

Creative Class A Office & Retail

Golden Belt Campus
807 East Main Street & 800 Taylor Street
Downtown Durham, NC



Golden Belt Campus



Robin Roseberry Anders, SIOR **Jordan Williams, MBA**

tel +1 919 714 7133
cell +1 919 369 6713
randers@naicarolantic.com

tel +1 919 714 7141
cell +1 919 880 3077
jwilliams@naicarolantic.com





Golden Belt Campus

Golden Belt Campus
Aerial



PRECONSTRUCTION



Golden Belt Campus

Golden Belt Campus
Summary

Property Features:

- 327,000 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
- Expandable to at least 385,000 square feet
- Creative Office, Retail, Live/Work Apartments, Artist Studios, Live Music, Events and more
- 24/7 community offers 37 live/work apartments on campus
- 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 at a ratio of 2.5 spaces per 1,000, significant free public parking surrounding the campus, and room for future structured parking
- 15.5% Common Area Factor
- On-Campus Amenities:
 - Three publicly accessed courtyards are accessible and welcoming and will be programmed with music, weekend markets, events, maker spaces and arts
 - Event space with multiple on-campus venues <http://thecottonroomdurham.com>
 - Hot yoga <http://bikramdurham.com>
 - Full service hair and skin salon <http://moshimoshimeanshello.com>
 - A generous fully equipped exercise facility
 - Downtown Durham's seven unique districts are easily explored by foot or a free ride on the Bull City Connector, a bus route connecting downtown and Duke University, with a stop at Golden Belt's front door
 - 24/7 on-campus security
- **Check it out!** <https://vimeo.com/230700845>

#7 Best Place
to Live in the U.S.
(Durham, NC)
US News &
World Reports, Feb 2017



Golden Belt Campus

Golden Belt Campus
Master Plan





Golden Belt Campus
Mill No.1

Mill No.1
Rendering





Golden Belt Campus Mill No.1

Mill No.1
Summary

Property Features:

- Approximately 170,000 square feet delivering 2nd Quarter 2018
- Three historic personalities from which to choose: the Mill, Power or Warehouse Buildings
- Offices, Retail & Restaurant, Creative Space
- Floor plates range from 5,000 to 38,000 square feet
- Fire pit adjacent to a live music venue with outdoor dining and congregation area
- A brewery surrounded by makers will be a gathering place for many on the Campus
- Grand Hall will showcase art and sculptures by local craftsman

#1 The 25 Best
Cities in the US for
People Under 35
(Durham, NC)
Growella, May 2017





