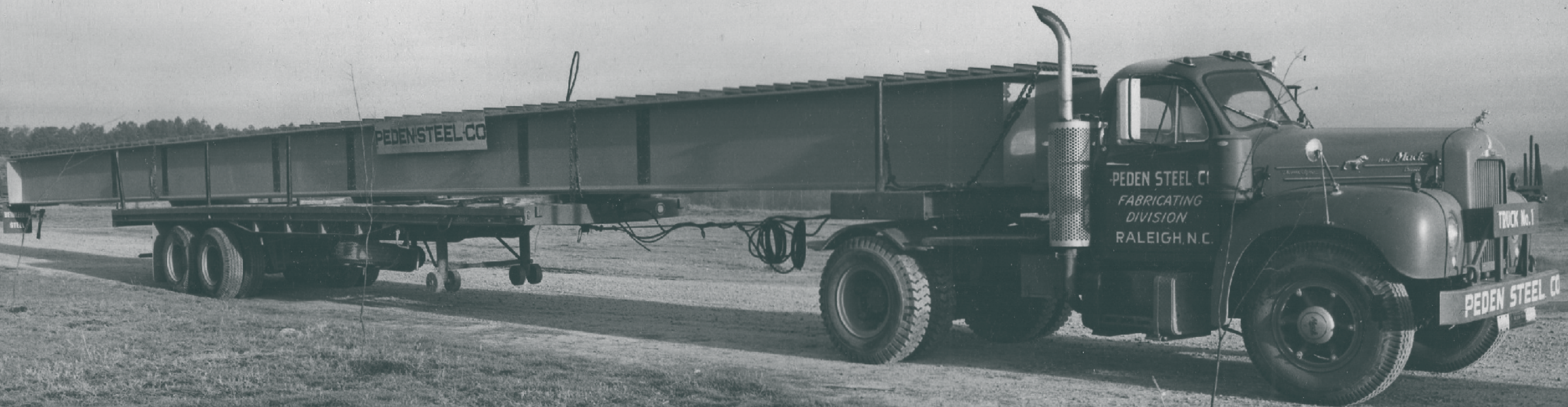


RIW

RALEIGH IRON WORKS

NORTH CAROLINA

RESTORING THE PAST AND FORGING THE FUTURE



RIW





Raleigh Iron Works is a mixed-use development connecting Raleigh's history to its future through innovative, curated, and dynamic spaces.

The development will include office, retail, restaurant, and residential space, and potentially a hotel. Raleigh Iron Works sits at a crossroads between many burgeoning neighborhoods and will breathe new life into the Iron Works District by serving as a connection to the new innovation economy, including Dock 1053, in a historic industrial setting. The property will also deliver a diverse and dynamic office environment currently missing in the market.

The Development Team

A project of Raleigh Iron Work's scale and scope requires the experienced leadership of owners committed to crafting landmark projects that create enduring quality, long-term value and a sense of community. Jamestown and Grubb Ventures are just such the owners.

JAMESTOWN boasts an impressive portfolio of urban community cornerstones centered around prominent historic renovations, including highly-regarded developments such as Ponce City Market in Atlanta, Chelsea Market in New York and Industry City in Brooklyn.

GRUBB VENTURES has extensive experience in creating and redeveloping high quality communities in infill locations in North Carolina, including renowned neighbor, Dock 1053 and Glenwood Place.



PONCE CITY MARKET

ATLANTA, GA



- 2.1 million square foot historic mixed-use community hub with approximately 300,000 SF of chef-driven food and retail, 550,000 SF of loft office, and 259 residential flats
- Originally constructed in 1926, Jamestown purchased the property in 2011
- Winner of the TOBY (The Outstanding Building of the Year) Award 2018

CHELSEA MARKET

NEW YORK, NY



- One-of-a-kind, mixed use asset located at the border of the popular Chelsea neighborhood and the Meatpacking District in New York City
- Connected to the High Line park
- Diversified office tenant roster includes media and advertising firms
- Attracts international tourists, local residents, and employee consumers

THE INNOVATION & DESIGN BUILDING

BOSTON, MA



- 1.4 million SF mixed-use complex originally built as a storehouse for the Army
- Located in the Innovation District in Boston's Seaport neighborhood
- Jamestown has transformed IDB into the home of a diverse mix of the region's leading companies and entrepreneurs, including architects and engineers, craftspeople, research and development firms and technology start-ups

DOCK 1053

RALEIGH, NC



- 178,900 SF adaptive reuse of former 1950's A&P warehouse
- Winner of City of Raleigh's Sir Walter Raleigh Award for community appearance in 2018 and ULI Excellence Award in 2017
- Dock 1053 offers multiuse space (warehouse, manufacturing, office, and retail) where locals and visitors alike can enjoy new experiences in an old way

3700 & 3800 GLENWOOD

RALEIGH, NC



- 230,000 SF, two-building Class A office and retail development
- Triangle Commercial Association of Realtors Development of the Year in 2007
- Part of a 40-acre mixed-use development at the intersection of I-440 and Glenwood Avenue that features local retail and Greenway access

In Good Company

Believing that successful brands grow their success from the company they keep, Jamestown’s model has generated value for tenants across our portfolio. Companies that have grown with Jamestown include:





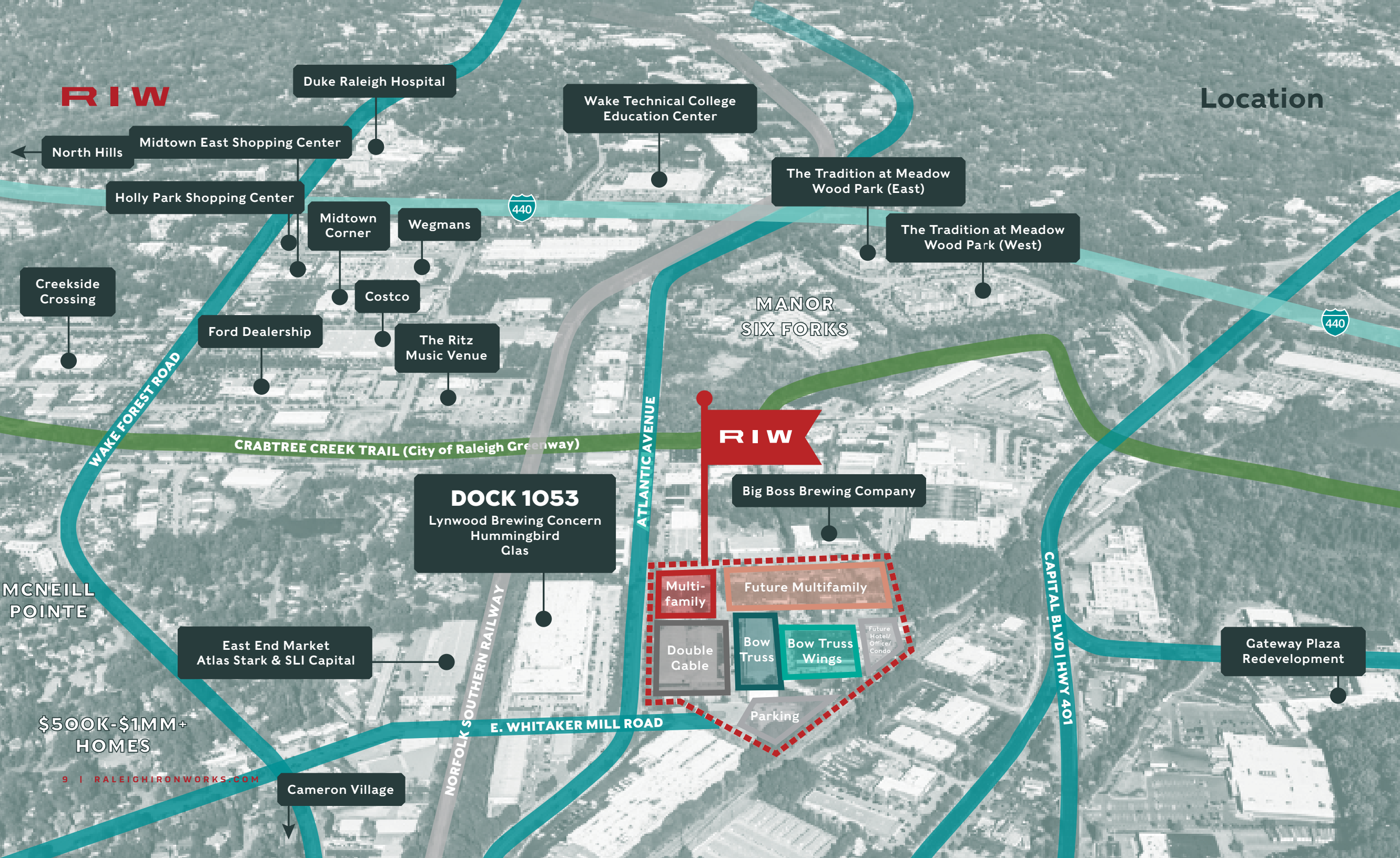


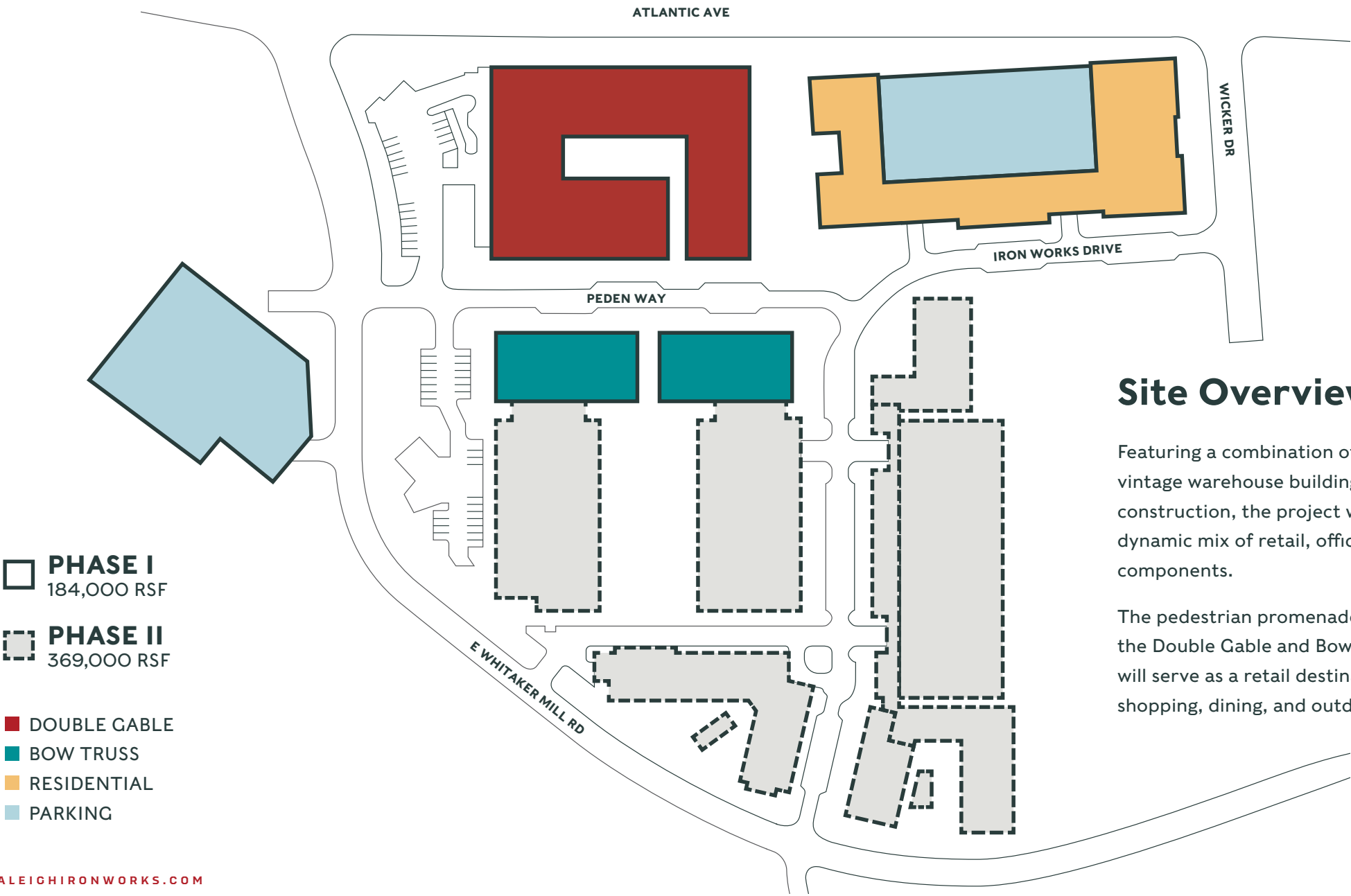




CHELSEA MARKET, NYC

Location





Site Overview

Featuring a combination of adaptive reuse vintage warehouse buildings and new construction, the project will include a dynamic mix of retail, office, and residential components.

The pedestrian promenade, formed between the Double Gable and Bow Truss buildings, will serve as a retail destination lined with shopping, dining, and outdoor seating.

The Project



81K SF RETAIL,
RESTAURANT, &
FITNESS SPACE
DELIVERING IN PHASE I & II



553K SF CLASS A
CREATIVE
OFFICE SPACE
DELIVERING IN PHASE I & II



219 NEW
RESIDENTIAL
UNITS
DELIVERING IN PHASE I

DOCK 1053

MULTIFAMILY

FUTURE MULTIFAMILY

DOUBLE GABLE

BOW TRUSS

FUTURE BOW TRUSS WINGS

FUTURE HOTEL/OFFICE/CONDO

PARKING

12 | RALEIGH IRON WORKS



Double Gable Building

Features an event space, corner restaurant with outdoor seating, retail facing a central pedestrian promenade, and second floor creative office space



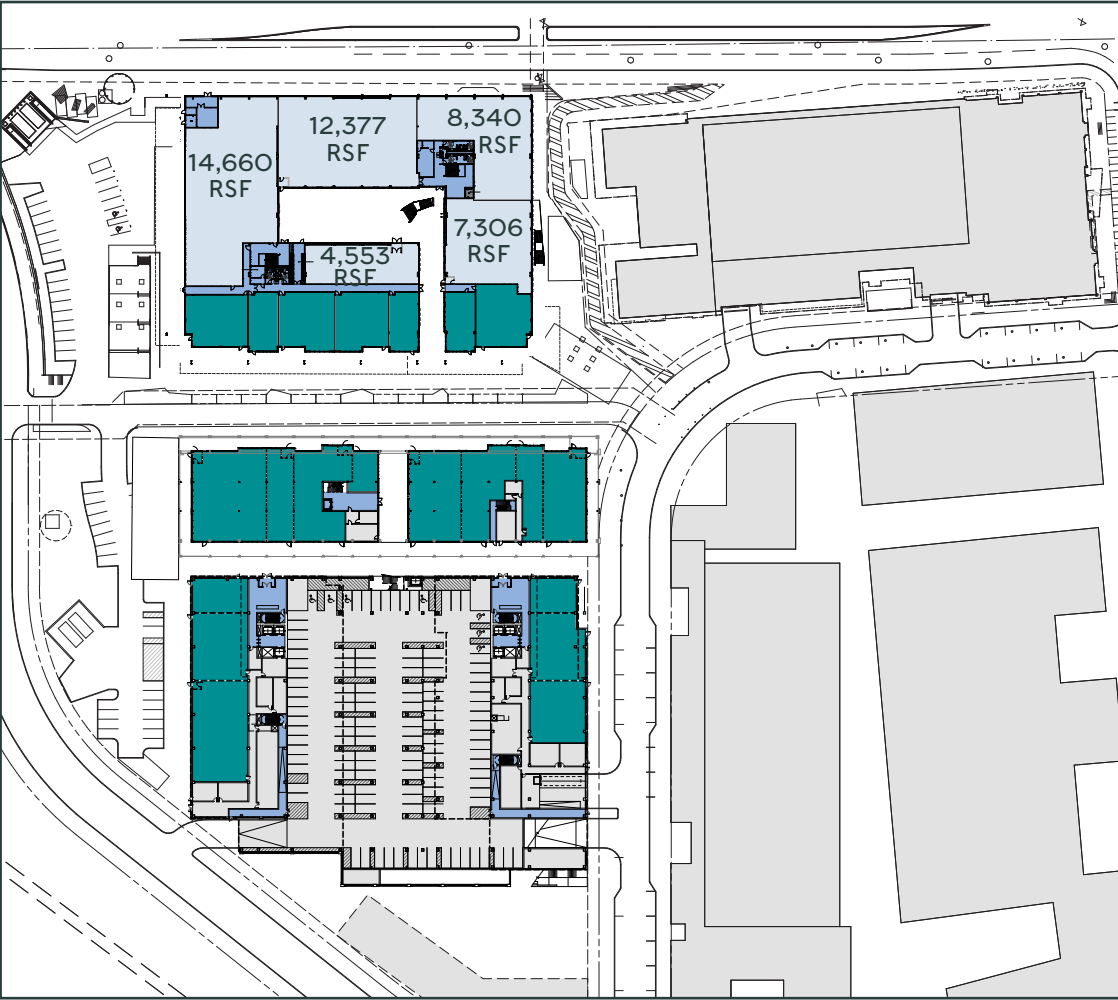
Bow Truss Building

Features ground floor retail facing the pedestrian promenade, second and third floor creative office in the historic structure, and 370,098 SF of new Class-A office space with covered parking

