



RIW

RALEIGH IRON WORKS

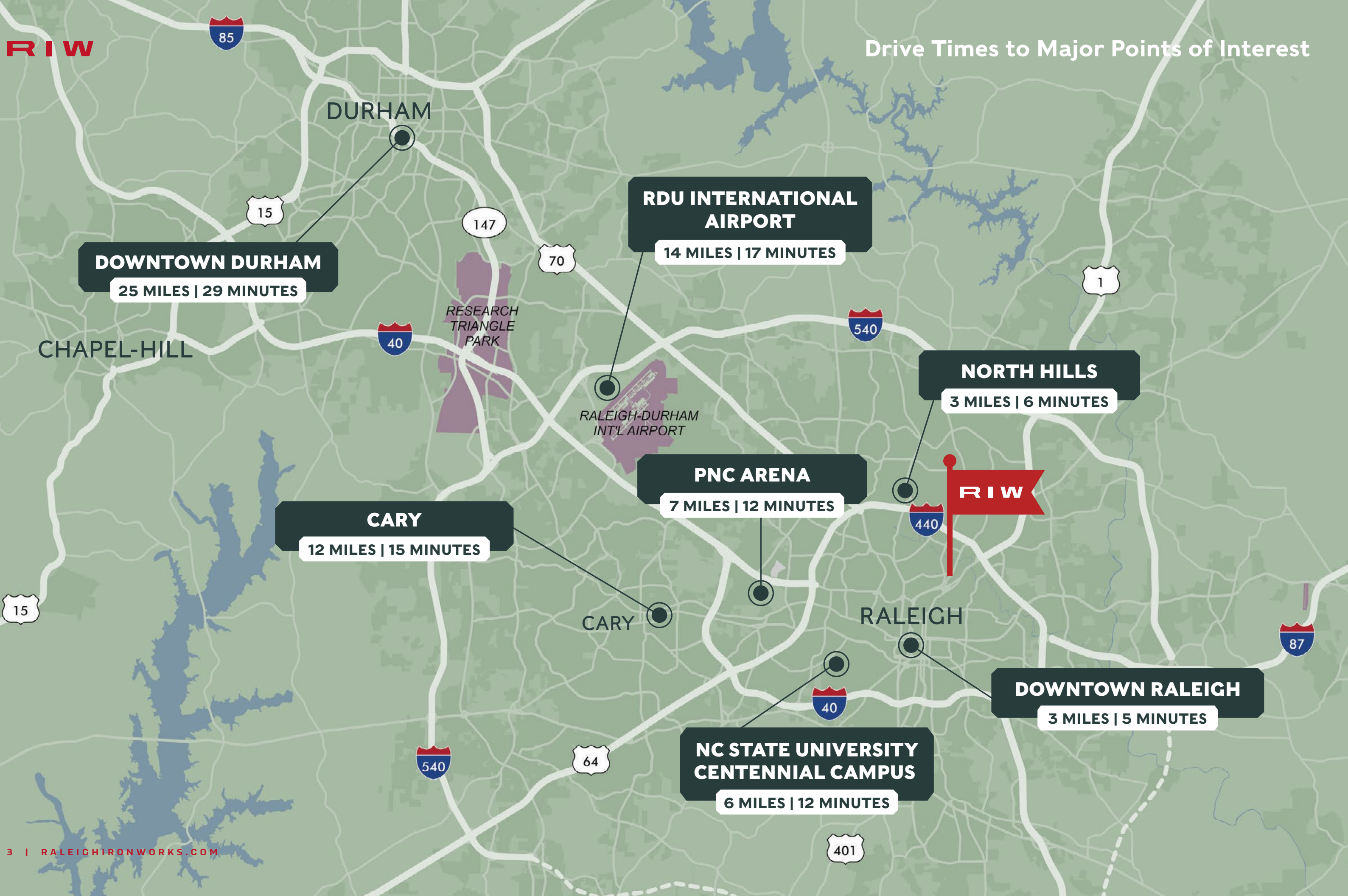
NORTH CAROLINA

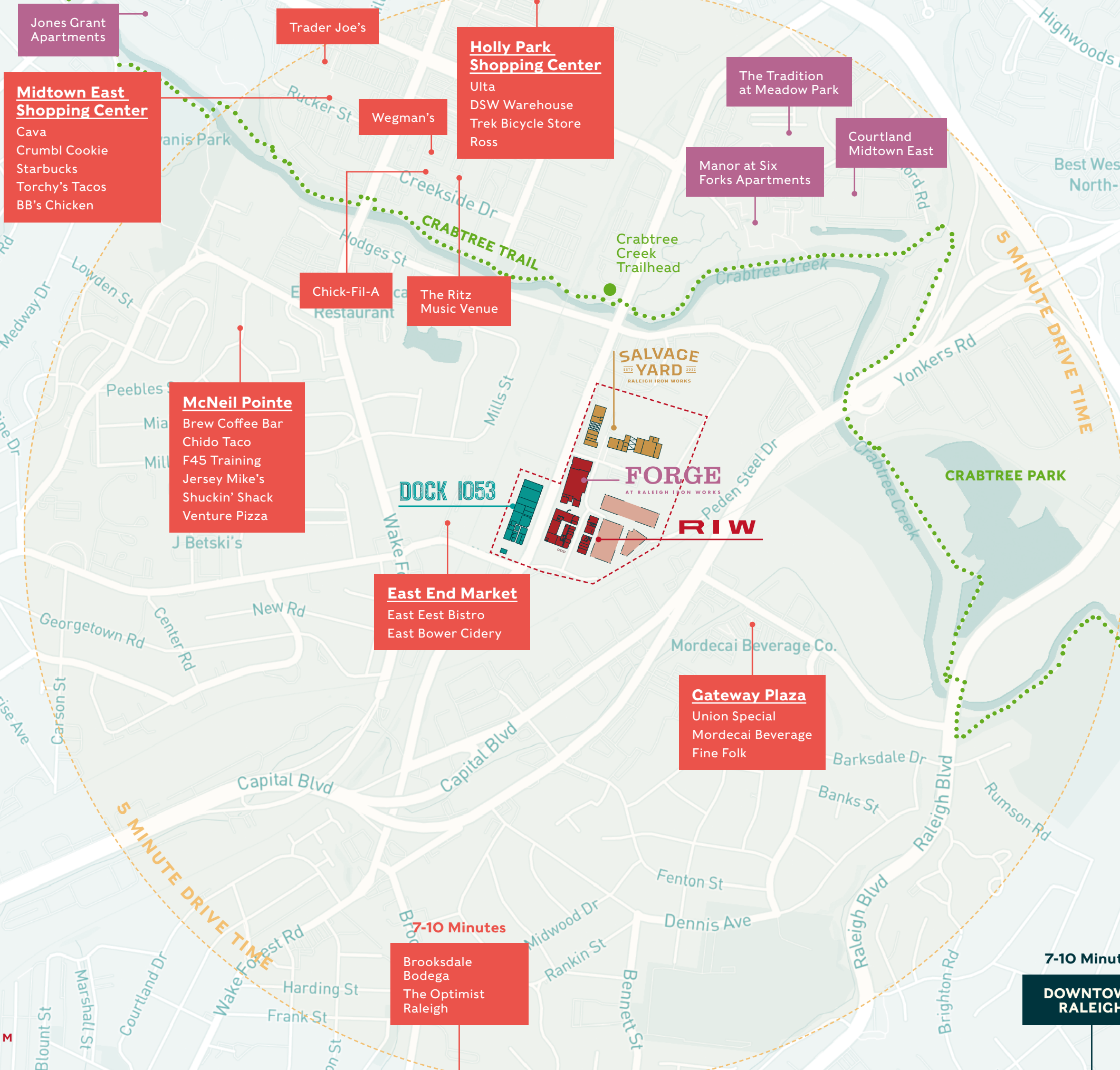
PEDEN STEEL COMPANY RALEIGH, NORTH CAROLINA	
BUILDING	SOUTH ELEVATION WELDING SHOP #2
LOCATION	RALEIGH, N. C.
CONTRACTOR	PEDEN INDUSTRIES
ARCHITECT	
DATE	
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Raleigh Iron Works is a mixed-use development connecting Raleigh's history to its future through innovative, curated, and dynamic spaces.

Raleigh Iron Works is a vibrant live, work, play destination offering an eclectic mix of retail concepts, a growing foodie scene, and ample office space in a historic industrial setting. Serving as a bridge to Downtown Raleigh from this formerly industrial stretch of Atlantic Ave., the Raleigh Iron Works District delivers a diverse and dynamic office environment suited to today's office tenants.





