

GREAT TOGETHER

Market District @ American Tobacco
DURHAM, NORTH CAROLINA

THE VISION

INSPIRED + SUSTAINABLE

T3 American Tobacco is a next-generation creative office anchoring **Market District @ American Tobacco**, the visionary expansion of the historic American Tobacco Campus.

The development will embrace the surrounding community in Durham, NC, and deliver clear ESG benefits to all who live, work, and visit.



TARGET CERTIFICATIONS FOR WELLNESS, SUSTAINABILITY, AND ENERGY



FARM MARKET





THE T3 OFFICE CONCEPT

TIMBER + TRANSIT + TECHNOLOGY

Made with **sustainably sourced heavy timber**, T3 offices provide the **warm and inspiring atmosphere** of vintage industrial loft offices.

The difference? T3 is newly built, **delivering the comfort, energy efficiency, and advanced technology** of new ground-up construction.





DURHAM

STARTUP + TALENT RICH

Durham is a thriving, civic-minded community, known as the "startup hub of the South," and home to a highly educated talent base.



HIGHEST

Concentration of creative class professionals in the U.S.



14%

of the population holds a PhD



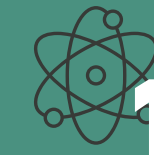
300+

Early stage startups



8

World-class universities and HBCUs, including Duke and NC Central



12 MIN

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



AMERICAN TOBACCO CAMPUS

CULTURE + COMMUNITY

The American Tobacco Campus is a lively community and **destination for entertainment and business.**

Home to over **1M square feet of office** space, with restaurants, apartments, a **Performing Arts Center**, and the **Durham Bulls** baseball stadium, it is also the origin point for the **American Tobacco Trail**, a **22-mile long rails to trail.**



AMERICAN TOBACCO CAMPUS

BUSINESS + TALENT

Durham's most influential
companies call the American
Tobacco Campus home.

ORACLE®

Avalara



Duke
UNIVERSITY

GSK

BURT'S BEES®





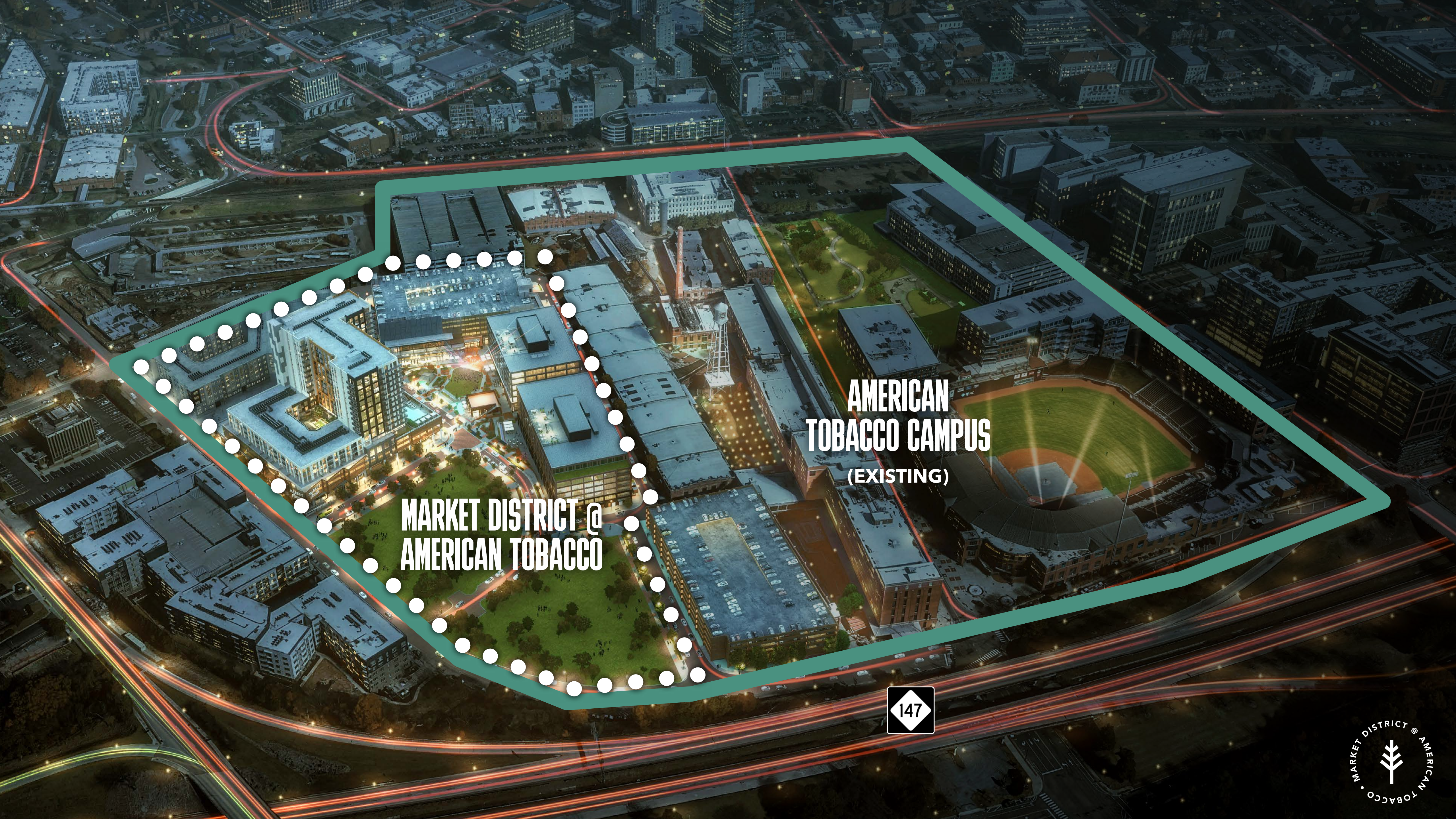
WELCOME TO MARKET DISTRICT @
AMERICAN TOBACCO