Golden Belt Campus Mill No.1

Mill No.1 Elevations



West Elevation - Power & Mill Buildings



East Elevation - Mill & Warehouse Buildings



North Elevation - Warehouse, Mill & Power Buildings



South Elevation - Mill Building



Golden Belt Campus Mill No.1

Power Building Elevations



Power Building East Elevation Cutaway



East Elevation



North Elevation



West Elevation



Golden Belt Campus
Mill No.1

Mill No.1
Entrance





Golden Belt Campus
Mill No.1

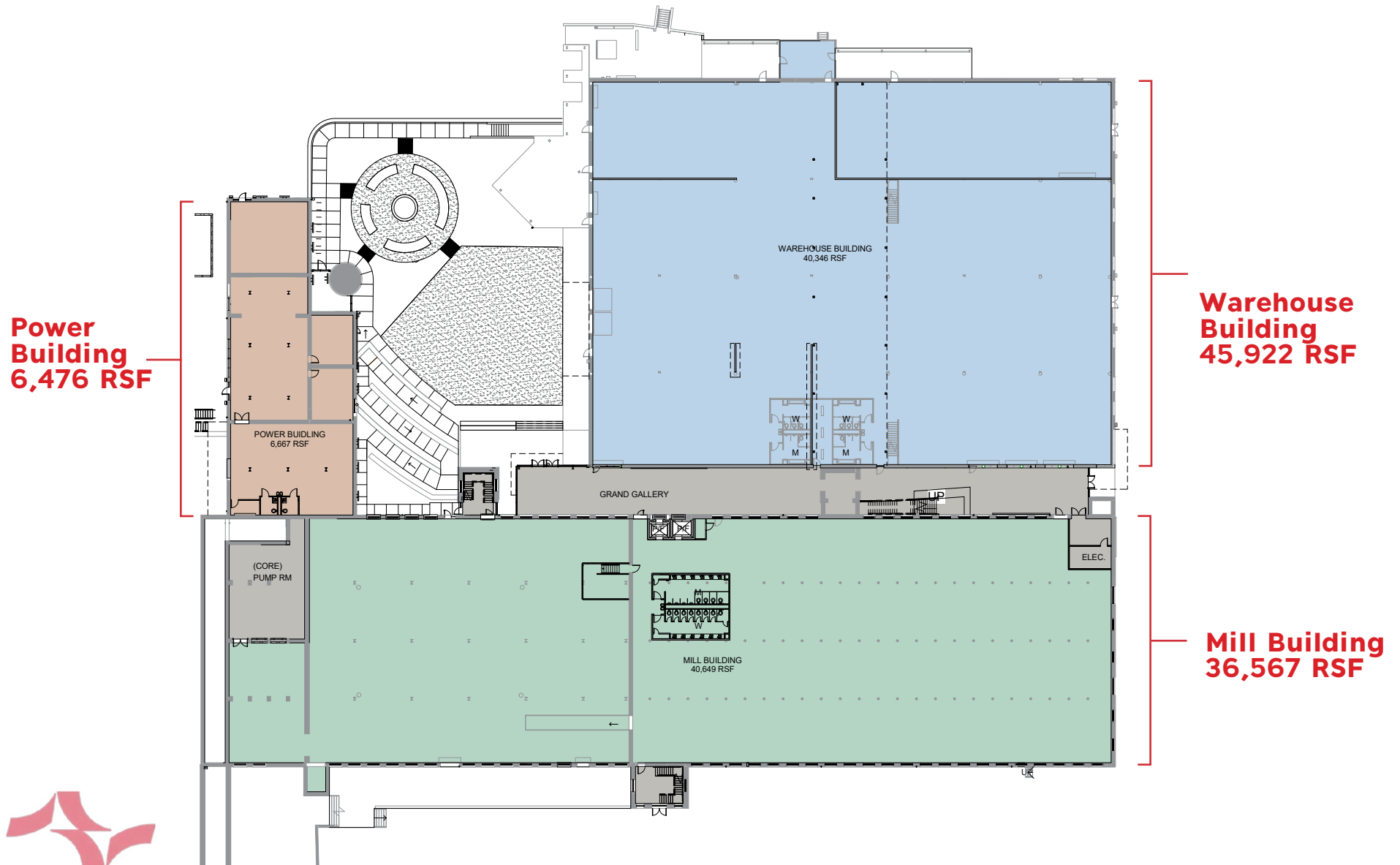
Mill No.1
Grand Gallery





Golden Belt Campus Mill No.1

Mill No.1
Level 1 Plan

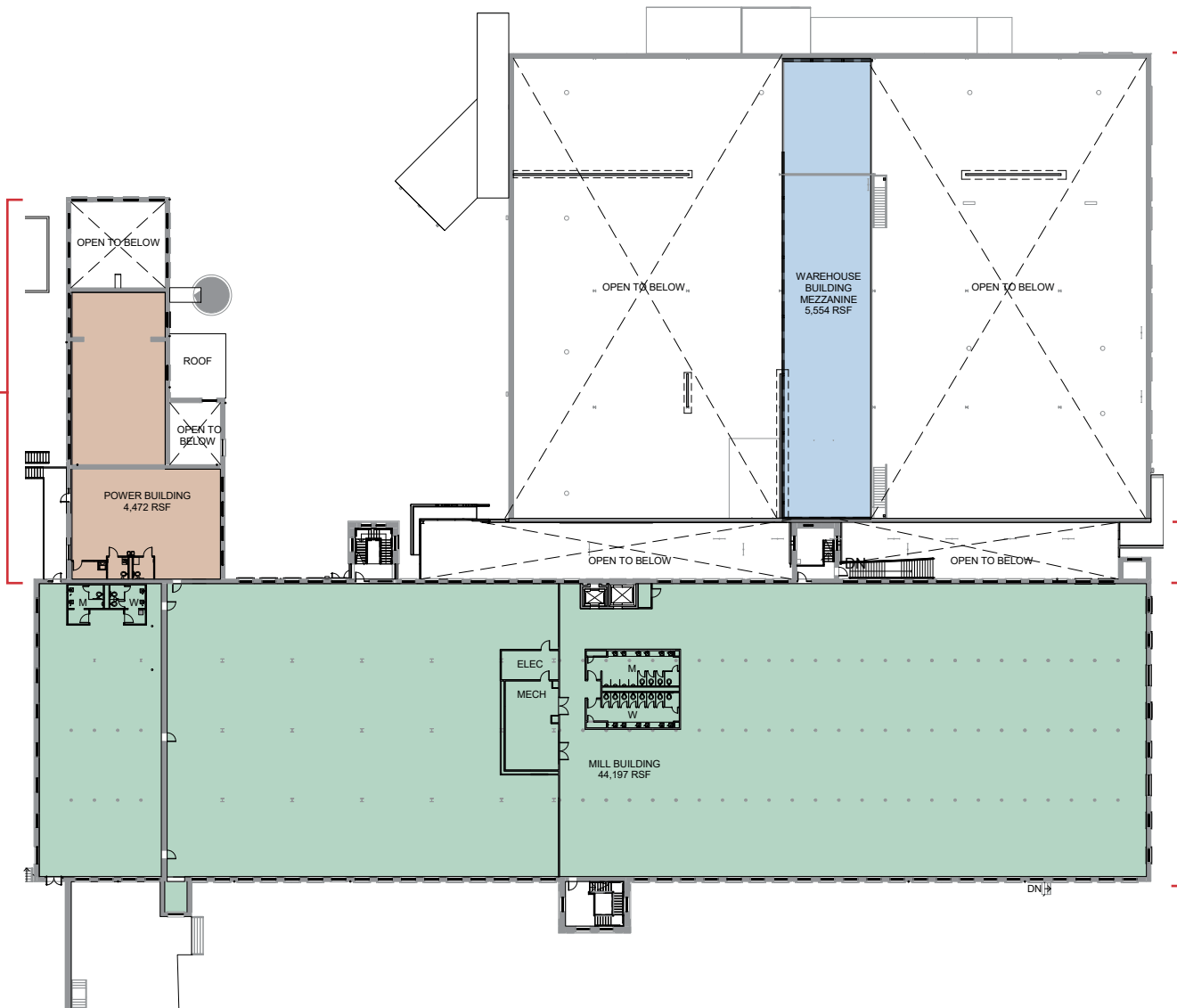




Golden Belt Campus Mill No.1

Mill No.1
Level 2 Plan

**Power
Building
4,344 RSF**



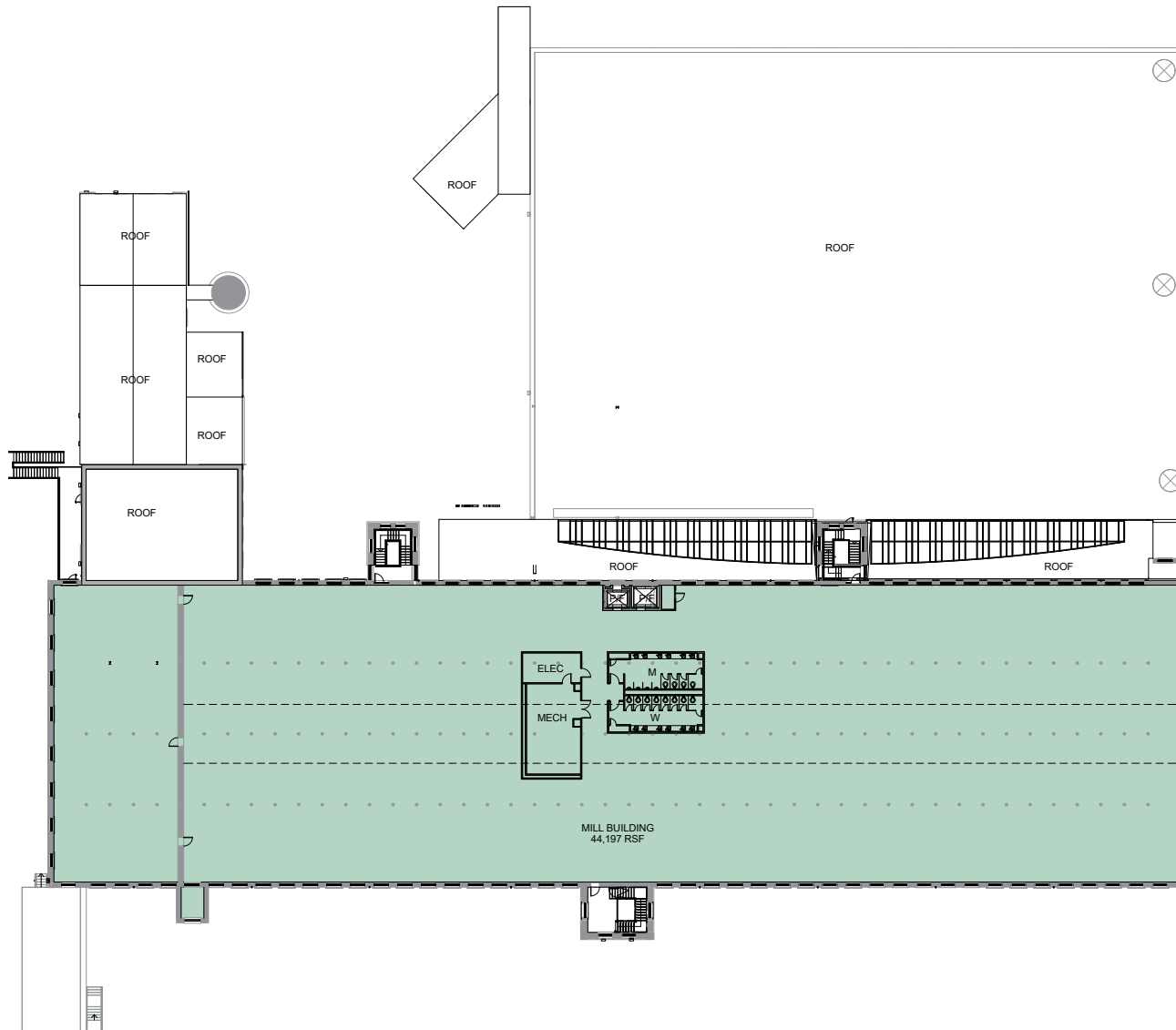
**Warehouse
Building
5,396 RSF**

**Mill Building
39,273 RSF**



Golden Belt Campus
Mill No.1

Mill No.1
Level 3 Plan



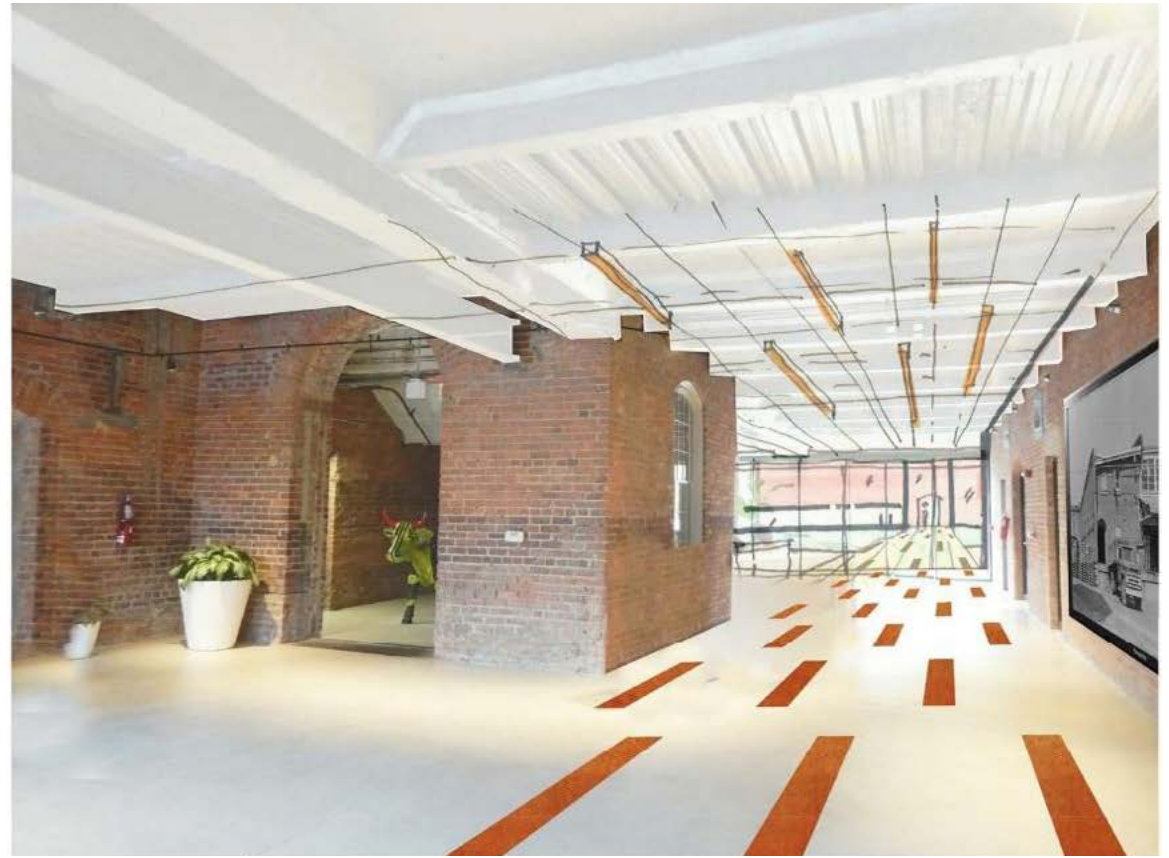
Mill Building
38,567 RSF

Property Features:

- Approximately 157,000 square feet of LEED Gold certified creative space
- Offices, Retail & Restaurant, Live/Works and Creative Space
- Improvements in the works:
 - New signature signage
 - Further renovation to Building 4
 - Exterior up-lighting program
 - Creation of two new public space courtyards
 - Unique design features that visibly tie Golden Belt to the larger Campus

#1 Healthiest
Housing Market in
North Carolina

(Durham, NC)
Smart Asset, May 2017



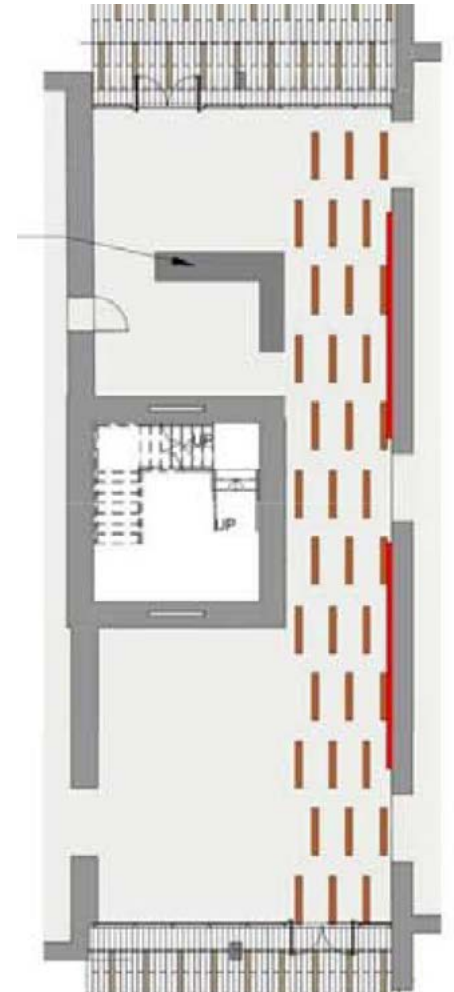
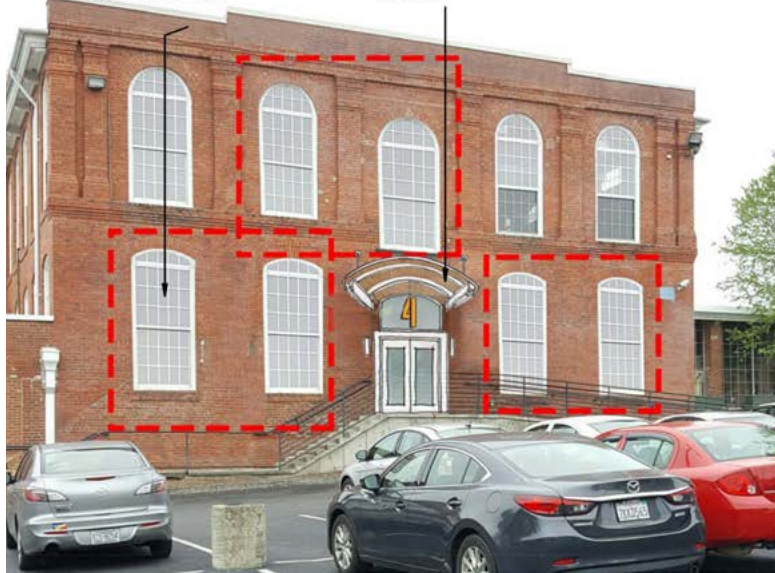