Midtown East Shopping Center
 Cava
 Crumbl Cookie
 Starbucks
 Torchy's Tacos
 BB's Chicken

Holly Park Shopping Center
 Ulta
 DSW Warehouse
 Trek Bicycle Store
 Ross

7-10 Minutes
 Bloomsbury Bistro
 NOFO
 Hayes Baron Cafe
 Lilly's Pizza

7-10 Minutes
 Crafty Beer, Wine & Spirits
 Lola's Beach Bar
 Lonerider

McNeil Pointe
 Brew Coffee Bar
 Chido Taco
 F45 Training
 Jersey Mike's
 Shuckin' Shack
 Venture Pizza

Chick-Fil-A Restaurant
 The Ritz Music Venue

East End Market
 East East Bistro
 East Bower Cidery

Gateway Plaza
 Union Special
 Mordecai Beverage
 Fine Folk

7-10 Minutes
 Stanbury
 Pizza Box
 Standard
 The Station
 Crawford and Son
 Jolie
 (ish) delicatessen

7-10 Minutes
 Brooksdale
 Bodega
 The Optimist
 Raleigh

Retail
Residential
Neighborhoods

5 Minutes
NORTH HILLS

5 Minutes
VILLAGE DISTRICT

7-10 Minutes
DOWNTOWN RALEIGH

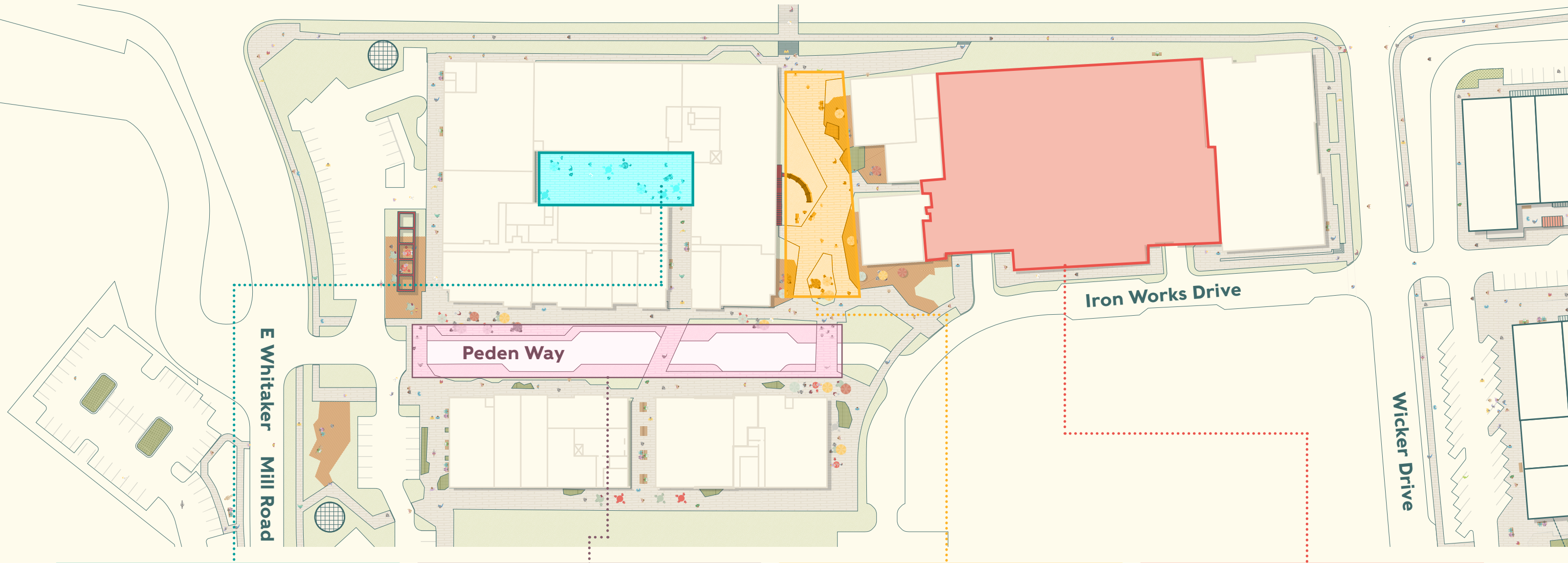
Raleigh Iron Works: Today



71K SF RETAIL,
RESTAURANT, &
FITNESS SPACE

170K SF CLASS A
CREATIVE
OFFICE SPACE

219 NEW
RESIDENTIAL
UNITS



The Courtyard

Step into our secluded courtyard oasis with native landscaping and ample seating



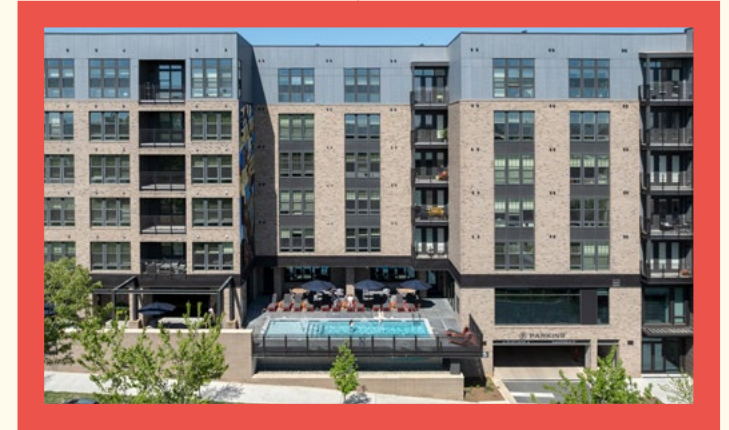
Peden Way Promenade

Peden Way is our central pedestrian promenade, with events, activations and more, this is the heart of RIW



The Yard

The Yard is home to our iconic slide, as well as the main activity point of the site with ample seating, access to retail, and direct access from offices



Residential (Forge at RIW)

Forge Apartments offers 219 studio, one-and-two bedroom units and is home to our central parking structure