GROW + INSPIRE

Market District @ American Tobacco is a **1.2 million SF mixed-use expansion of the American Tobacco Campus**. Building on the Campus' many existing community-oriented amenities, Market District @ American Tobacco will bring **downtown Durham's first grocer, new entertainment and retail venues, and many new communal gathering spaces**.

The expansion will deepen American Tobacco's **focus on diversity and economic opportunity**, becoming a permanent part of the fabric of downtown Durham.





**AMERICAN
TOBACCO CAMPUS**
(EXISTING)

**MARKET DISTRICT @
AMERICAN TOBACCO**



MARKET DISTRICT @ AMERICAN TOBACCO

ENTERTAINMENT VENUE
25k SF

LUXURY MULTIFAMILY
343 Units
600 Parking Spaces
12k RSF Retail

GROCERY
25k SF Retail

FUTURE RESIDENTIAL/OFFICE
Up to 1,000,000 SF

PARKING
900 Spaces
6.7k RSF Retail

T3 AMERICAN TOBACCO NORTH
133k SF Creative Office
15k SF Retail

T3 AMERICAN TOBACCO SOUTH
220K SF Creative Office
22k SF Retail

OVER 1.2 MILLION SF OF NEW DEVELOPMENT

CONNECTION + COMMUNITY

DUKE PARK AND OLD NORTH DURHAM
NEIGHBORHOODS

TRINITY PARK
NEIGHBORHOOD

BRIGHTLEAF SQUARE
DISTRICT

DURHAM
CENTRAL PARK

5 MIN DRIVE

GOLDEN BELT
DISTRICT

DUKE
UNIVERSITY

DURHAM
TRANSIT HUB 

ALOFT HOTEL

AMERICAN
TOBACCO TRAIL

BURCH AND MOREHEAD
NEIGHBORHOODS



SOUTHSIDE
NEIGHBORHOOD



THE T3 DIFFERENCE

TIMBER + TRANSIT + TECHNOLOGY

T3 is a new office concept inspired by the enduring appeal of vintage industrial lofts.