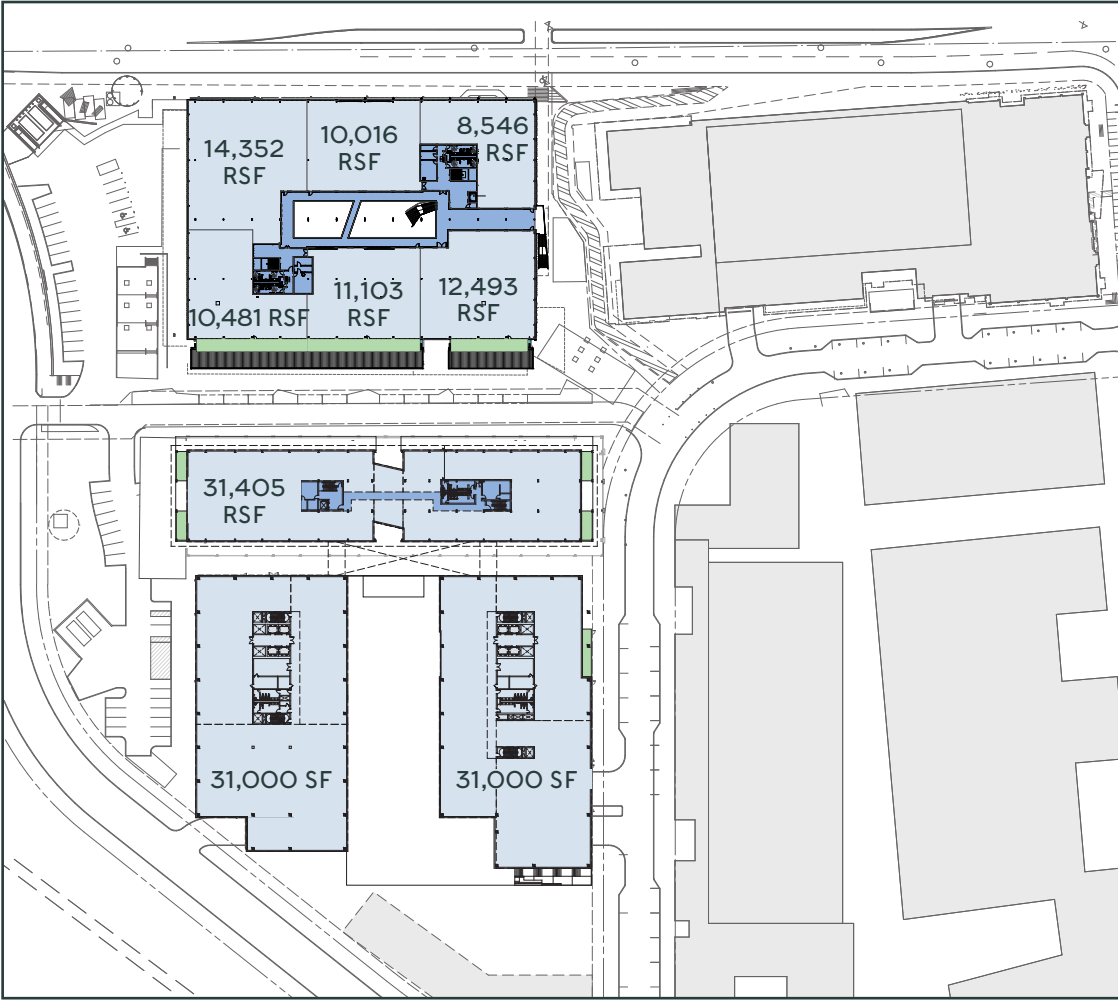
Double Gable & Bow Truss Buildings



■ OFFICE ■ LOBBY & CIRCULATION ■ RETAIL ■ TERRACE



FLOOR ONE

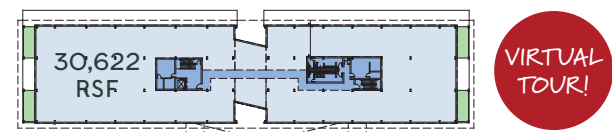


FLOOR TWO

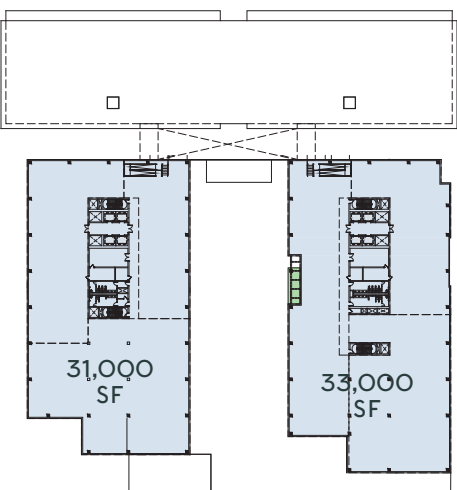
Bow Truss Building



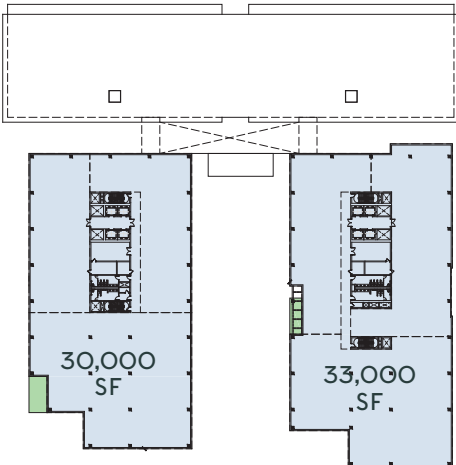
■ OFFICE ■ TERRACE



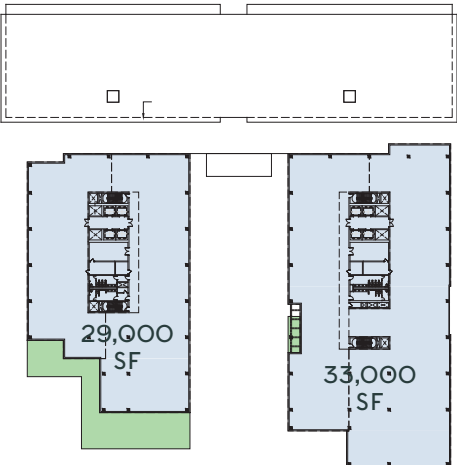
FLOOR THREE



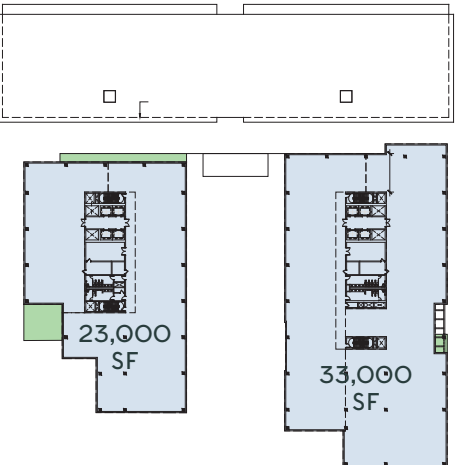
FLOOR FOUR



FLOOR FIVE



FLOOR SIX



FLOOR SEVEN

TOTAL POTENTIAL OFFICE SQUARE FOOTAGE*

Double Gable	Floor 1	47,236 RSF
	Floor 2	66,991 RSF
Historic Bow Truss	Floor 2	31,405 RSF
	Floor 3	30,622 RSF
Future Bow Truss Wings	Floors 2-7	370,000 RSF
TOTAL OFFICE AVAILABLE		546,254 RSF

*Approximate

Thoughtfully Designed Common Space

A design-focused vision sets Raleigh Iron Works apart from the rest, creating incomparable value that can be defined by cohesive, balanced office spaces and common areas. Inviting activity nodes, pleasant public spaces, and intuitive wayfinding foster a sense of community among tenants who revel in the opportunity to socialize, exchange ideas, and network with their neighbors.



**REIMAGINED LOBBIES
& LOUNGES**

**PROGRAMMING OF INDOOR &
OUTDOOR COMMON SPACE**

**BOLD, PLAYFUL SIGNAGE
& INTUITIVE WAYFINDING**

Our Commitment to Sustainability

Raleigh Iron Works will pursue LEED Neighborhood Development (LEED-ND) certification to demonstrate our commitment to the integration of green infrastructure, public transportation linkages, pedestrian-friendly community design and overall innovation.



THE BELTLINE & PONCE CITY MARKET, ATL

The team will also pursue additional building-level certifications such as LEED Core and Shell, utilizing best practices in sustainable and resilient design, including:

LOCATION & TRANSPORTATION – thoughtful site design that integrates new and existing buildings that will also include bicycle facilities and easy access to alternative transportation

SUSTAINABLE SITES – outdoor spaces with native plantings will provide a place for relaxation, while also helping to manage storm water and reduce the heat island effect

WATER EFFICIENCY – high efficiency fixtures will minimize the use of potable water

ENERGY AND ATMOSPHERE – an energy model will inform design decisions that optimize energy efficiency

MATERIALS AND RESOURCES – in addition to minimizing waste during construction, new products used for the project will be evaluated based on their life cycle impacts, EPDs, place of origin and ingredients

INDOOR ENVIRONMENTAL QUALITY – an indoor air quality assessment will promote occupant health and productivity, and the buildings will also be designed with thermal comfort, daylight and lighting, acoustic performance and outdoor views in mind

A Retail & Dining Destination

- RETAIL
- FOOD & BEVERAGE
- OFFICE

Jamestown’s approach to retail is rooted in cultivating productive partnerships and providing the best experience for the community.