DOCK 1053

DOUBLE GABLE

FORCE APARTMENTS

SALVAGE YARD

BOW TRUSS

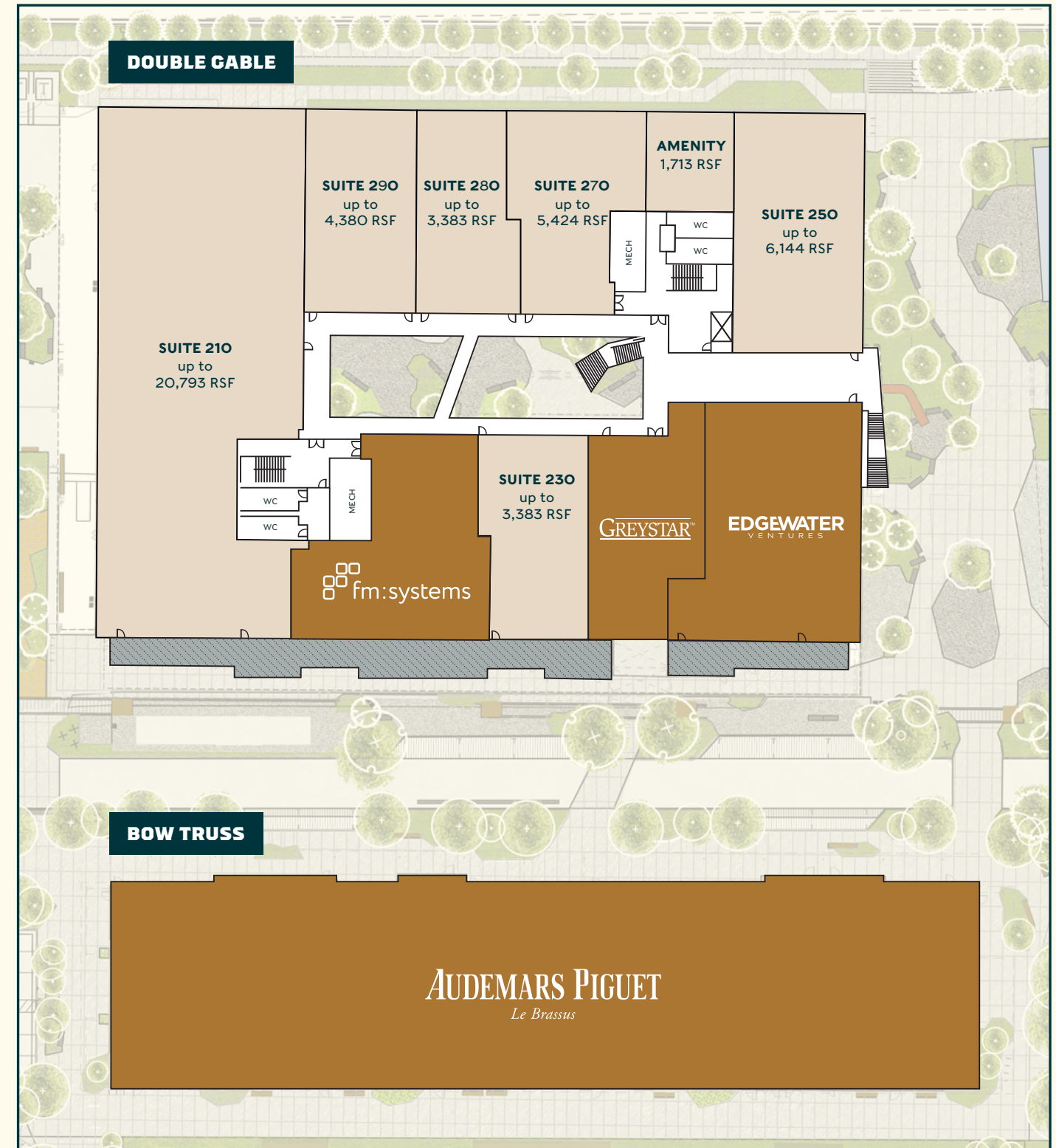
RIW

2201

BAC



Office Space (Leased) Office Space (Available)



Retail Space (Leased) Retail Space (Available)

Sustainability Map

Energy

- 1 LED Street Lighting

Materials & Resources

- 2 Certified Green Building
- 7 Original Steel Joists & Roof
- 10 Construction Waste Diversion
- 12 Recycling Program
- 15 Green Cleaning

Alternative Transportation

- 3 Preferred Parking for Ride-Share
- 5 Flexible Work Arrangements
- 9 Bike Facilities

Site & Landscape

- 4 Native, Adaptive, or Drought-Tolerant Plants
- 6 No-Mow Grass
- 11 Drip Irrigation with Smart Controls
- 13 Carbon Sequestration Through Planting
- 14 Future Greenway Access

Water Efficiency

- 8 Water Efficient Showers & Toilets

Certifications

- 16 LEED CS Gold Certified
- 17 LEED ND v4 Gold Certified

- Outdoor Bike Rack
- Transit Stop







“ We had our highest sales day ever at Small Business Saturday, topping record sales at our other three brick-and-mortar locations. ”

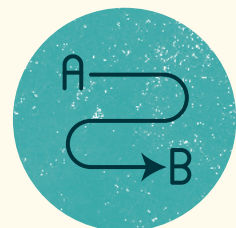
– Sarah Moody, Triangle Pop-Up



2 DISTRICT-WIDE EVENTS PER MONTH TARGETING NEIGHBORHOOD COMMUNITIES WITH AN AVERAGE HHI OF \$114,000



