



RIW

# RALEIGH IRON WORKS

NORTH CAROLINA

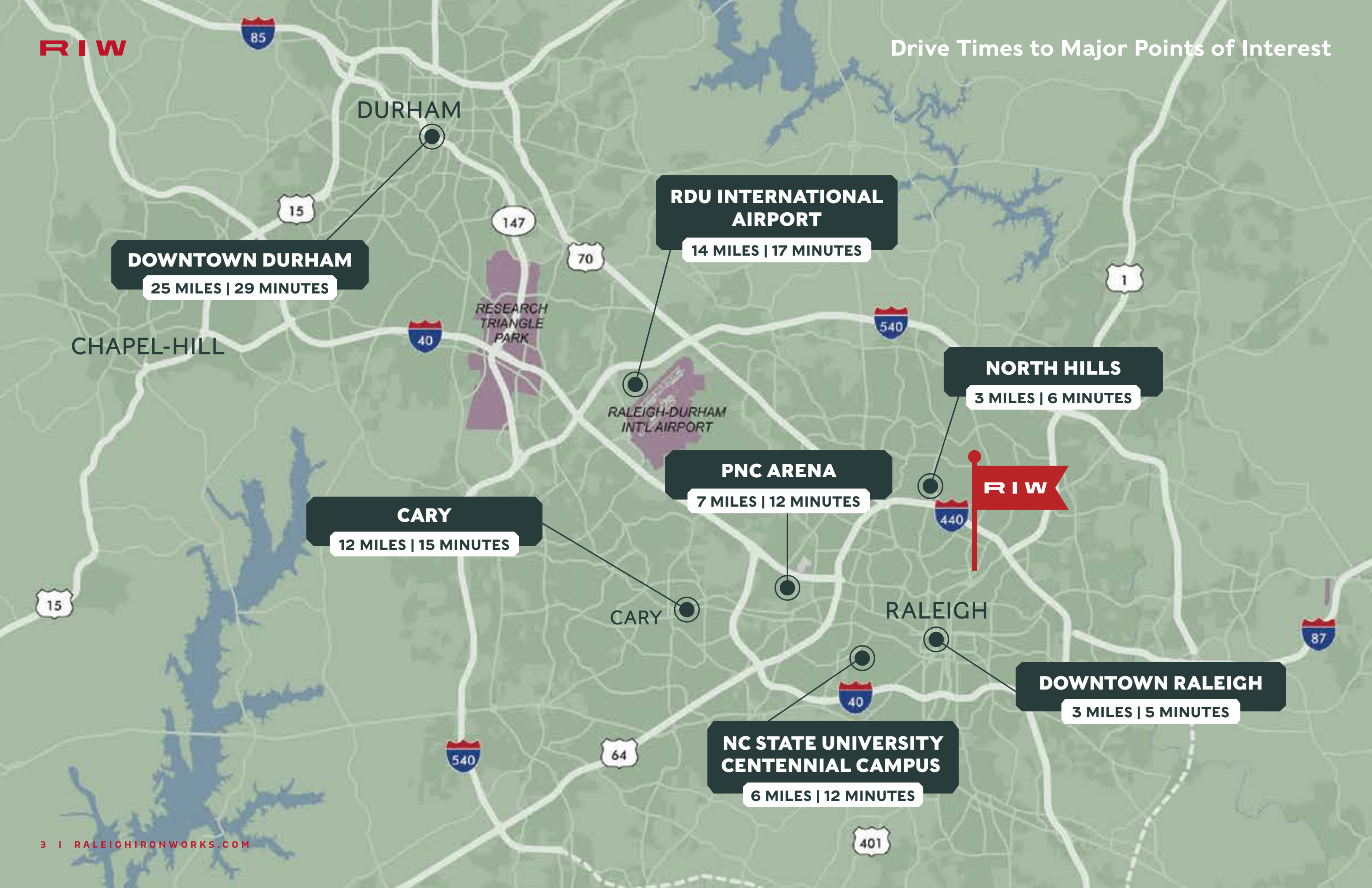




## Raleigh Iron Works is a mixed-use development connecting Raleigh's history to its future through innovative, curated, and dynamic spaces.

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.







