



DIAMOND VIEW III

359 Blackwell Street ■ Durham, NC 27701 ■ DiamondViewIII.com



SMITHGROUP

OFFICE LEASING:

BUILDING SIZE:	133,000 RSF
FLOORPLATES:	27,000 RSF
RATE:	\$29.95/RSF, full-service
TI ALLOWANCE:	\$40/RSF
PARKING RATIO:	3/1,000 RSF

BUILDING & CAMPUS OVERVIEW:

The new standard for innovative, sustainable and creative Class A office space is coming soon to Durham's American Tobacco Campus.

Diamond View III (DV3) joins its industry leading peers (DV1 & 2) offering panoramic views of the Durham Bulls Athletic Park, American Tobacco, and Downtown Durham.

The historic American Tobacco Campus is a stunningly successful mixed-use development in the heart of one of America's most dynamic and desired regions. More than a million people visit American Tobacco each year for the great dining and variety of entertainment. Home to some of the Research Triangle's most progressive companies, the campus borders both the World Champion Durham Bulls' Triple-A baseball stadium and the 2,800-seat Durham Performing Arts Center.

Other features that make the campus a stand-out destination are convenient access to the highly traveled NC-147 corridor and RDU Airport, ample parking, professional on-site management, numerous restaurants, 24/7 on-site security, free Wi-Fi access, first-class banquet and conference facilities, an on-site YMCA, a biking trail, and public green space.



For additional information, please contact:

Mac Hammer

or

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VIEW FROM BLACKWELL

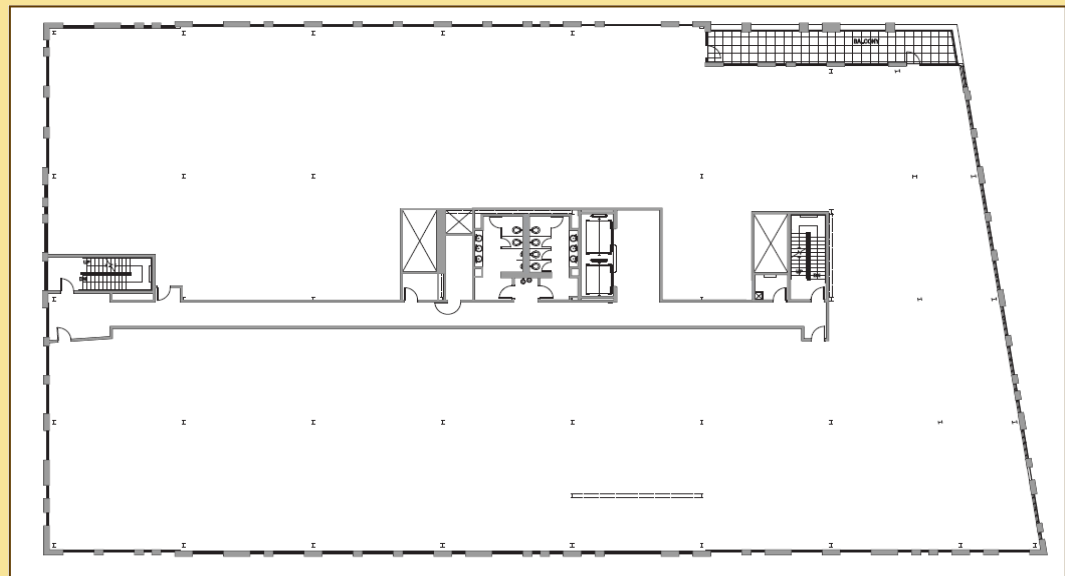


LOBBY VIEW

LOCATION:

The American Tobacco located beside the Durham Bulls Athletic Park, adjacent to a new 2,800-seat performing arts center, and bordered by the highly traveled NC-147.

- 10 minutes from Raleigh Durham International Airport (RDU)
- 10 minutes from Research Triangle Park
- 15 minutes from Chapel Hill
- 25 minutes from Downtown Raleigh



World-class tenants. Industry awards. International admiration. Hearts and minds of an entire region.

In less than a decade, American Tobacco has become the home of globally recognized brands like HTC, Burt's Bees, and Sun Trust and a launch pad for industry innovators like Bronto Software and Appia.

The campus's design and landscaping have collected industry awards for Best Mixed Use Development, Best Renovated Commercial Property, and Best Redevelopment Project. Painstaking renovation has preserved the allure of the original factory, while adding spectacular features such as a man-made river, which runs through the middle of the campus. The combination of history and urban chic makes American Tobacco the most sought after office location in the Triangle and the envy of communities all over the world.

Diamond View III, in both its location and design, will connect the heritage and character of the historic tobacco buildings with the modern refinement and prestige of Diamond View, all while preserving a culture that is uniquely American Tobacco and Durham. The addition of ground floor restaurant and retail bolsters what is already a "love where you work", feature-laden campus with some of the best dining and entertainment within the Triangle.



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AMENITIES:

- Historic ambiance with award-winning architectural buildouts
- Restaurants and services on site: Tyler's Taproom, Mellow Mushroom, Tobacco Road Sports Café, Cuban Revolution, Saladelia, L'Uva, YMCA, American Tobacco Barber Shop, and more
- On-site full-service property management group. Maintenance, administrative and project management personnel located at the campus
- Ample parking for employees and visitors in three parking decks
- 24/7 on-site security
- Free Wi-Fi in courtyards and restaurants
- Bay 7 - a chic event space unlike any in the Triangle
- Corporate conference room in Diamond View I overlooking the Durham Bulls Field, available free-of charge to all tenants.
- Adjacent to the Durham Bulls Athletic Park – home to minor league baseball's most famous franchise
- Adjacent to the Durham Performing Arts Center featuring the best in live entertainment and Broadway shows
- On-site art exhibits, outdoor concerts, and special events
- Adjacent to the American Tobacco Trail (running/walking/biking)
- Award-winning landscaping
- Adjacent to historic apartments



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BUILDING ADDRESSES:

- Washington • 324 Blackwell St.
- Fowler • 410 Blackwell St.
- Crowe • 406 Blackwell St.
- Strickland • 334 Blackwell St.
- Reed • 318 Blackwell St.
- Power Plant • 320 Blackwell St.
- Lucky Strike • 310 Blackwell St.
- Noell • 312 Blackwell St.
- Hill • 210 W. Pettigrew St.
- Diamond View I • 512 S. Mangum St.
- Diamond View II • 280 S. Mangum St.
- Diamond View III • 359 Blackwell St.

RETAIL:

- American Tobacco Barber Shop
 - Crowe Building
- YMCA at American Tobacco
 - Fowler Building

DINING:

- Saladella
 - Crowe Building
- Mellow Mushroom Pizza Bakers
 - Fowler Building
- Cuban Revolution Bar & Restaurant
 - Reed Building
- Tyler's Restaurant & Taproom
 - Washington Building
- Tobacco Road Sports Café
 - Diamond View II
- L'Uva
 - Crowe Building

EVENTS AND CONFERENCES:

- Bay 7
 - Washington Building
- Conference Room
 - Diamond View I
- Training Facility
 - American Underground in Strickland Building

SITE MAP:

