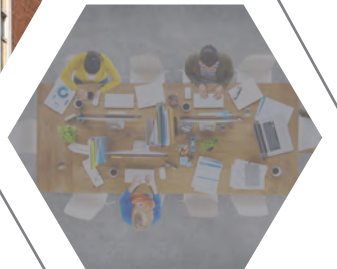


# THE CHESTERFIELD



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# A NEW CENTER OF GRAVITY

## Revolutionizing Durham's Innovation Ecosystem

The Chesterfield is a 286,000 square foot adaptive re-use historic building in downtown Durham that will be a new center of gravity in the life science and technology ecosystem. This home of innovation will offer unparalleled proximity to Durham's best people, ideas and possibilities and will feature office, lab and complementary retail spaces in the growing downtown market. A large internal atrium will be added which, along with new windows and storefronts, will increase the amount of natural light in work spaces, enhance the building's street presence, and provide spaces for collaboration, networking and events. This prominent building, originally the Liggett & Myers Tobacco Company factory, is located in Durham's Warehouse District, a vibrant area featuring restaurants, retail, entertainment and housing.

“The triangle is a hot-spot for biotech and technology because we have education and medicine that is clustered around Durham and Chapel Hill; at the center of that are Duke and Main Streets where the Chesterfield is located.

SCOTT SELIG  
*Vice President of Real Estate, Duke University*







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# AMENITIES

- Lab, office and retail space
- Distinctive innovation cluster with combination of: Tech Office / Co-working, Small Innovation Labs, Student Entrepreneurial Spaces, and Center of Gravity in Local Ecosystem
- Conferencing facilities
- Activated streetscape and retail spaces
- Café / Restaurants on-site
- Dramatic six-story, 3,500 square foot interior atrium
- 24/7 manned security desk, day porter and concierge with secure access to upper floors
- On-site programming (i.e. entrepreneurial events, after-work beers, and brown bag lunches with key speakers)
- Indoor, secure bicycle storage
- Shower and locker facility
- Internal and off-site parking deck and surface lots
- Transit oriented development with a close proximity to the Durham Amtrak station and future Durham light rail station
- New iconic monument sign
- Close proximity to the American Tobacco Campus an active entrepreneurial ecosystem
- Walking distance to numerous Main Street restaurants and services, DPAC, Brightleaf Square, Durham Bulls Ballpark, museums, theater, and urban residential

**286,000**  
Square Feet

**7**  
Floors

Lab.  
Office.  
Retail.





# LIVE. WORK. PLAY. LEARN.

## RESTAURANTS, BARS + COFFEE

1. 9th Street Bakery
2. Alivia's Durham Bistro
3. Beyu Cafe
4. Bull City Burger + Brewery
5. Dames Chicken & Waffles
6. El Rodeo
7. Federal
8. Gonzo Taco
9. Lilly's Pizza
10. Lucia
11. Mateo Bar de Tapas
12. Mount Fuji
13. Parker and Otis
14. Pizzeria Toro
15. Respite
16. Rose's Meat Market and Sweet Shop
17. Satisfactions
18. Social Games and Brews
19. The Little Dipper: Fondue on Main
20. Toast
21. Toreros
22. West End Wine Bar

## MAJOR RESIDENTIAL

23. Bell West End
24. West Village
25. Whetstone

## RETAIL

26. Bull City Art & Frame Company
27. Chet Miller
28. Fifi's
29. Morgan Imports
30. Hamilton Hill Jewelry
31. Vert & Vogue

## FITNESS

32. Crossfit Durham
33. SyncStudio

## TRANSPORTATION

34. Durham Amtrak
35. Durham Station

## HOTEL

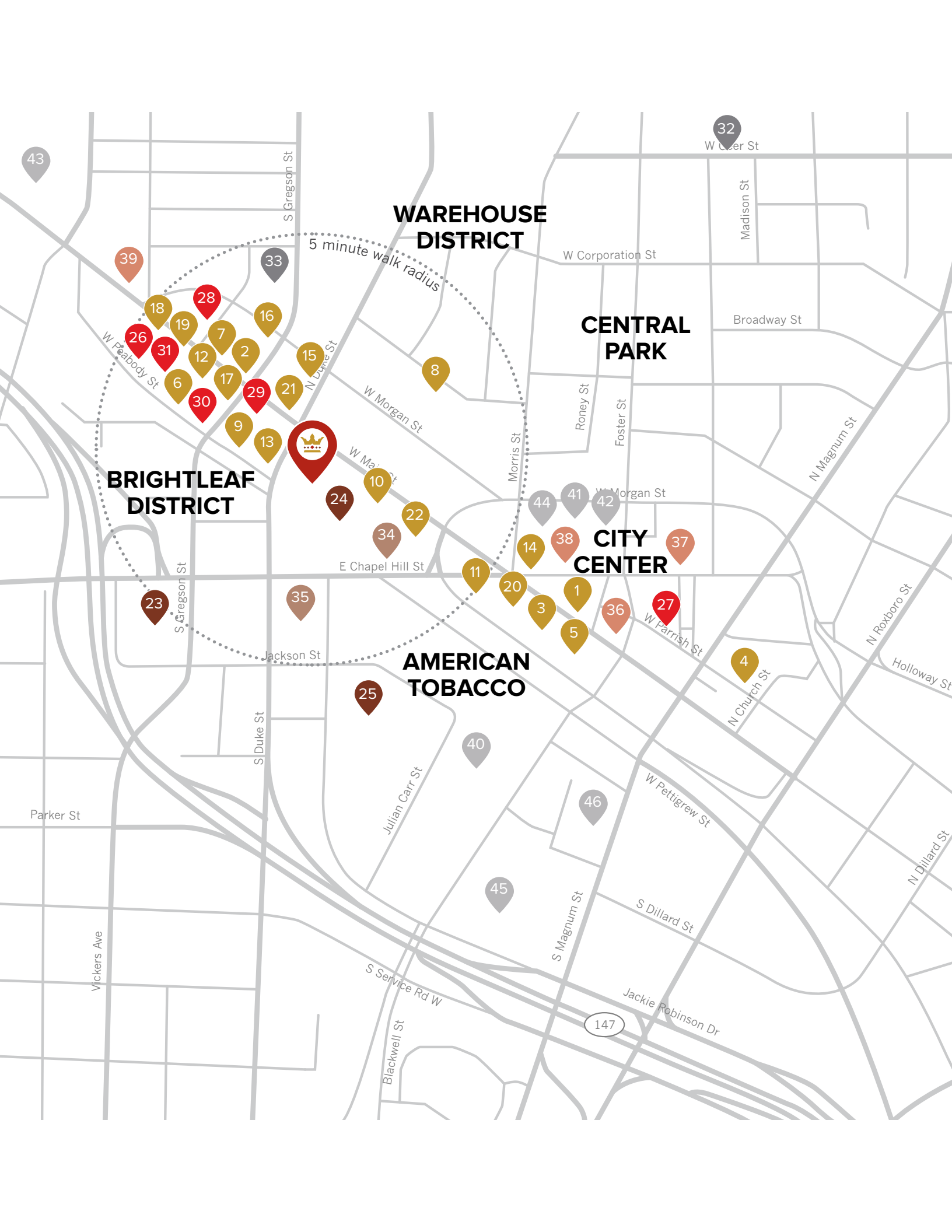
36. 21c Museum Hotel Durham
37. The Durham Hotel
38. Durham Marriott City Center Hotel
39. Residence Inn

## OTHER

40. American Tobacco Campus
41. The Carolina Theatre
42. Convention Center
43. Duke University East Campus
44. Durham Arts Council
45. Durham Bulls
46. Durham Performing Arts Center

## THE CHESTERFIELD





**WAREHOUSE DISTRICT**

**CENTRAL PARK**

**BRIGHTLEAF DISTRICT**

**CITY CENTER**

**AMERICAN TOBACCO**

5 minute walk radius

43

32

39

33

18

28

26

19

7

16

31

12

2

15

6

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44

41

42

37

23

35

25

40

20

3

1

5

36

27

4

46

45

147

Parker St

Vickers Ave

S Gregson St

S Duke St

S Gregson St

Jackson St

Julian Carr St

S Service Rd W

Blackwell St

E Chapel Hill St

W Main St

W Morgan St

N Dune St

W Peabody St

W Corporation St

Broadway St

Madison St

Roney St

Foster St

Morris St

W Morgan St

N Magnum St

N Roxboro St

Holloway St

N Dillard St

W Pettigrew St

S Dillard St

Jackie Robinson Dr

W Over St

Photo Credit: Brian Fleming



Photo Credit: Scientific Properties and Durham Convention & Visitors Bureau



Photo Credit: Heather Jacks and Durham Convention & Visitors Bureau



Photo Credit: Scientific Properties and Durham Convention & Visitors Bureau

Photo Credit: Dylan Carney and Durham Convention & Visitors Bureau



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# A THRIVING COMMUNITY

Wexford's Knowledge Communities operate as a nexus for academia, the private and public sector, and offer access to strategic research resources and business services that, when harnessed into a single location, provide an environment that is ripe for innovation.

The work, live, play, learn environment that Knowledge Communities offer helps to advance strategic institutional goals while acting as a catalyst for significant regional, economic and community development impacts.



Source: *Welcome to your Downtown, Downtown Durham by the Numbers (2014 statistics)* | [www.downtowndurham.com](http://www.downtowndurham.com)

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# MEET THE DEVELOPER

Wexford Science + Technology provides real estate strategies and solutions to universities, academic medical centers, and major research institutions. Wexford works collaboratively with their partner institutions to help create and develop vibrant, mixed-use, amenity-rich “Knowledge Communities,” that are built on a foundation of research, discovery, and entrepreneurial activity.

These Knowledge Communities operate as a nexus for leveraging academic intellectual capital, innovation, and infrastructure; concentrating talent, resources, and service providers; and enabling pathways for corporate collaboration, including startup creation and growth, and place-based networking and idea exchange. When harnessed into a single location, these elements provide the hub of an innovation constellation that unites a region’s innovation ecosystem into a powerful economic development engine.

To build a successful live, work, play, learn environment within their Knowledge Communities, Wexford establishes strategic alliances with the industry’s leading architects, engineers, general contractors, residential and hospitality developers and specialty consultants. Wexford’s partners share their focus on major research institutions as centers of gravity for innovation; their dedication to long term relationship building; and their commitment to transparency and sound execution.

To learn more visit [www.wexfordscitech.com](http://www.wexfordscitech.com).

