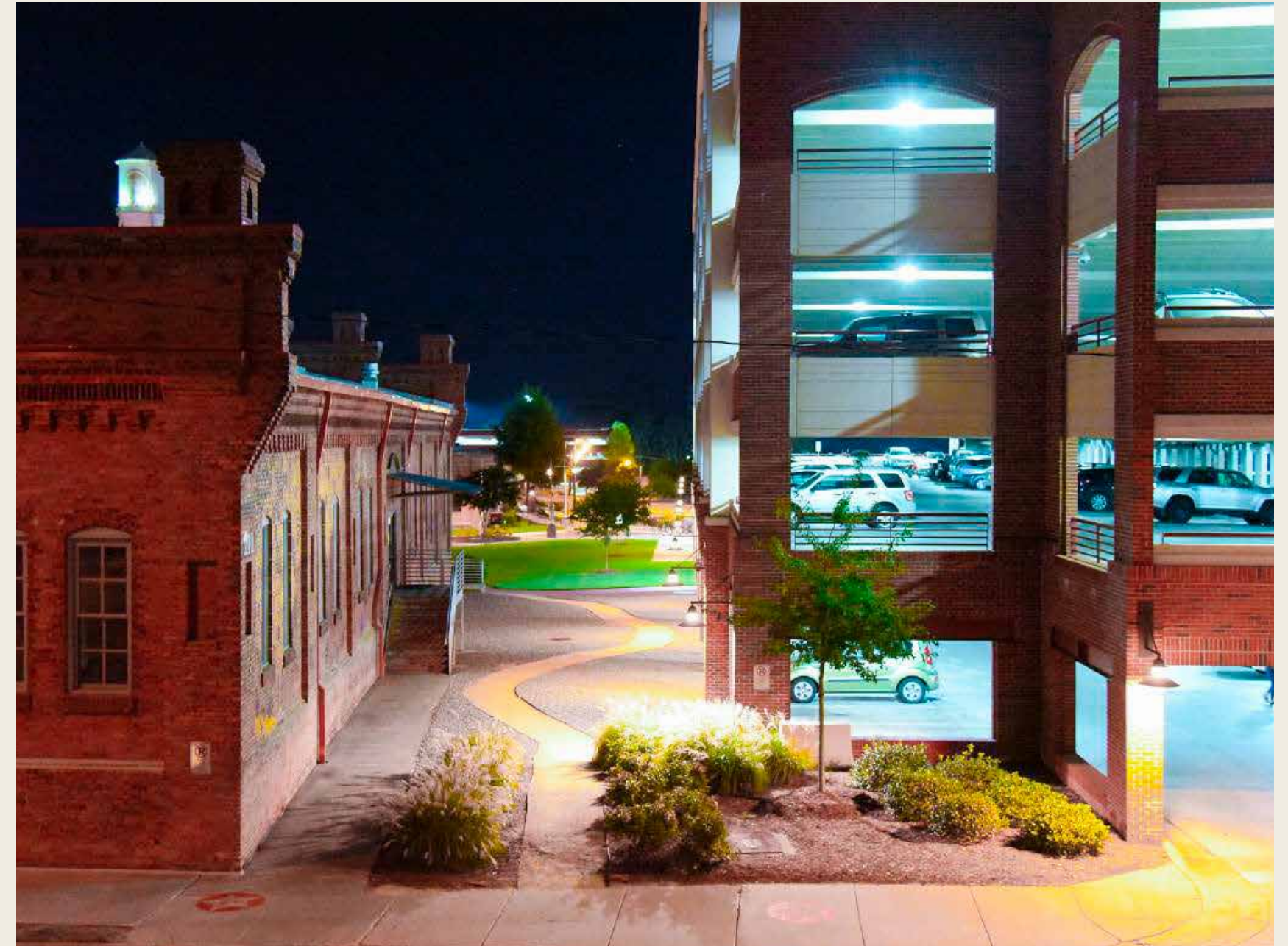
CAMPUS-WIDE WIFI

Easily take your Zoom meeting or catch up on emails anywhere on campus with our campus-wide wifi



ELECTRIC CAR CHARGING STATIONS

Easily charge with stations in every ATC parking deck



ON-SITE PARKING

3,400 parking spaces on campus, with state of the art car charging stations in each deck



RESTAURANTS

RESTAURANTS AT ATC



BORICUA SOUL

Puerto Rican/soul food fusion



MELLOW MUSHROOM

Pizza, cold beer, craft cocktails, and a unique atmosphere



EKHAYA

Southern African fusion cuisine



MILKSHAKE FACTORY

Handspun milkshakes with housemade ice cream



RESTAURANTS

RESTAURANTS AT ATC



MOE'S

Mexican fast food



PARKER & OTIS

Sandwiches, coffee and eclectic retail shop



NANASTEAK

Contemporary steakhouse



PRESS COFFEE & CREPES

European inspired crepes and coffee



RESTAURANTS

RESTAURANTS AT ATC



QUEENBURGER

Smash burgers, craft cocktails and beer



TOBACCO ROAD SPORTS CAFE

Sports bar and restaurant overlooking DBAP



SERAPHINE

Louisiana-inspired kitchen and bar



BUSINESSES AT ATC



ATC BARBER SHOP

Old time place for men to get a haircut and a shave



KATE'S KORNER

Equitable, balanced & inclusive early learning childcare



BELLA TRIO

A locally owned and operated full salon and day spa



MENT BEVERAGE CO.

All your favorite alcoholic and non-alcoholic beverages by Honeygirl Meadery



BUSINESSES AT ATC



PARKER PAPER COMPANY

Gift store by Parker & Otis
focused on pens and paper



THE WAITING ROOM

Craft cocktail bar—with a twist



STATE OF GOLF

Modern indoor golf and
sports simulator



CONTACT

CONNECT WITH US

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