Heavy timber is celebrated for its effects on well-being and its superior carbon-reducing benefits, combined with the energy efficiency, amenities, and comfort of new construction.

T3 American Tobacco is the first of its kind in the Carolinas, offering a corporate home unmatched in the market.





TIMBER

WARMTH + CHARACTER

As naturally beautiful as it is structurally sound, wood creates an inspiring working environment, promoting a sense of comfort and productivity. Our heavy timber is sustainably sourced and captures carbon for the long term, a crucial factor in meeting sustainability goals.

TRANSIT ACCESSIBILITY + VISIBILITY

**DURHAM STATION
TRANSIT HUB**
4 min walk to the office

**NORTH
PARKING DECK**

AMERICAN TOBACCO TRAIL

22 mile bike and walking trail, formerly a rail line

Connects diverse Durham neighborhoods and the broader Triangle community

DURHAM BULLS EAST PARKING DECK

SOUTH PARKING DECK

QUICK ON / OFF ACCESS TO 147



At the American Tobacco Campus, you're **never more 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



 **INGRESS**
 **EGRESS**



TECHNOLOGY

CONNECTED + FUTURE - PROOFED

The technology at T3 American Tobacco is designed to optimize productivity and wellness, from robust fiber service, to secure WiFi throughout the amenities, to industry leading indoor fresh air systems.

TARGET CERTIFICATIONS FOR TECH,
ENERGY, WELLNESS AND SUSTAINABILITY





OFFICE DETAIL

T3 AMERICAN TOBACCO

FEATURES

- Private outdoor terraces
- Expansive windows providing abundant natural light
- Stories
- Ceiling height
- Column spacing
- Floorplate size
- Ground-level retail

NORTH BUILDING

- +
- +
- 6 stories
- 11'
- 50' and 25'
- 27,000 RSF
- 15,000 SF

SOUTH BUILDING

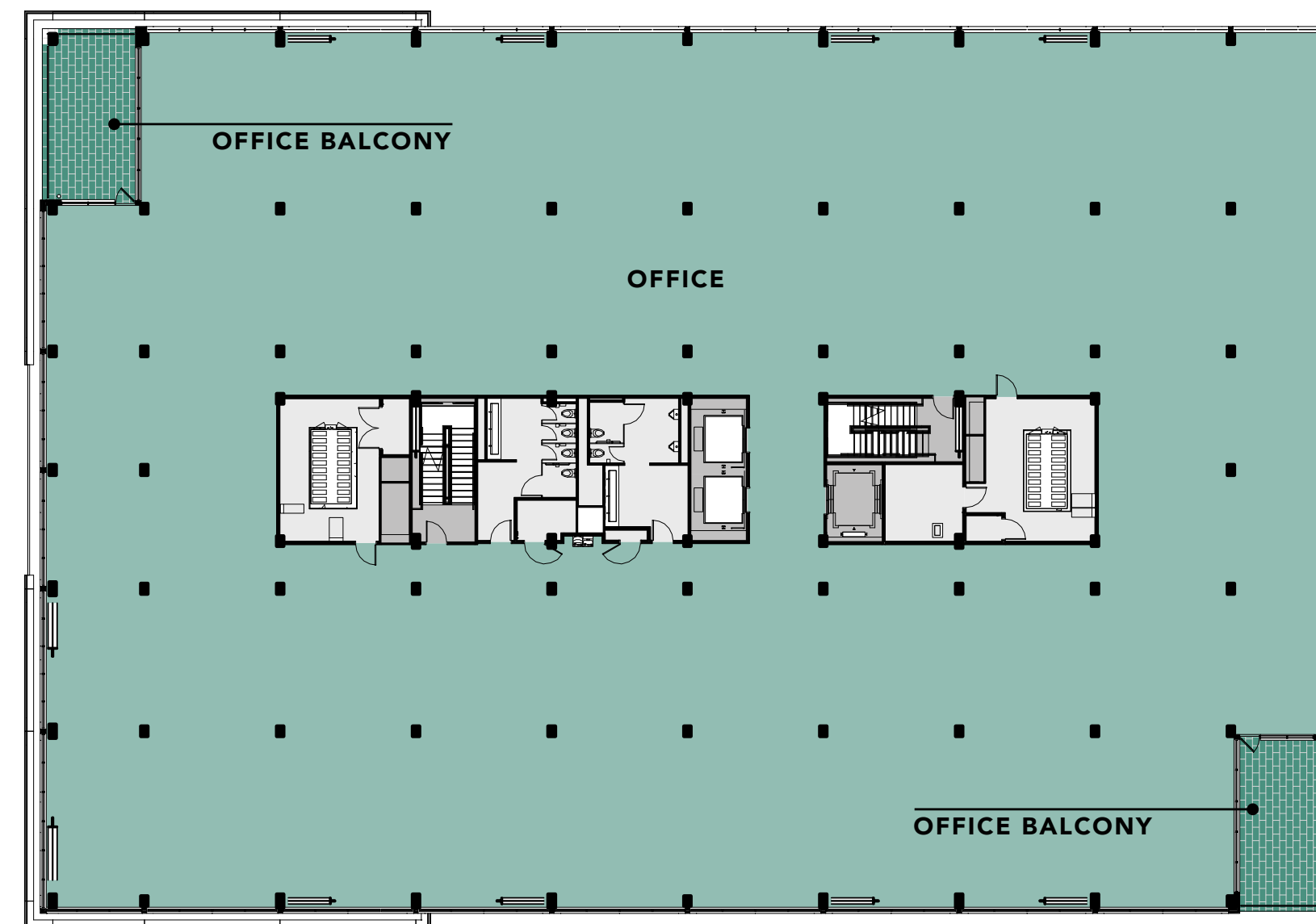
- +
- +
- 7 stories
- 11'
- 50' and 25'
- 37,000 RSF
- 22,000 SF