RIW

Location

Davis Square

Retail

Residential

Neighborhoods

5 Minutes  
NORTH HILLS

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

Trader Joe's

**Holly Park Shopping Center**  
Ulta  
DSW Warehouse  
Trek Bicycle Store  
Ross

The Tradition at Meadow Park

Courtland Midtown East

infinity Six Forks

Wegman's

Chick-Fil-A

The Ritz Music Venue

Crabtree Creek Trailhead

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

**East End Market**  
East East Bistro  
East Bower Cidery

**Dock 1053**  
Lynnwood Brewing  
Wilson's Eatery  
Hummingbird  
The Loading Dock

**Gateway Plaza**  
Union Special  
Mordecai Beverage  
Fine Folk

5 Minutes  
VILLAGE DISTRICT

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

7-10 Minutes  
DOWNTOWN RALEIGH

7-10 Minutes  
The Optimist Raleigh  
Tap Yard Raleigh



**Raleigh Iron Works: Today**



**71K** SF RETAIL,  
RESTAURANT, &  
FITNESS SPACE

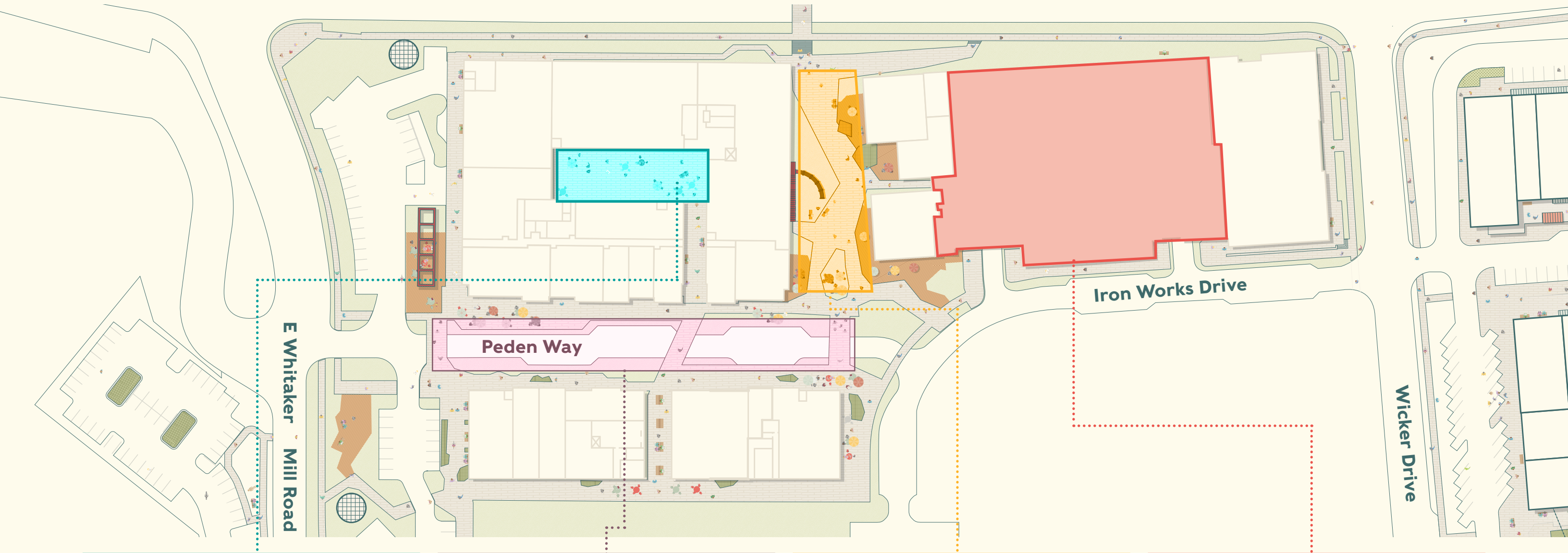


**170K** SF CLASS A  
CREATIVE  
OFFICE SPACE



**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





**DOUBLE GABLE**

**FORCE APARTMENTS**

**SALVAGE YARD**

**BOW TRUSS**





Office Space (Leased) Office Space (Available)



Retail Space (Leased) Retail Space (Available)



## Spec Suites at Raleigh Iron Works

Move in. Plug in. Get to work. These fully built-out office suites deliver speed-to-occupancy in a vibrant livework-play community. Surrounded by an eclectic mix of retail, dining, and lifestyle amenities, these suites are designed to help your business thrive from day one.

**Move-in ready with curated, highquality finishes**


**Flexible suite sizes and layouts**

**Steps from dining, retail, and fitness amenities**







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

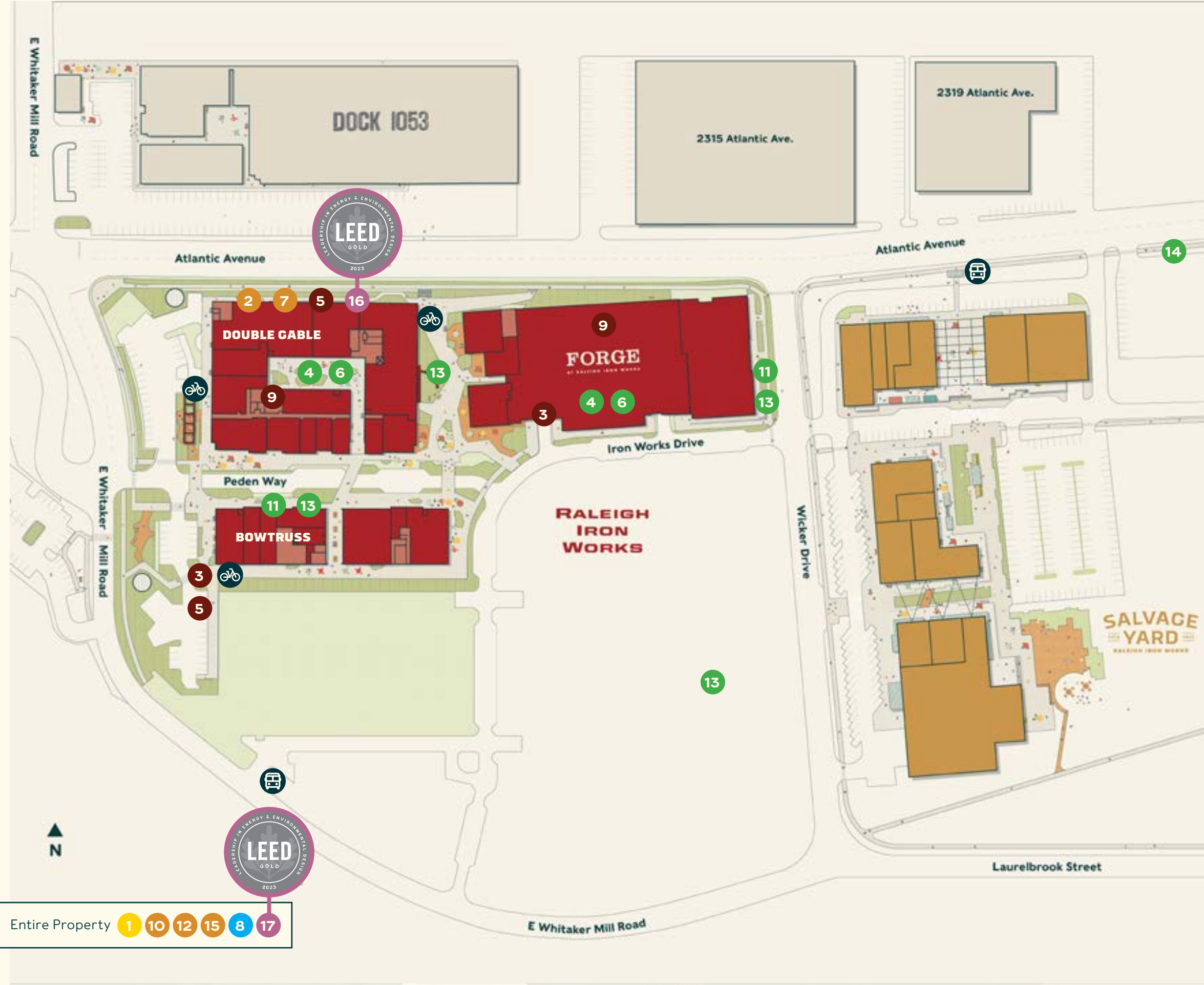
-  **Alternative Transportation**
- 3 Preferred Parking for Ride-Share
  - 5 Flexible Work Arrangements
  - 9 Bike Facilities

-  **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.”

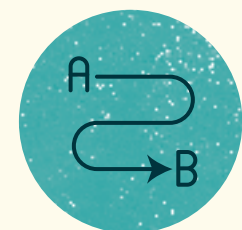
– Sarah Moody, Triangle Pop-Up



**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**





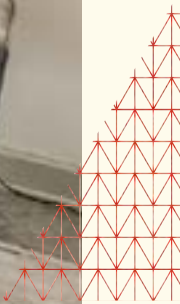
# Looking for a stylish and convenient stay in Raleigh?

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





## 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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