



An aerial photograph of the Raleigh Iron Works (RIW) complex. The image shows a modern urban development with a large, multi-story building featuring a curved, light-colored facade and large glass windows. The building has a prominent red 'RIW' sign on its roofline. In front of the building is a paved plaza with a red steel frame structure, a small garden area, and a parking lot with several cars. To the left, a road with a 'ONLY' sign is visible. In the background, there are more buildings and a dense forest. The overall scene is a mix of industrial and residential/office architecture in a green, well-planned urban environment.

# RIW

# RALEIGH

# IRON

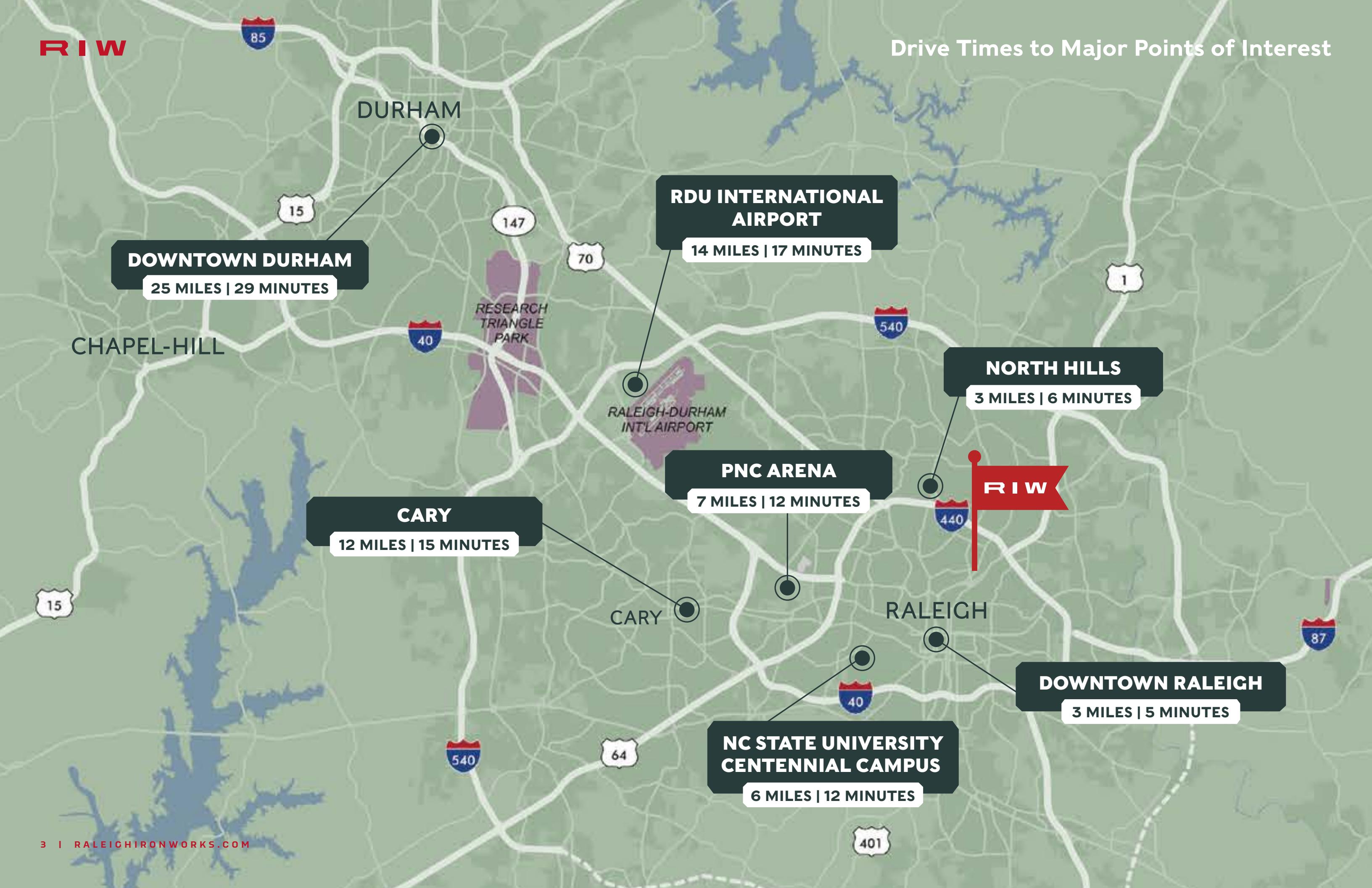