The merchandising plan for each project crafts a story – balancing local, family-owned operations with new, innovative concepts, and best-in-class global brands.

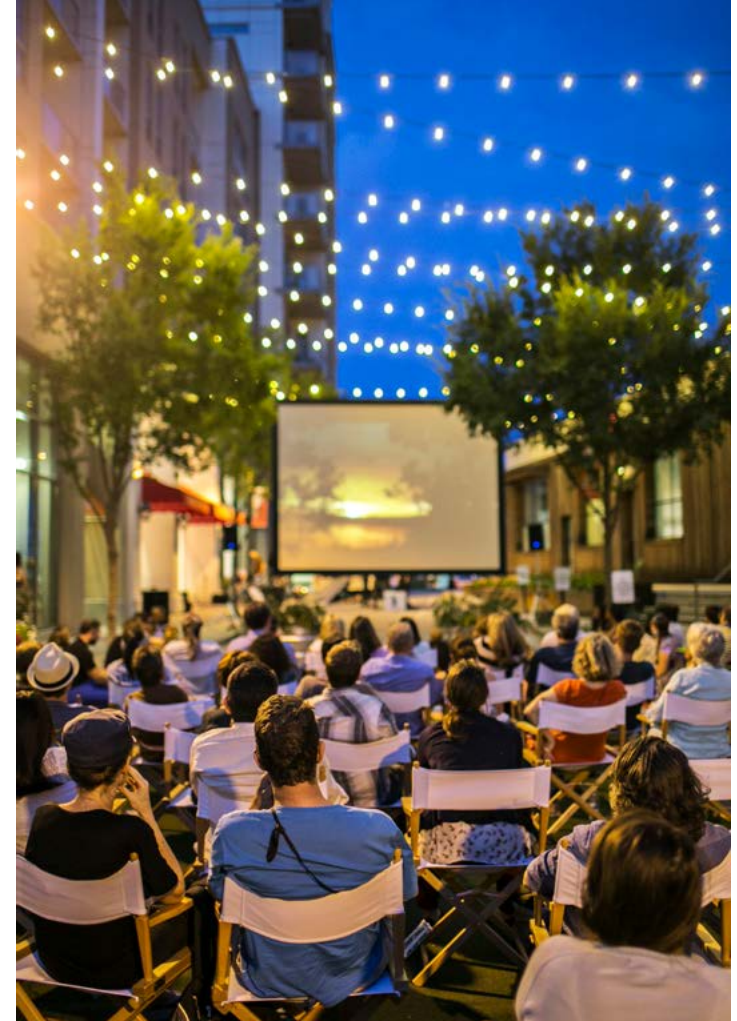




Events & Site Activation

We believe in the importance of creating places for our tenants to gather, network, and be inspired. At Raleigh Iron Works, we'll host lecture series, social gatherings, partner with local organizations, and design our own roster of dynamic community events.

- Holiday & Seasonal Installations
- Weekend Farmers Markets
- Summer Concert Series
- Tenant Happy Hours
- Twilight Film Series
- Educational Seminars & Industry Events



A Culinary Commitment

Jamestown has a genuine commitment to high-quality food, a culture of supporting and fostering local businesses, and an established history of attracting the best local, regional, and national restaurants that will thrive in each market. With over 300 food & beverage outlets and three major food halls in its portfolio, Jamestown is an industry leader in food & beverage innovation – housing and incubating top culinary talent – and has established strong ties with the country’s leading chefs, restaurateurs and culinary organizations.

Their portfolio has included seven James Beard Award-winning chefs: Hugh Acheson, Linton Hopkins, Sarabeth Levine, Masaharu Morimoto, Anne Quatrano, Stephen Starr, and Jonathan Waxman.

The largest testament to Jamestown’s culinary commitment is Chelsea Market in New York City. Founded as a place where local artisanal food purveyors could sell their wares, Chelsea Market has evolved into a true culinary destination that is home to quality food retailers, internationally-acclaimed restaurants, and Food Network headquarters.



PONCE CITY MARKET, ATL

Amenity Development

Raleigh Iron Works will offer its community an experience beyond traditional office space. The campus will be amenitized through strategic ground floor activation and landlord-sponsored services and programming.



HEALTH & WELLNESS

- Reebok Gym
The Innovation and Design Building
- Industry City Athletic Club
Industry City
- Pressbox Dry Cleaning
Ponce City Market



COWORKING

- Camp David
Industry City
- Industrious
Ponce City Market, Ballston Exchange, Waterfront Plaza
- WeWork
Waterfront Plaza



FOOD & BEVERAGE

- Reebok Cafe
The Innovation and Design Building
- America's Test Kitchen Food Truck
The Innovation and Design Building
- Mixson Market
Mixson
- The Federalist, Lobby Bar, and Postscript
Madison Hotel

Family & Youth Programming

By engaging in a collaborative dialogue with our tenants, we are able to develop a compelling amenity platform rooted in strategic partnership.