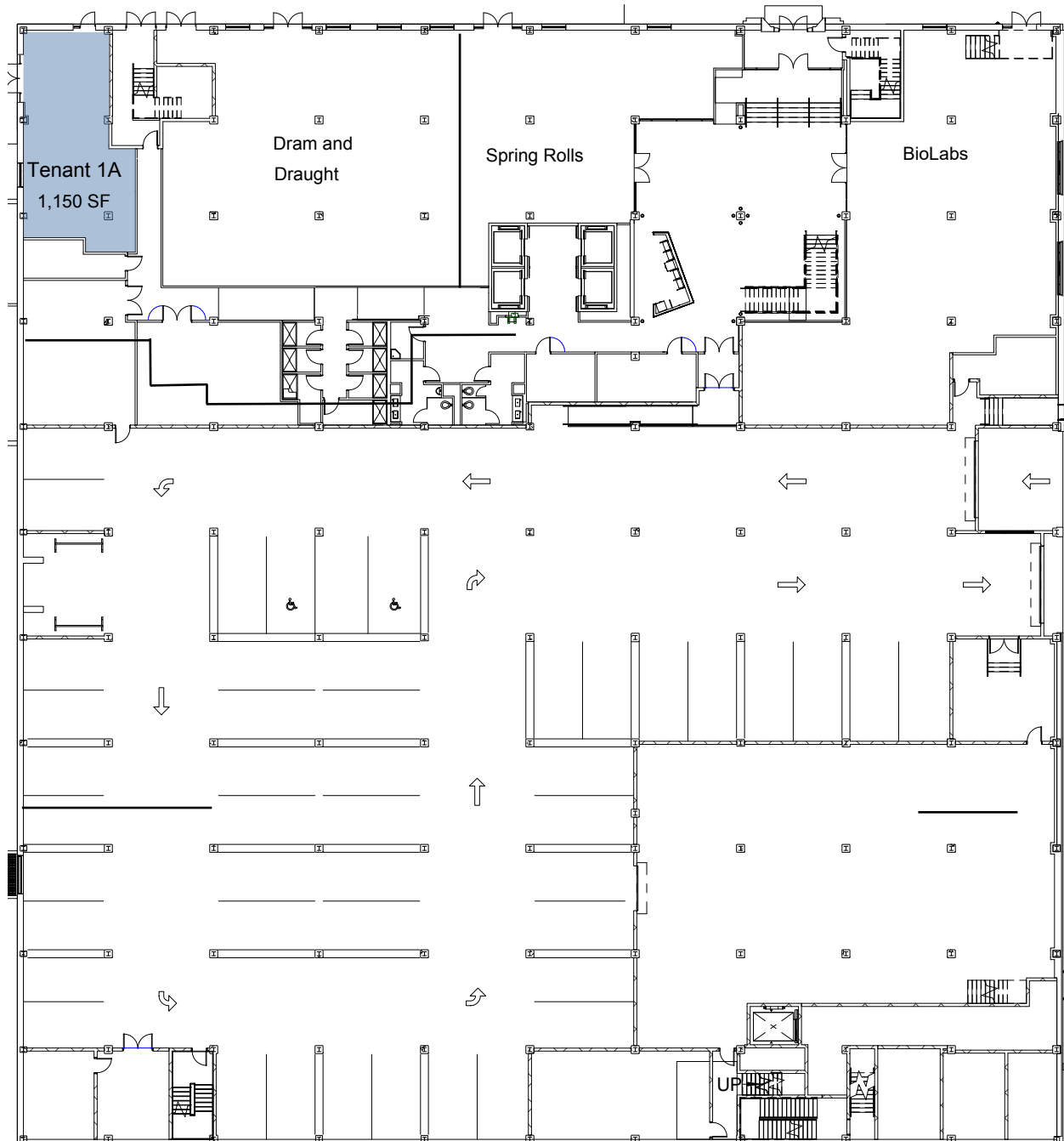




**WEXFORD**  
SCIENCE+TECHNOLOGY

# FLOOR PLAN

Floor 1 : Available Space





# TRANSPORTATION



## MAP LEGEND



THE CHESTERFIELD



PARKING DECK / LOT

- 1. Chesterfield Deck
- 2. Brightleaf Surface Lot (*Hourly*)
- 3. Brightleaf Surface Lot 2 (*Hourly*)
- 4. Surface Lot (*Free 2 Hour Parking 7am-6pm*)
- 5. Corcoran Street Deck (*Monthly / Hourly*)
- 6. Corcoran Street (*Monthly*)

- 7. Church Street Deck (*Monthly / Hourly*)
- 8. Parrish & Church Street (*Hourly / Daily*)
- 9. Chapel Hill Street Deck (*Monthly / Hourly / Daily*)
- 10. Morgan & Mangum Lot (*Hourly / Daily*)
- 11. Durham Ctr (*Monthly / Hourly*)



BULL CITY CONNECTOR STOPS (FREE)



BULL CITY CONNECTOR



ON STREET PARKING



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FOLLOW US

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**WEXFORD**

SCIENCE+TECHNOLOGY

LEASED BY:

**TRI PROPERTIES**

**NAI** Carolantic Realty