# WORKS

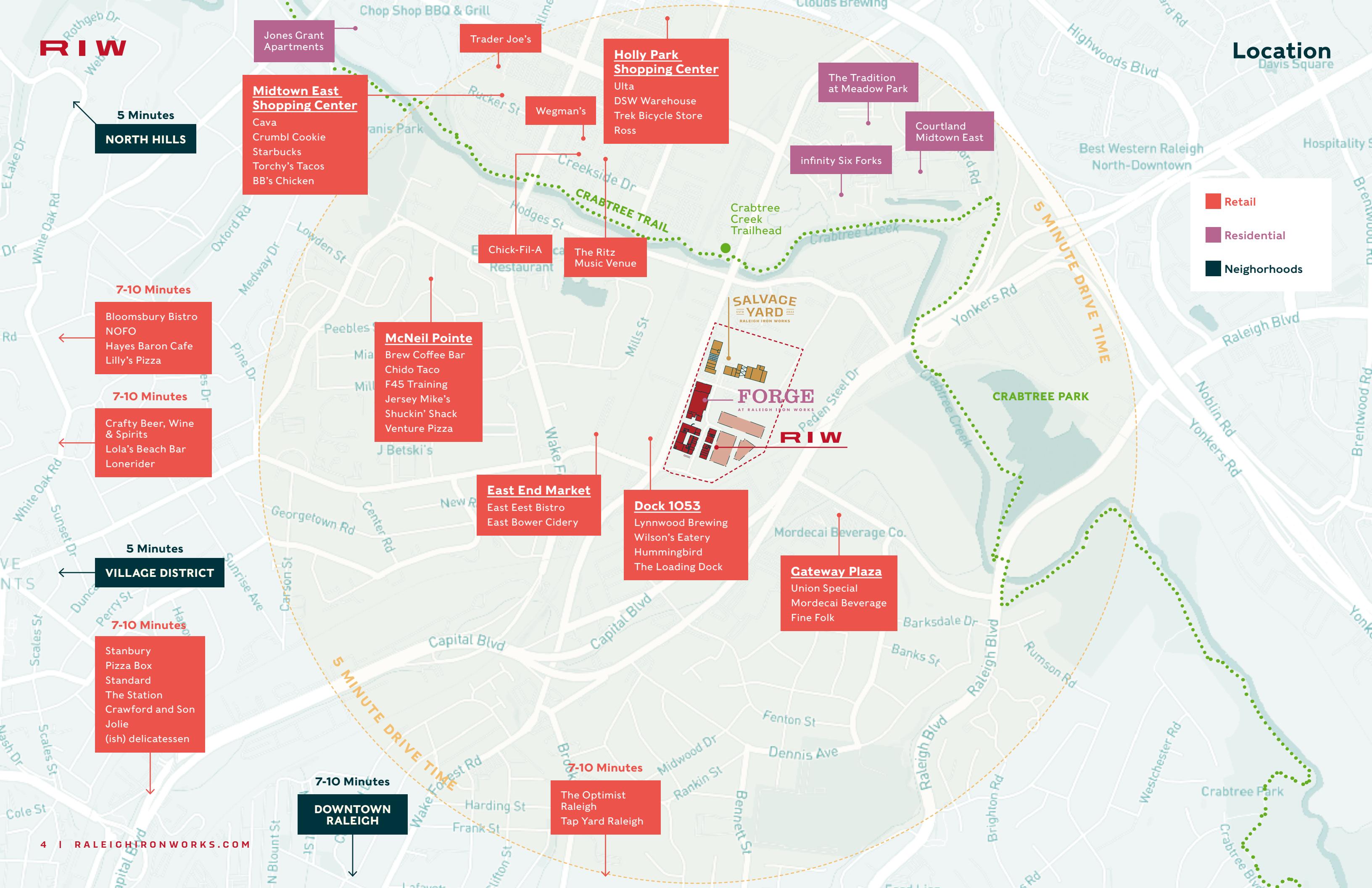
NORTH CAROLINA



**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.





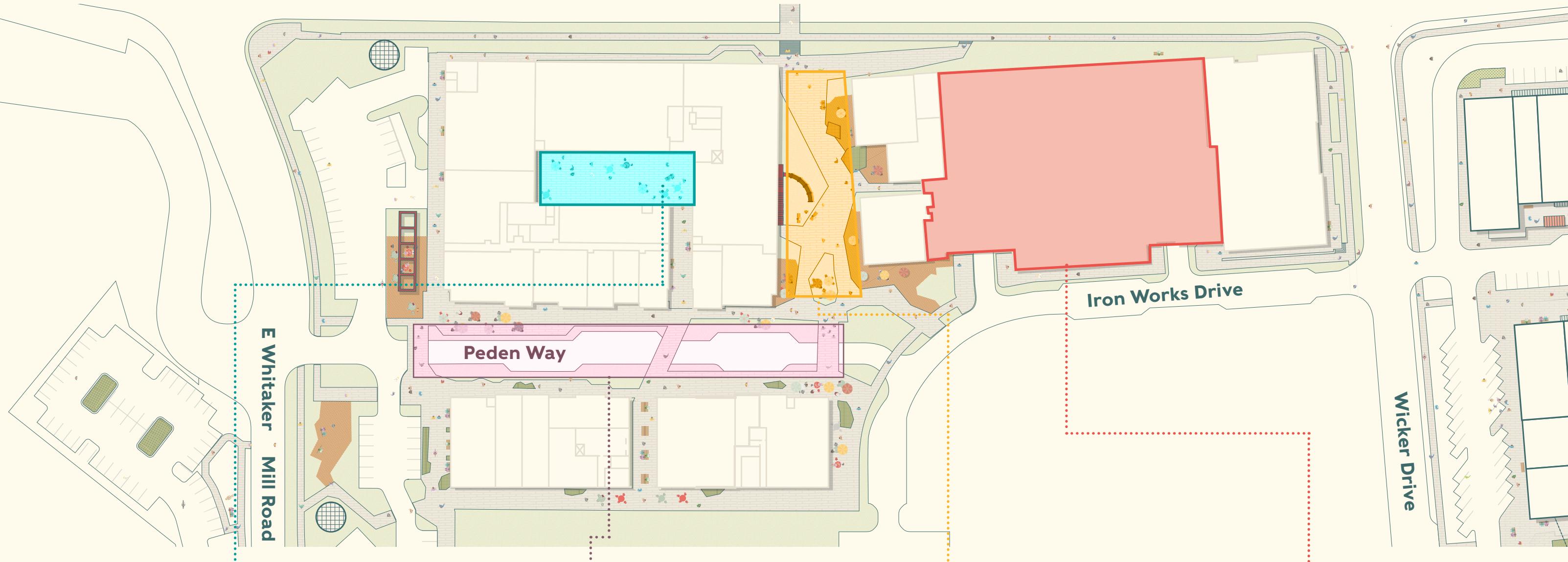
## Raleigh Iron Works: Today



**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 CABLE

BOW TRUSS



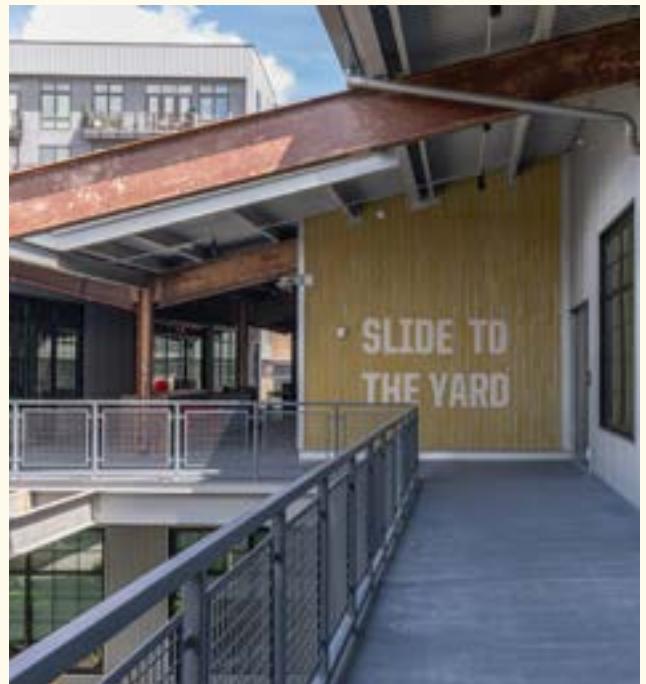