Golden Belt Campus Golden Belt

Golden Belt
Improvements

NEW WINDOW REPLACE BRICK
INFILL AT OPENINGS

NEW PRE-FAB
CANOPY



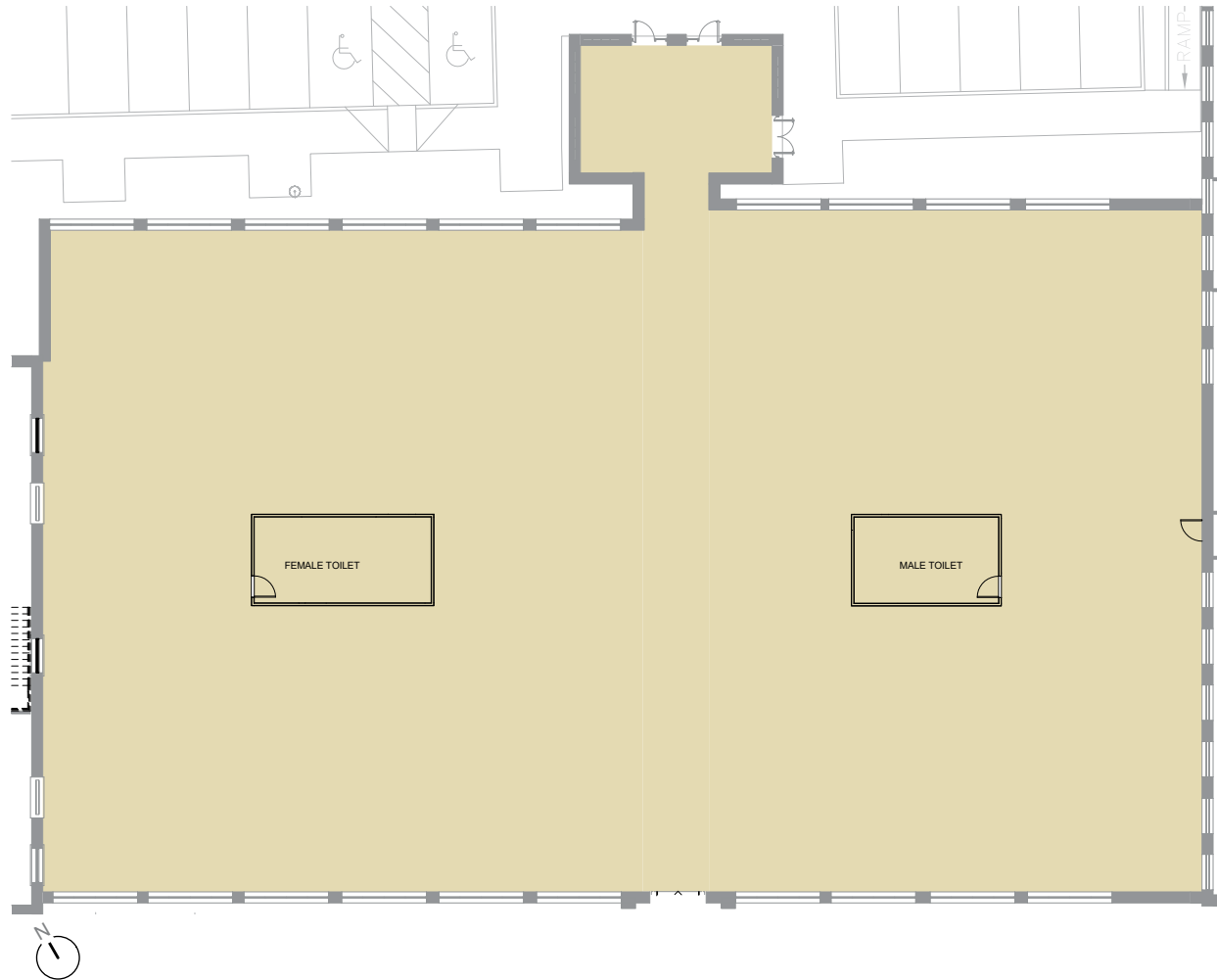
LED STRIP LIGHT
(GB 102)





Golden Belt Campus
Golden Belt

Golden Belt
Plans



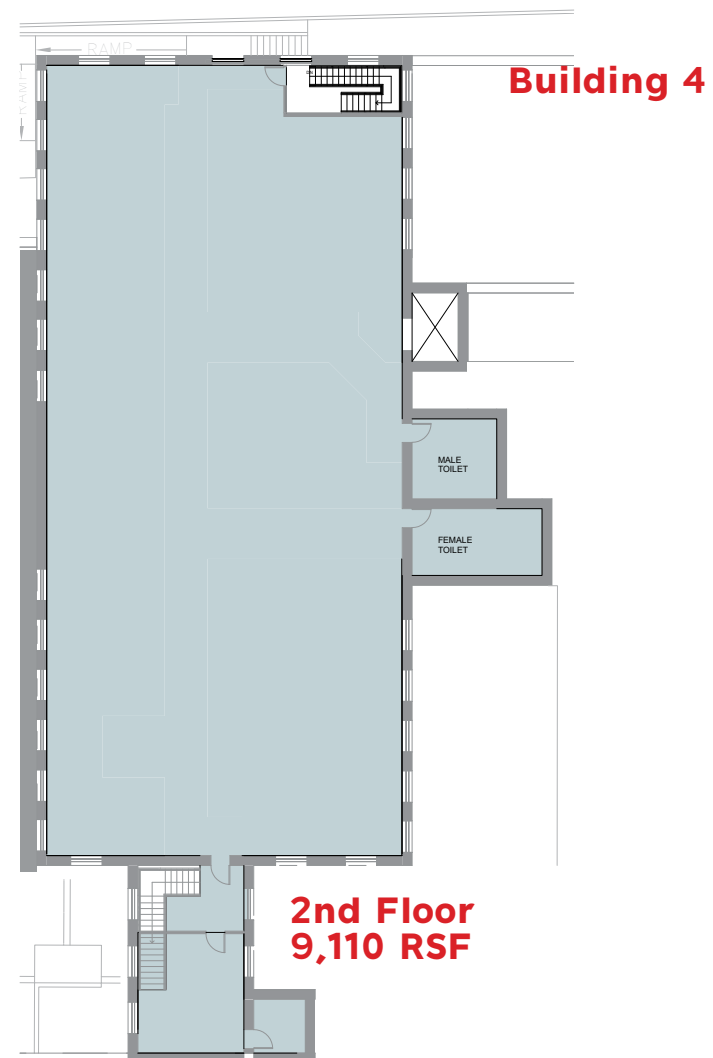
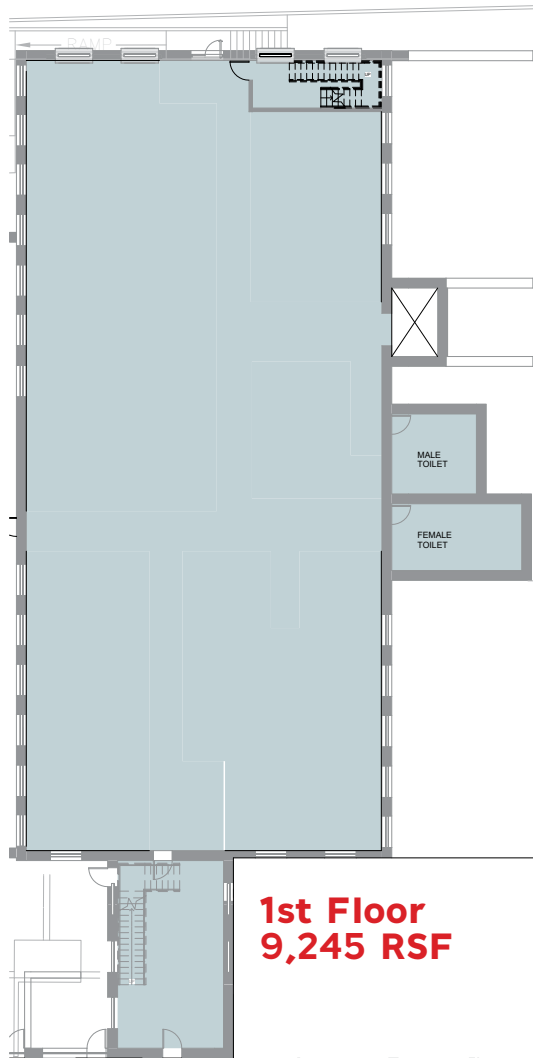
Building 3
18,407 RSF

NOTE :ALL RSF IS APPROXIMATE



Golden Belt Campus
Golden Belt

Golden Belt
Plans





Location

- Durham, with Raleigh and Chapel Hill, anchors the Research Triangle in central North Carolina
- The region is positioned midway between Boston and Miami on the eastern seaboard