FLOORPLATES



GROUND FLOOR + AMENITIES



TYPICAL OFFICE FLOOR

27,000 RSF

FLOORPLATES



GROUND FLOOR + AMENITIES



T3 AMERICAN TOBACCO SOUTH

37,000 RSF

AMENITIES

WORK + RECHARGE

- + Shared lobby with Wi-Fi, meeting areas and collaboration spaces
- + Rooftop terrace with seating areas and views of Downtown Durham
- + State-of-the-art fitness center with showers and locker facilities
- + Fully equipped conferencing with AV facilities and Wi-Fi
- + 15K SF of amenity space
- + Committed to LEED Gold, WELL Gold, WiredScore Platinum, and Energy Star certifications





ROOFTOP TERRACE

Views of Downtown
Durham and American
Tobacco Campus





RETAIL

FUN + ENGAGING

Imagine strolling down intimate, shop-lined streets inspired by Europe's most picturesque neighborhoods. That's what you can expect from the new shopping district at American Tobacco.

The Campus' wealth of local and boutique retailers will increase by more than 104,000 SF of new retail and entertainment venues, from a new urban-format grocery store to chef-driven restaurants, and many in-line retailers, including:

NEW FARM FRESH GROCERY

A new urban-format grocery store with high-quality, healthy meals.

AN ENTERTAINING NIGHT OUT

New entertainment venue featuring craft cocktails, bowling, pinball, and craft beer, in addition to the Durham Bulls baseball stadium, Durham Performing Arts Center, art galleries, theaters, and more.

ABUNDANT IN-LINE SHOPS

New hard and soft goods retailers, from spas to gift shops.

A WEALTH OF FOOD & BEVERAGE

Eight new, chef-driven concepts, plus 100 restaurants within a 10 minute walk.



FLEXIBLE EXPANSION

FUTURE-ORIENTED + FLEXIBLE

Future phases of expansion can include **up to 1M SF of office space**, depending on growth needs. The site can also include a combination of office space and multifamily residential.

