



RIW

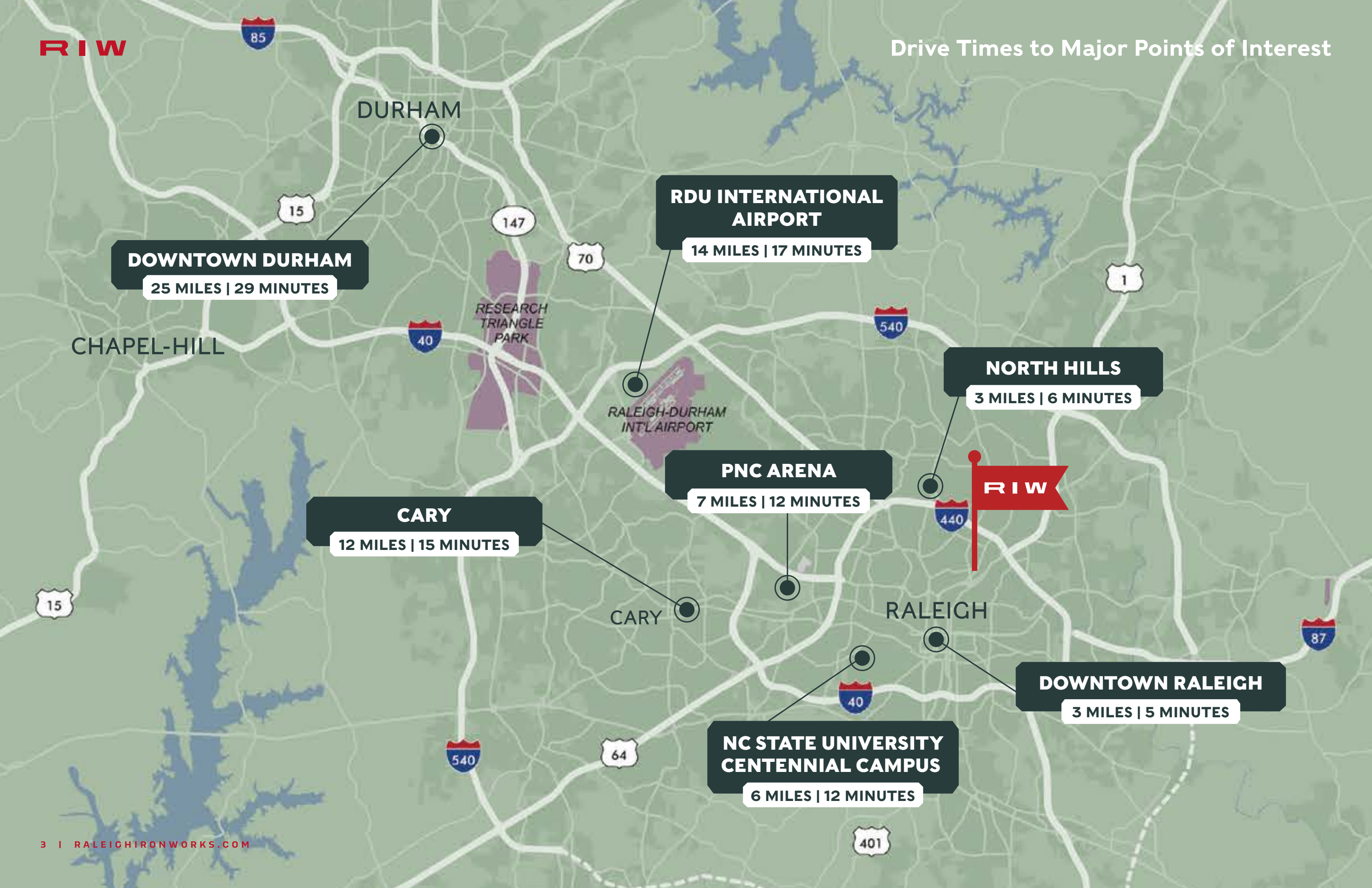
RALEIGH IRON WORKS

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 Eest 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