EVENTS TARGET OUR THREE TARGET DEMOGRAPHICS WITHIN A 5MI RADIUS OF 256,800 RESIDENTS



DISTRICT EVENTS ATTRACT ATTENDEES STATEWIDE, WITH 65% OF PATRONS TRAVELING FROM OUTSIDE THE RALEIGH AREA TO ATTEND MONTHLY EVENTS



Looking for a stylish and convenient stay in Raleigh?

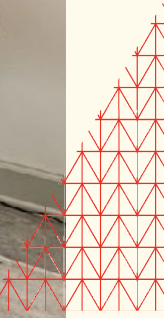
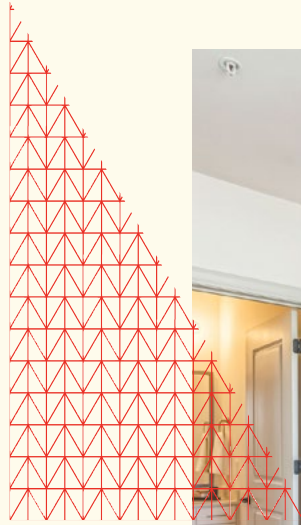
Forge at Raleigh Iron Works offers modern short-term rentals, including studio, one-, and two-bedroom units with condo-quality finishes like stainless steel appliances, quartz countertops, in-unit washers and dryers, and spacious layouts—perfect for any need.

10 units available

Discounts available to RIW District tenants

Fully stocked units with self-check-in and access to all the amenities Forge and The RIW District have to offer

Explore booking options at forgeatryw.com/book-a-stay/



The 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 has significant experience in developing and operating enduring mixed-use and historic adaptive reuse urban properties such as Ponce City Market in Atlanta, Industry City in New York, and Ghirardelli Square in San Francisco.

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.





LEASING *at* RALEIGH IRON WORKS



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SCAN FOR
PROPERTY VIDEO

