

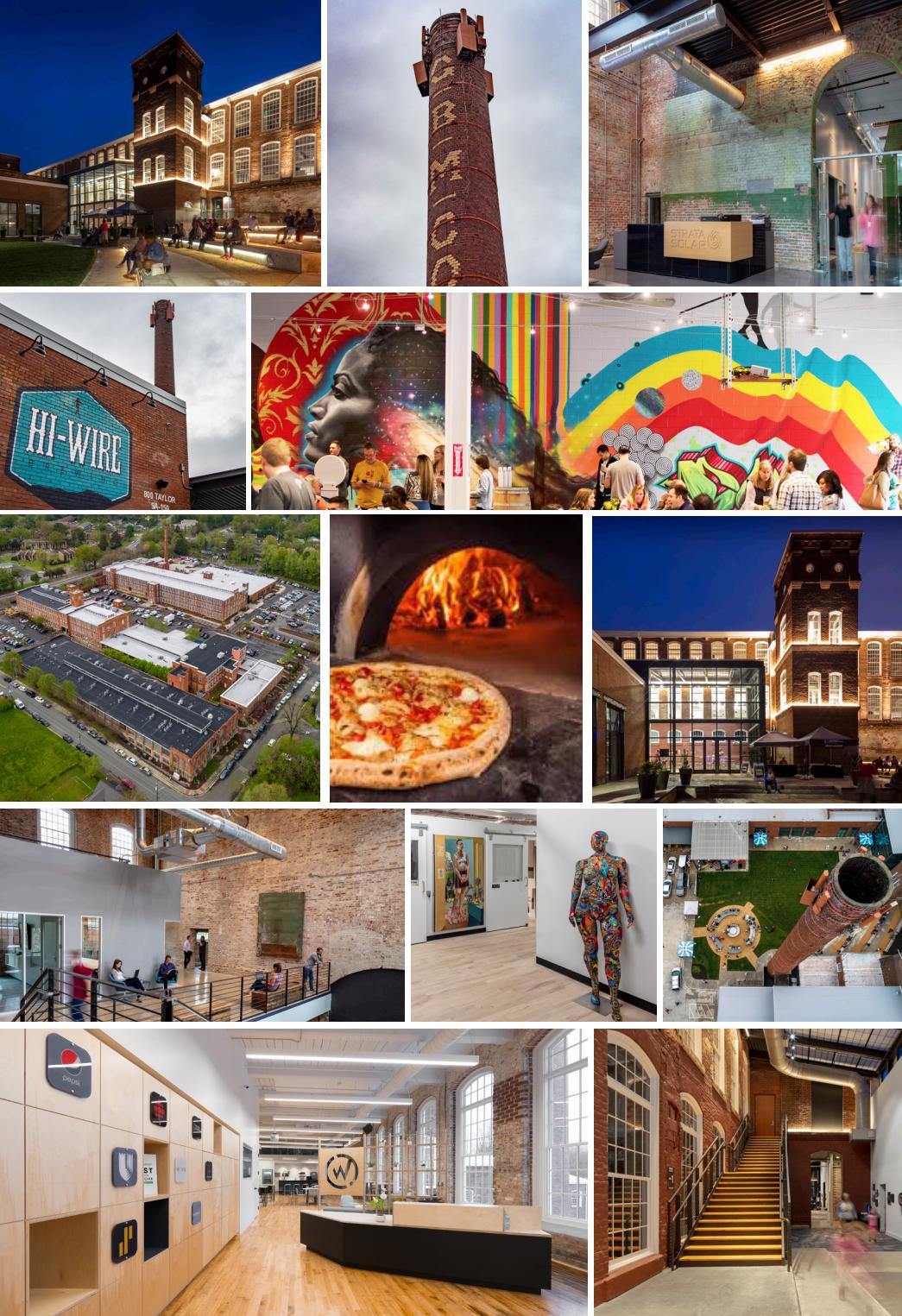
GOLDEN BELT

CAMPUS

327,000 SF | MIXED USE | DOWNTOWN DURHAM



NAI TRI 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, 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



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



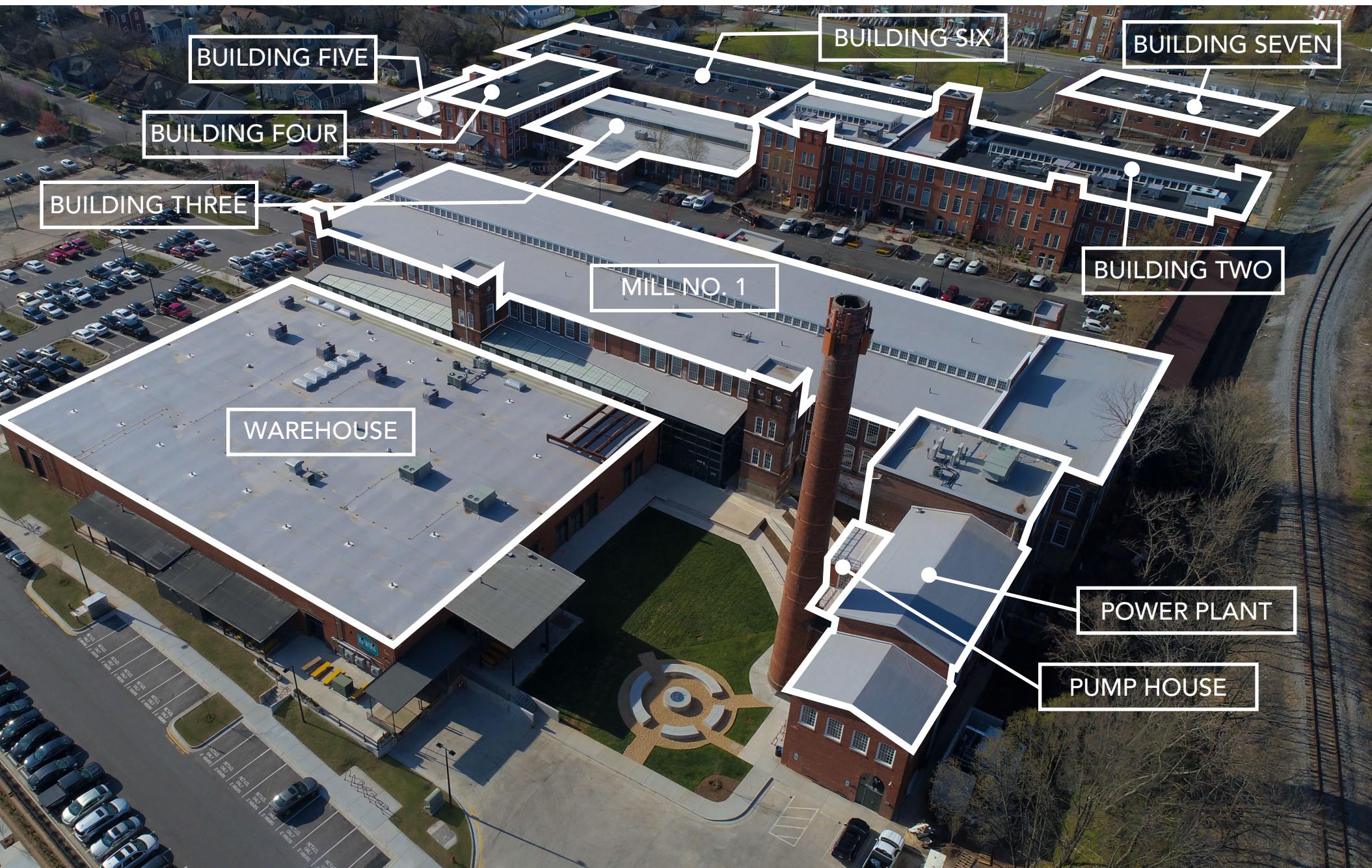