Examples of how we've developed family-friendly environments include:

- The Suzuki School
Ponce City Market
- Bright Horizons
Waterfront Plaza
- BUILD & DRAW NYC
Chelsea Market
- Adventure Court
Alameda South Shore Center



ATLANTIC AVENUE

RIW

WICKER DRIVE

RESIDENTIAL & OFFICE
AND RETAIL PARKING

DOUBLE GABLE

4

1

3

2

BOW TRUSS

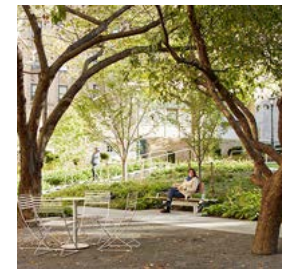
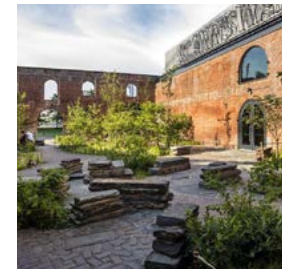
FUTURE BOW TRUSS WINGS

5

Future Parking & Retail

E WHITAKER MILL ROAD

■ PHASE I
■ PHASE II



OUTDOOR ACTIVATION SPACES

1. The Plaza
2. Promenade
3. The Stacks
4. Double Gable Courtyard
5. Bow Truss Courtyard

Outdoor Space & Fitness Programming

Ample green space comprised of landscaped plazas, lawns, and courtyards will play host to a roster of outdoor programming and fitness activations.

ON-SITE OPPORTUNITIES FOR OFFICE TENANTS:

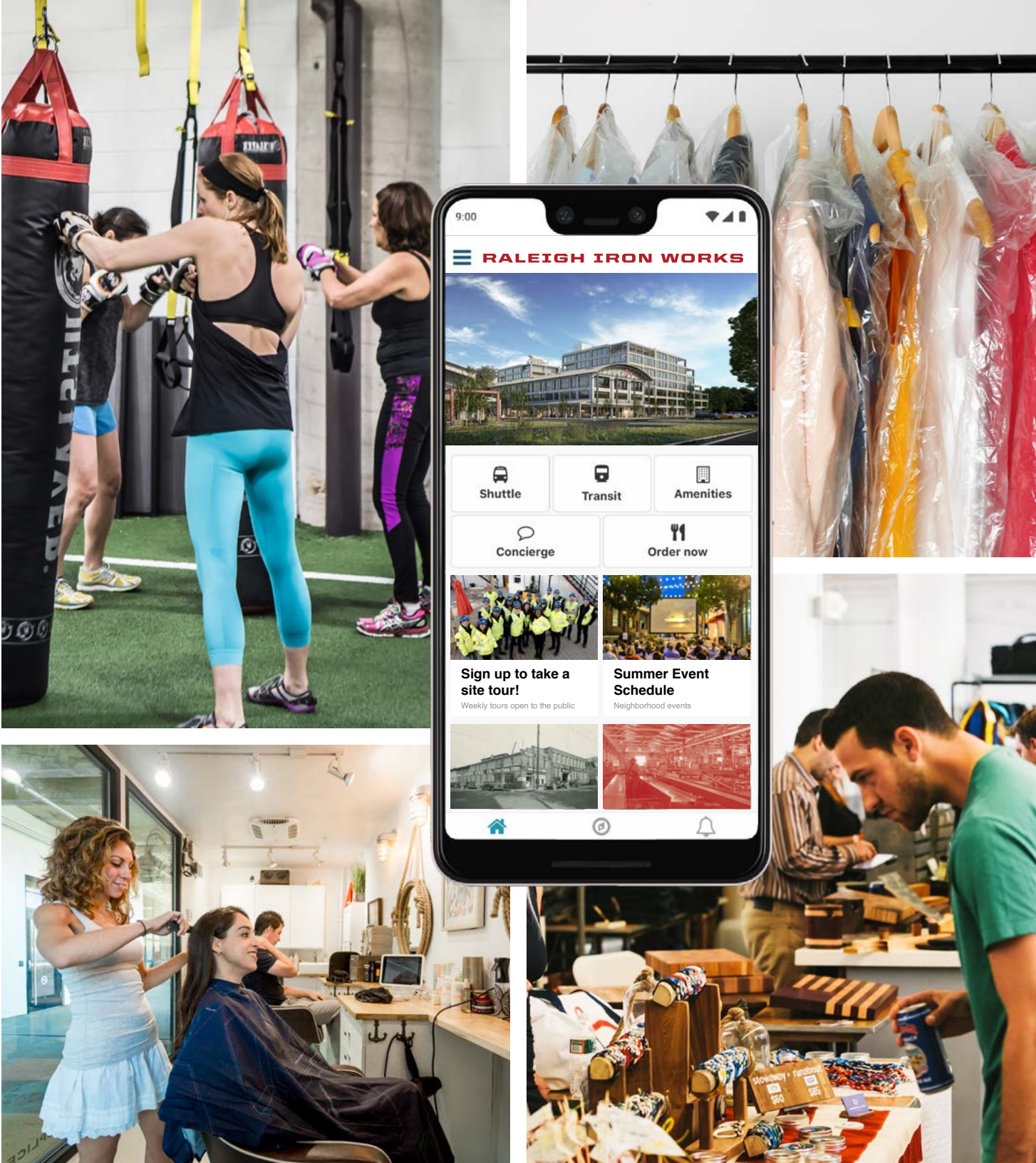
- Partner with local gyms to host classes and training sessions throughout the property
- Host company-wide field days and team building events
- Early morning yoga and meditation series out in the courtyard before work



Raleigh Iron Works Tenant App

A mobile app will allow tenants, neighbors, and the broader community to tap into all that RIW has to offer.

The app creates an engaging, convenient way to connect people with information such as event calendars, class schedules, special retail pop-ups, and more.