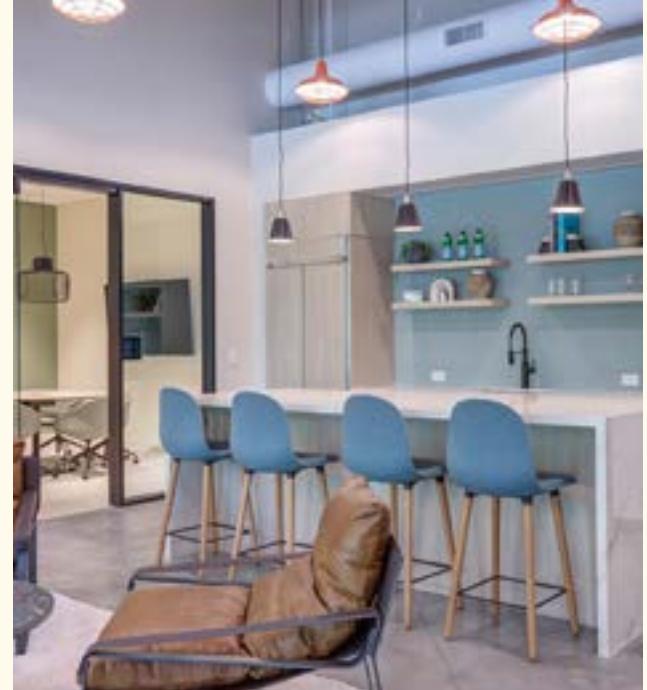
## Spec Suites at Raleigh Iron Works

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

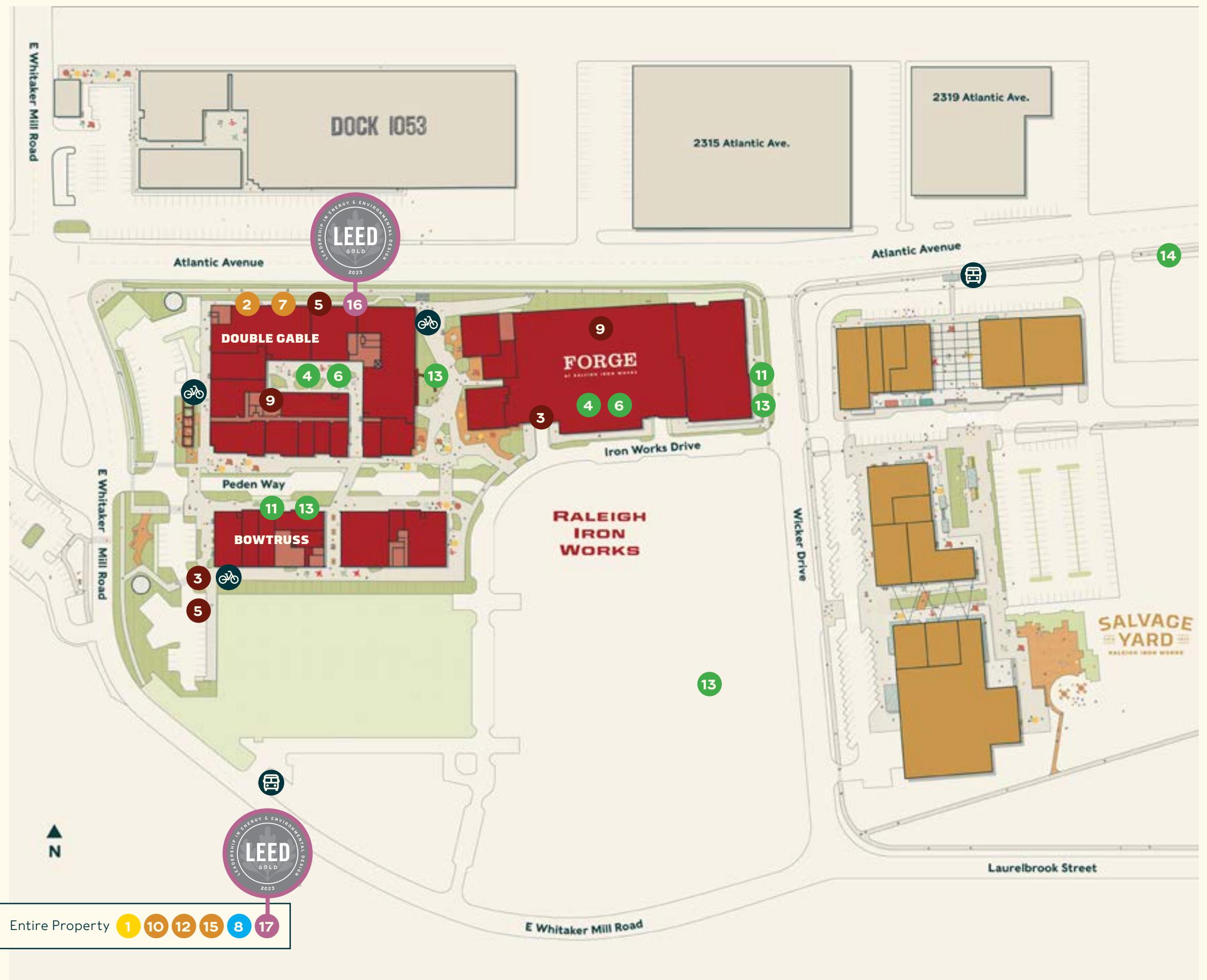
- 4 Native, Adaptive, or Drought-Tolerant Plants
- 6 No-Mow Grass
- 11 Drip Irrigation with Smart Controls
- 13 Carbon Sequestration Through Planting
- 14 Future Greenway Access