PAIRWISE



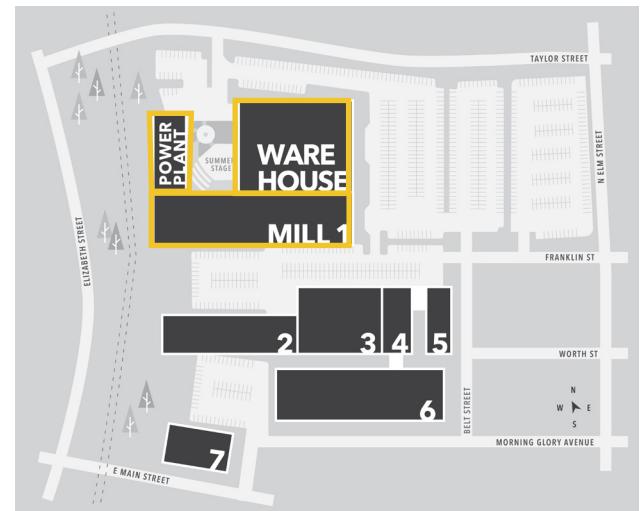
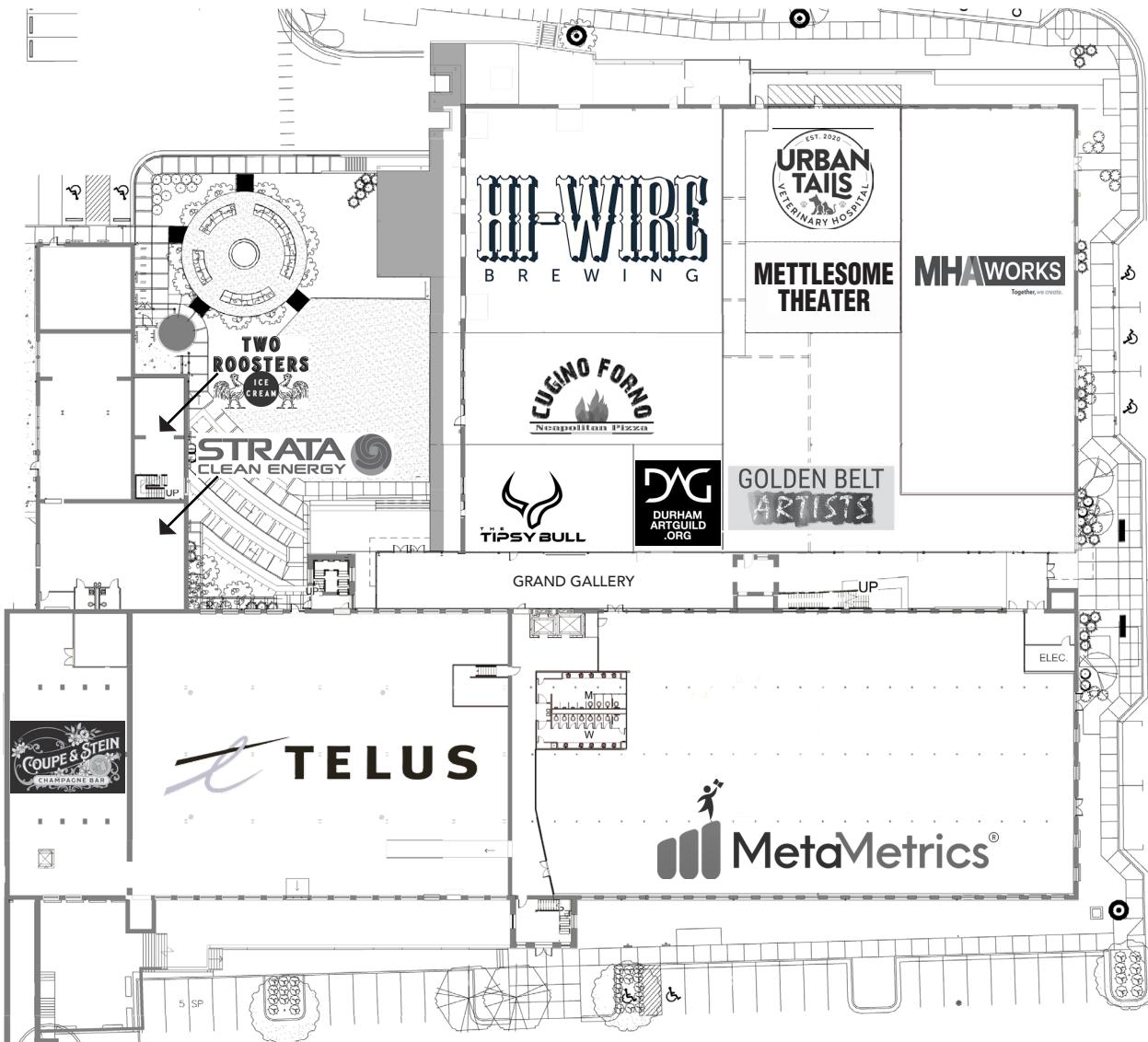
MASTER PLAN