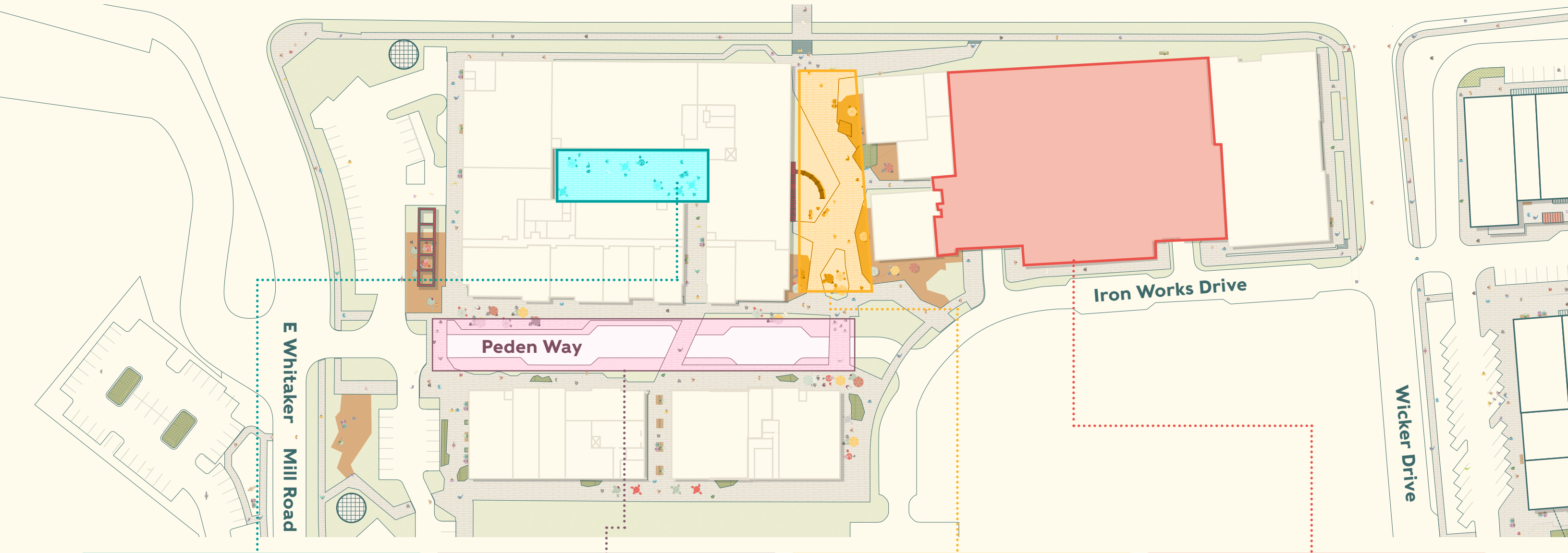
71K SF RETAIL,
RESTAURANT, &
FITNESS SPACE