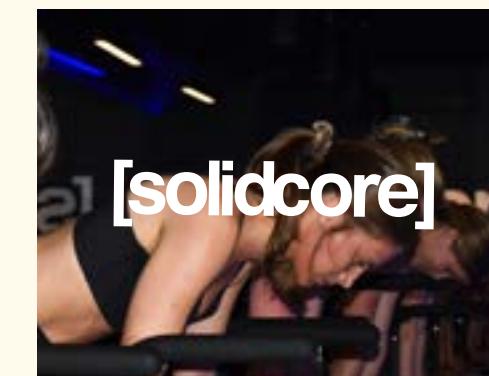
## Water Efficiency

- 8 Water Efficient Showers & Toilets

## Certifications

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







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

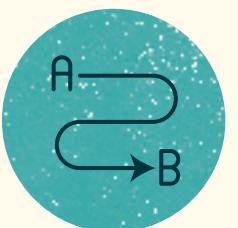
– Sarah Moody, Triangle Pop-Up



**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**



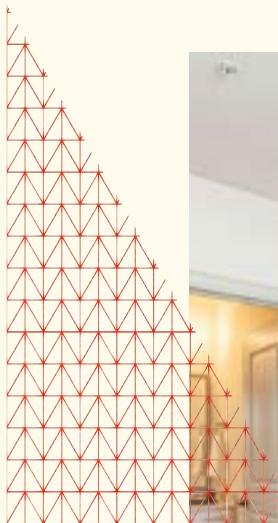
## Looking for a stylish and convenient stay in Raleigh?

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**



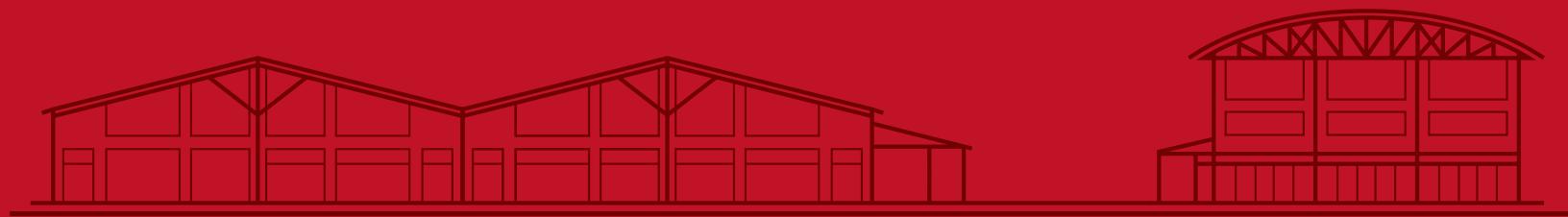
## The Team

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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