GOLDEN BELT CAMPUS



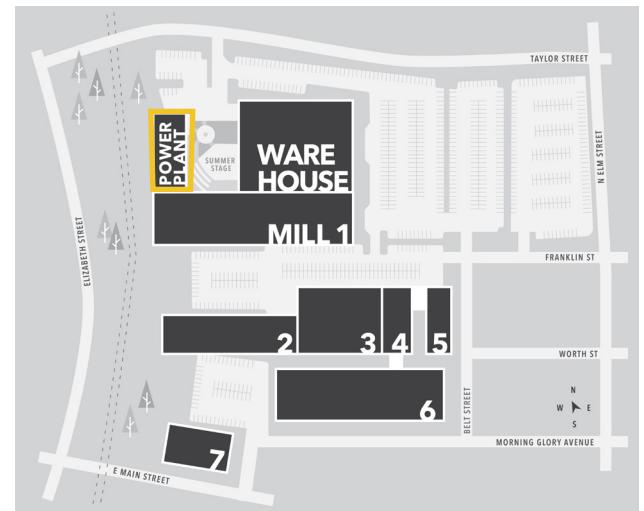
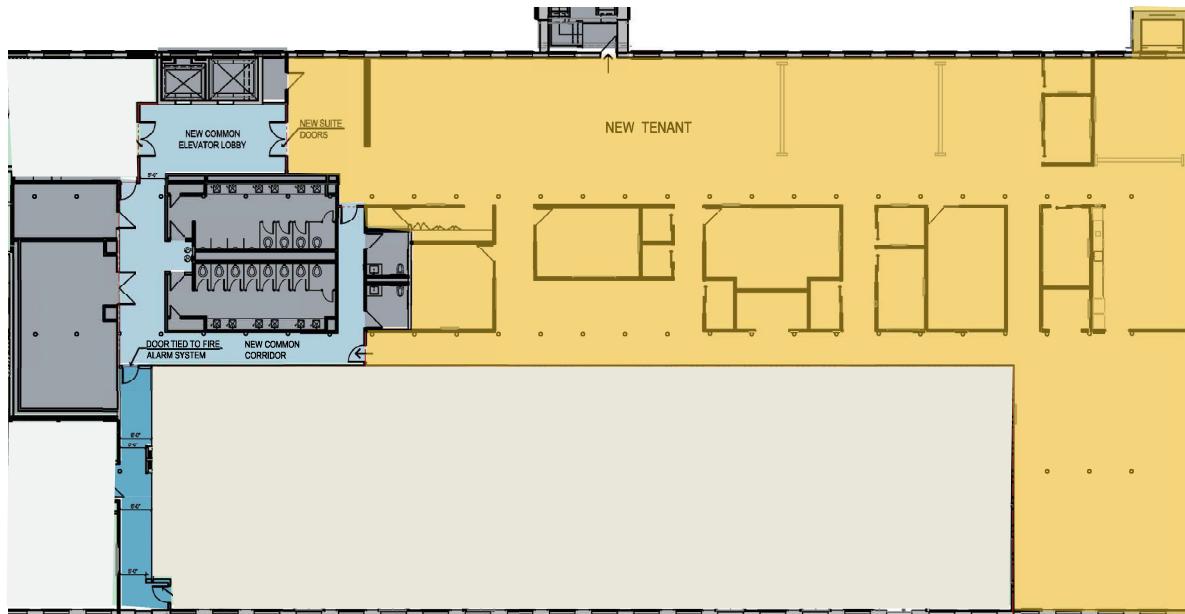
MILL NO. 1 & WAREHOUSE