PHASES	OFFICE	MULTIFAMILY	RETAIL
Phase 1	353,000 RSF	343 units	104,000 RSF
Phase 2 (Option 1)	Up to 500,000 RSF	297 units	10,000 RSF
Phase 2 (Option 2)	Up to 1M RSF	—	10,000 RSF
TOTAL	Up to 1,353,000 RSF	640 units	114,000



ESG

ENVIRONMENTAL + INSPIRING

T3 American Tobacco is constructed with heavy timber, which is celebrated for its effects on well-being and its superior carbon-reducing benefits.

As naturally beautiful as it is structurally sound, wood creates an inspiring working environment, promoting a sense of comfort and productivity. Our heavy timber is sustainably sourced and captures carbon for the long term, keeping it out of the atmosphere.

For organizations that set a high priority on sustainability, T3 provides a straight line to your carbon neutrality targets.

TARGET CERTIFICATIONS FOR WELLNESS,
SUSTAINABILITY, AND ENERGY





ESG

SOCIAL + INNOVATIVE

We invite companies to find a sense of shared purpose with this inspired team of community builders, innovators, and people who are committed to improving lives.

As part of our commitment to the community, we are working with the National Institute of Minority Economic Development in Durham to ensure participation by Small Disadvantaged Businesses (SDB) in the construction of the T3 American Tobacco project.

More broadly, under the stewardship of development partner CBC, the campus has a clear focus on diverse, local

ownership and community building. For example, CBC's tech incubator American Underground counts more than 1,000 member and alumni companies, which have created 4,100+ jobs, raised \$600m in funding, and spent \$11m+ with downtown Durham businesses. AU is also one of the most diverse startup communities with more than 50 percent of its member companies led by a woman and/or person of color.

Through ongoing commitments like these, the campus will continue to be a gathering spot for all in our community.





ESG

GOVERNANCE + VISION

Locating at the American Tobacco Campus demonstrates your company's alignment with these organizations, and our deep commitment to a shared mission of diversity, equity, inclusion, and innovation. It shows your people, your investors, and your board of directors that you've chosen a values-driven home for your organization.



DEVELOPMENT PARTNERS

VISION + LEADERSHIP

T3 American Tobacco represents the unique partnership of Capitol Broadcasting Company (CBC), Hines, and Affinius Capital. Our companies are recognized for industry leadership and deep, demonstrated commitment to the principles of ESG.



Capitol Broadcasting Company is a diversified communications company, owning and operating over 12 television and radio stations, the Durham Bulls Baseball Club, the American Underground startup hub, and has real estate interests including the American Tobacco Historic District in Durham, NC. CBC's legacy of hard work, creativity, and a commitment to their audiences, clients, and employees has made them a successful broadcasting company and industry leader.



Hines is a privately owned global real estate investment, development and management firm, founded in 1957, with a presence in 314 cities in 28 countries and \$92.3 billion of investment assets under management and more than 102.1 million square feet of assets for which Hines provides third-party property-level services.



Affinius Capital strengthens the profitability and diversity of the Affinius Capital investment portfolio and those of its investor clients by acquiring, developing, financing, and managing quality real estate investments. The portfolio consists of office, industrial/logistics, multifamily, retail, and hotel properties.



METRICS

	T3 AMERICAN TOBACCO NORTH	T3 AMERICAN TOBACCO SOUTH
SIZE	6-stories of office space totaling 133,000 RSF	7-stories of office space totaling 220,000 RSF
MATERIAL	Heavy timber frame construction	Heavy timber frame construction
FLOORPLATE	27,000 RSF	37,000 RSF
RETAIL	15,000 SF	22,000 SF

AMENITIES

1st floor social workspaces with Wi-Fi, meeting areas and collaboration spaces

Rooftop terrace with seating areas and Wi-Fi

Private on-floor outdoor terraces

State-of-the-art fitness center with showers and locker facilities

104,000 SF of restaurant, retail and entertainment offerings within the development

343 luxury apartments

DESIGN STATUS

Complete

PARKING

3.0 / 1,000 RSF

\$125 / month for unreserved

LET'S GET STARTED

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