Adaptability Strengths & Initiatives

In order to address the changing needs of tenants, residents, and visitors, Jamestown and Grubb Ventures have identified areas of strengths and post COVID improvements to maximize flexibility and adaptability going forward.

EXISTING STRENGTHS - OFFICE:

- Spacious and adaptable floorplans for social distancing
- Direct access to office floors without the need for elevator use or navigating through common areas
- Multiple terraces for outdoor access and additional workspace

POST COVID INITIATIVES - OFFICE:

- Hands free common area doors
- Enhanced filtration in HVAC systems
- Operational changes to minimize touch points



RIW

Drive Times to Major Points of Interest

DOWNTOWN DURHAM

25 MILES | 29 MINUTES

RDU INTERNATIONAL AIRPORT

14 MILES | 17 MINUTES

NORTH HILLS

3 MILES | 6 MINUTES

PNC ARENA

7 MILES | 12 MINUTES

CARY

12 MILES | 15 MINUTES

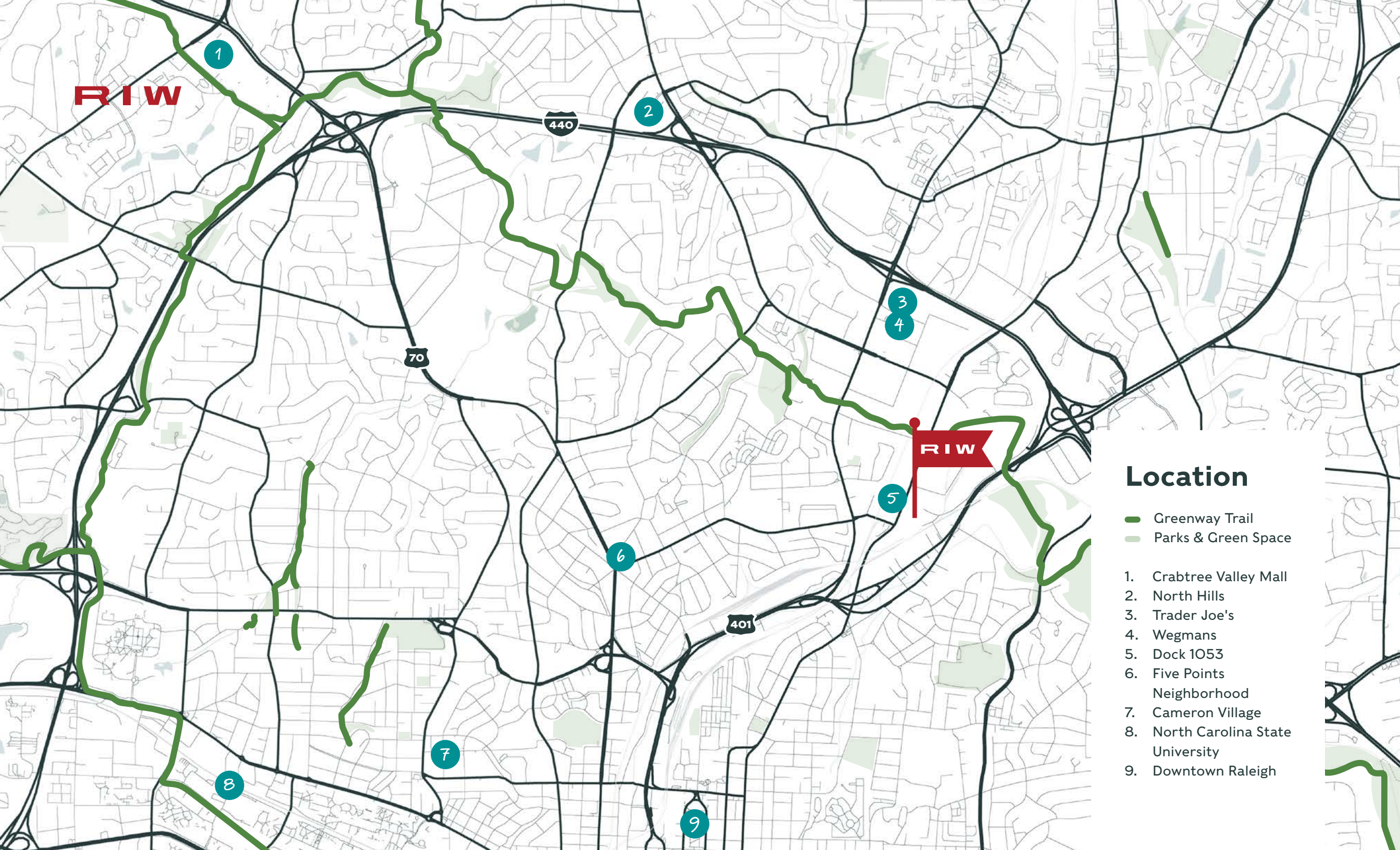
RIW

DOWNTOWN RALEIGH

3 MILES | 5 MINUTES

NC STATE UNIVERSITY CENTENNIAL CAMPUS

6 MILES | 12 MINUTES



RIW

RIW

Location

- Greenway Trail
- Parks & Green Space

- Crabtree Valley Mall
- North Hills
- Trader Joe's
- Wegmans
- Dock 1053
- Five Points Neighborhood
- Cameron Village
- North Carolina State University
- Downtown Raleigh



FRIW

RALEIGHIRONWORKS.COM

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SCAN FOR VIRTUAL TOUR



A GRUBB VENTURES & JAMESTOWN DEVELOPMENT