AVAILABLE OFFICE + RETAIL

FULLY LEASED

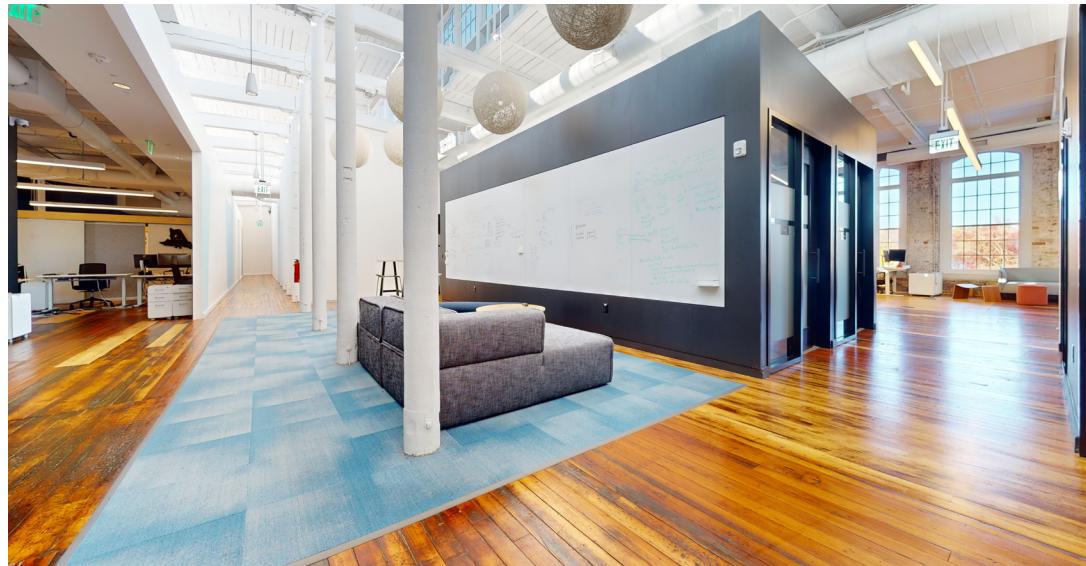
MILL NO. 1 - THIRD FLOOR



AVAILABLE OFFICE + RETAIL

Suite PP-301

12,379 SF



Scan or Click for
Virtual Tour of Existing Space

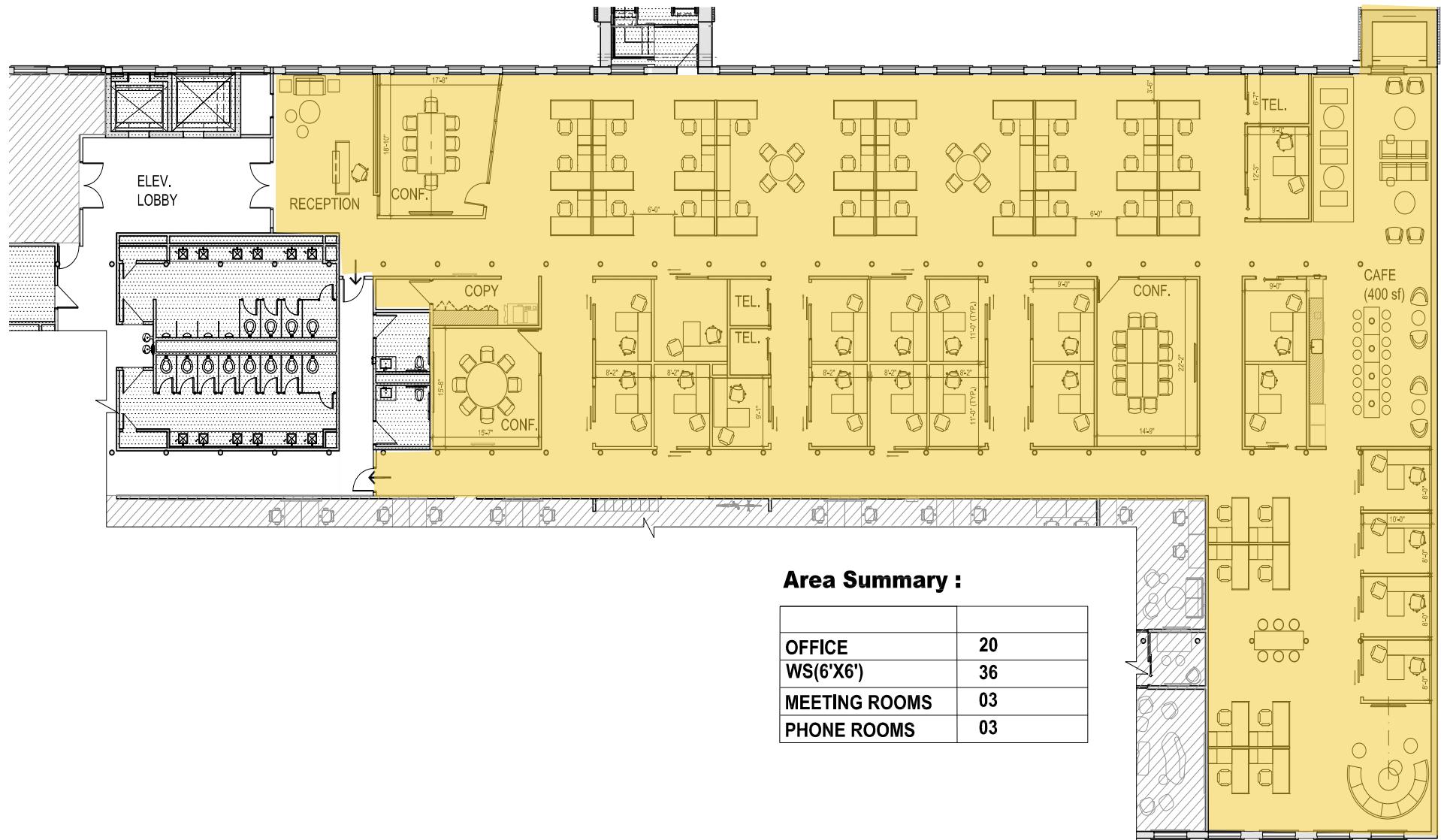


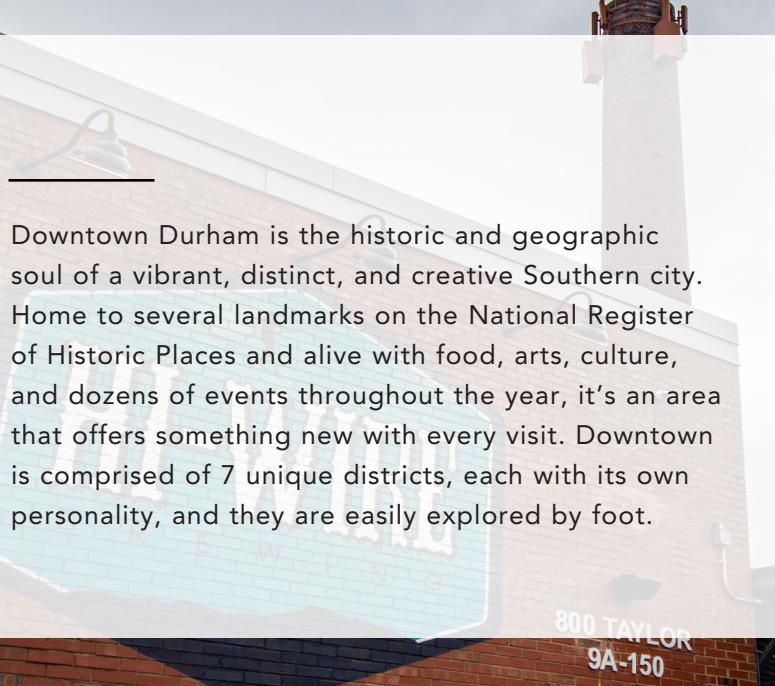
MILL NO. 1 - THIRD FLOOR - SAMPLE PLAN

AVAILABLE OFFICE + RETAIL

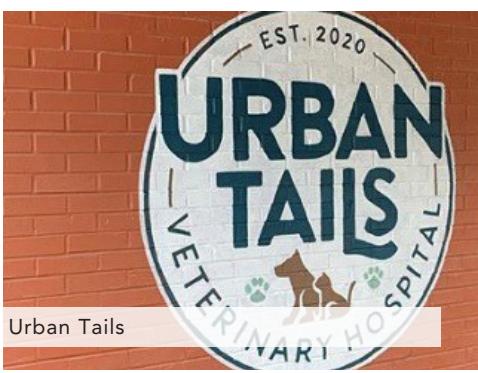
Suite PP-301

12,379 SF





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.





HISTORY

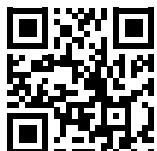
Nearly everything that has made Durham the City it is today can be traced to the brightleaf tobacco that grew in a band of poor soils stretching across the Carolina piedmont (The Golden Belt).

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

C A M P U S

807 E MAIN ST & 800 TAYLOR ST DOWNTOWN DURHAM

goldenbeltarts.com/available-space/commercial/

ROBIN ROSEBERRY ANDERS, SIOR

randers@triprop.com
919 369 6713

EMILY PFEIFFER

epfeiffer@triprop.com
252 945 9240

NAITRI PROPERTIES

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.