Population

- Durham County: 300,952
- Durham: 288,817

#4 Best Place to Live
(Raleigh-Durham, NC)

Education

- Duke University, a top-ranking private research university, has nearly 15,000 students
- Nearly 46 percent of the 25-or-older population holds a bachelor's degree or higher
- Durham Tech provides technical and continuing education programs, while Durham Public Schools serves more than 34,000 students

Health Care

- Durham is known as the City of Medicine
- Duke University Health System is one of the top ranked hospitals in the nation

Recreation and Climate

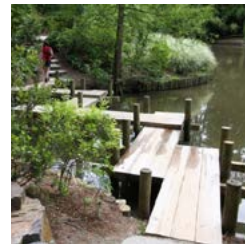
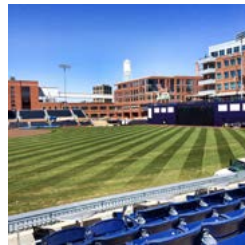
- A mild climate and favorable weather make outdoor activities possible year-round
- The region is located midway between the mountains and beach
- Residents enjoy thousands of acres of green space and impressive interconnecting trail systems

Arts and Culture

- Durham Performing Arts Center and other venues draw prominent shows and musicians
- Food lovers can enjoy cuisine from renowned chefs and award-winning restaurants
- The area plays host to music, food and cultural festivals year-round, including Moogfest, a popular electronic music festival

Sports and Entertainment

- Sports rivalries are fierce with three of the nation's top NCAA Division 1 universities in close proximity
- Pro teams including hometown favorite Durham Bulls, the NHL Stanley Cup-winning Carolina Hurricanes (Raleigh) and North Carolina FC soccer team (Cary)





#2 Top State Business Climate (North Carolina)

Affordability

Cost of Living	Composite Index
Boston, MA	147.9
Seattle, WA	144.9
Denver, CO	110.3
Charlottesville, VA	103.9
National Average	100.0
Atlanta, GA	98.7
Austin, TX	96.6
Chapel Hill, NC	95.9
Raleigh, NC	94.4
Durham, NC	88.4

ACCRA Cost of Living Index, 2016

Infrastructure

- Raleigh-Durham International Airport handles over 350 flights per day, including direct international flights
- Highway access put businesses within a two-day truck drive of more than 200 million U.S. and Canadian customers
- An Amtrak station in downtown Durham connects passengers to destinations throughout the East Coast
- Norfolk Southern and CSX serve business and industry

Research Triangle Park

- At 7,000 acres, RTP is the country's largest research park
- 200 companies employ 50,000 people
- Industries invest nearly \$300 million in R&D in the region's universities each year

Labor Force

- The Raleigh-Durham-Chapel Hill Combined Statistical Area has a labor force of 1.1 million and unemployment of 4.3 percent
- Durham County has a labor force of 163,447 with an unemployment rate of 4.3 percent

Major Developments

- Connect 540 is an extension of the Triangle Expressway, or I-540, that would complete the Outer Loop around the greater Raleigh area
- The East End Connector will provide a direct connection between the NC 147 and US 70, improving access to I-85 and I-40

#2 Area with the Highest Number of Tech Jobs (Raleigh-Durham, NC)

Major Employers

Duke University and Health System	34,863
IBM Corporation	10,000
Durham Public Schools	4,600
GlaxoSmithKline	3,700
Blue Cross & Blue Shield of North Carolina	3,200
Durham City Government	2,437
Fidelity Investments	2,400
Quintiles	2,300
RTI	2,300
Veterans Affairs Medical Center	2,162
Cree	2,125
AW North Carolina	2,000



researchtriangle.org



About the Developer: LRC Properties is an experienced investment manager focused on East Coast commercial real estate investments. Founded in 2009 by Howard Lavitt and Edward Kulik, LRC Properties is headquartered in New York with an experienced team capable of dealing with all aspects of real estate management. In North Carolina, LRC Properties has assets in Charlotte, Durham and Raleigh, with an office in Charlotte. LRC concentrates in acquiring core plus and value add properties in improving markets, and currently manages more than 5 million square feet in the Southeast. LRC is positioned to move quickly to deploy capital and decisively secure transactions. For more information on LRC Properties, visit www.lrcprop.com.

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NAI Carolantic Realty

5121 Kingdom Way, Suite 200
Raleigh, NC 27607
+1 919 832 0594
naicarolantic.com