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



FORCE APARTMENTS

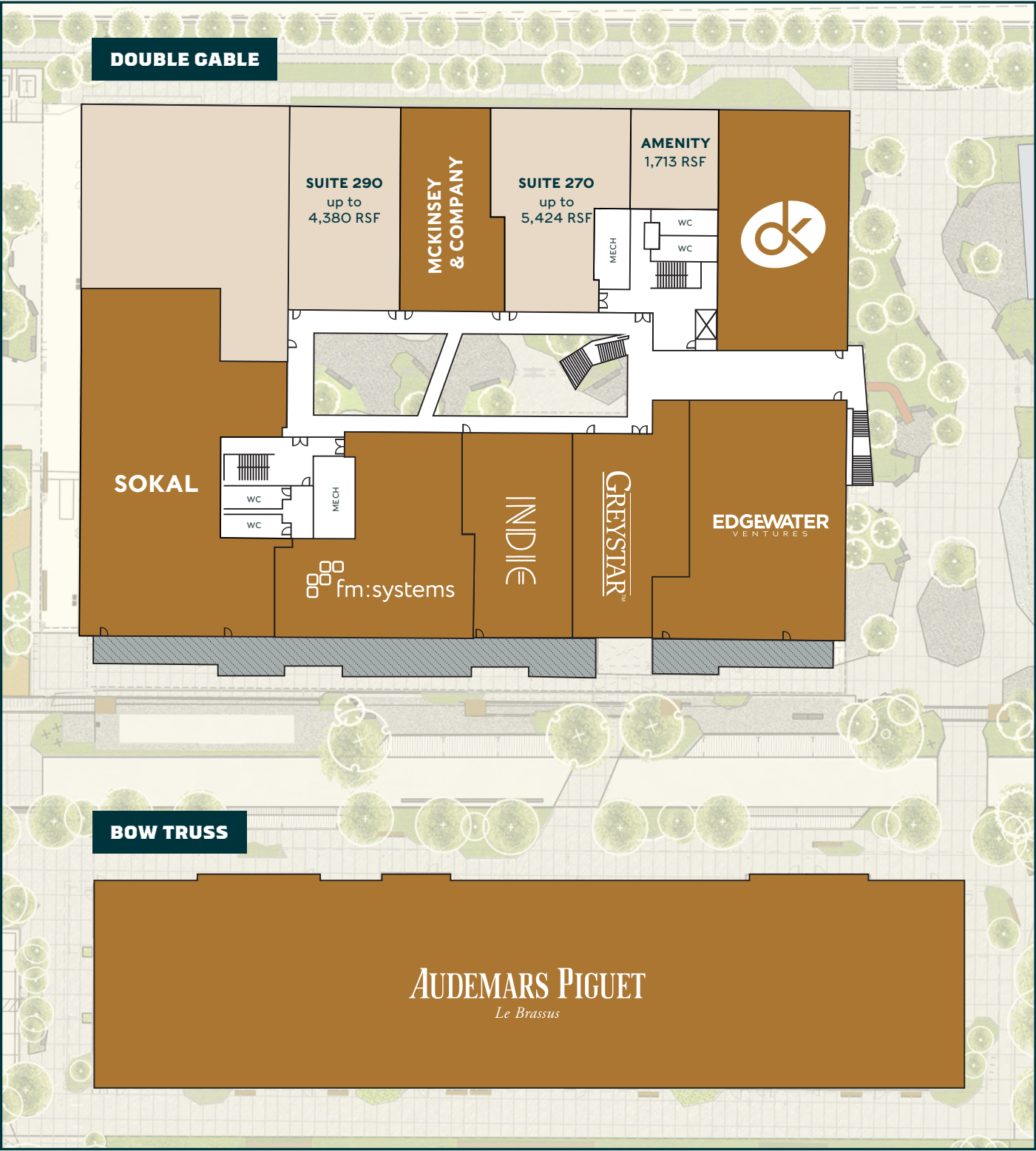
SALVAGE YARD

DOUBLE GABLE

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



RIW

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

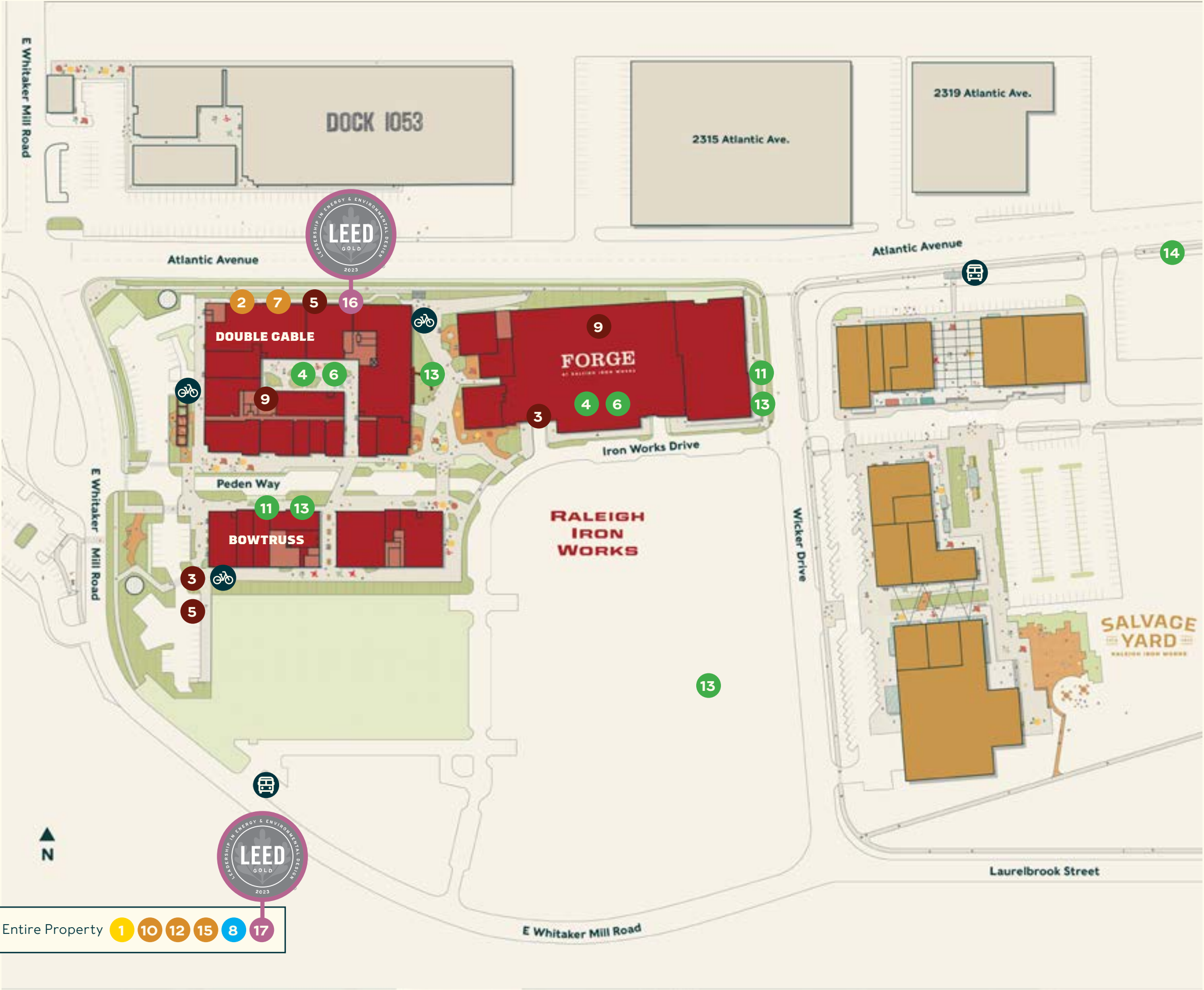
LEED CS Gold Certified
- 17

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.”

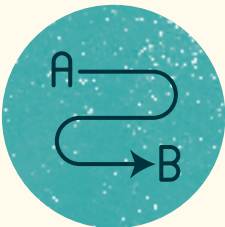
– Sarah Moody, Triangle Pop-Up



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



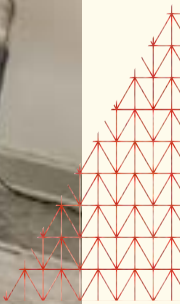
Looking for a stylish and convenient stay in Raleigh?

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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