

RIW

**RALEIGH
IRON
WORKS**

NORTH CAROLINA

RIW

RESTORING THE PAST AND
FORGING THE FUTURE



2201
BROWNSVILLE DR

PEDEN STEEL COMPANY RALEIGH, NORTH CAROLINA	
BUILDING SOUTH ELEVATION WELDING SHOP #2	
LOCATION RALEIGH, N. C.	
CONTRACTOR PEDEN INDUSTRIES	
ARCHITECT	
APPROVED BY	DATE
PRINTED FOR SHOP	CONTROL NUMBER
MADE BY ELMOSE	DATE 10-9-65
CONTROL NUMBER	59920 F
CHECKED BY	DATE
PRINT	



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

The development includes office, retail, and restaurants. 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 delivers 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

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

Location



Holly Park Shopping Center
Ulta
DSW Warehouse
Trek Bicycle Store
Ross

Trader Joe's

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

Wegman's

Chick-Fil-A

The Ritz Music Venue

The Tradition at Meadow Wood Park (East)

Courtland Midtown East

Manor at Six Forks Apartments

Salvage Yard
NOCO Brewing
Triangle Rock Club

Dock 1053
Lynnwood Brewing
Hummingbird
Wilson's Eatery

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

East End Market
East End Bistro
East Bower Cidery

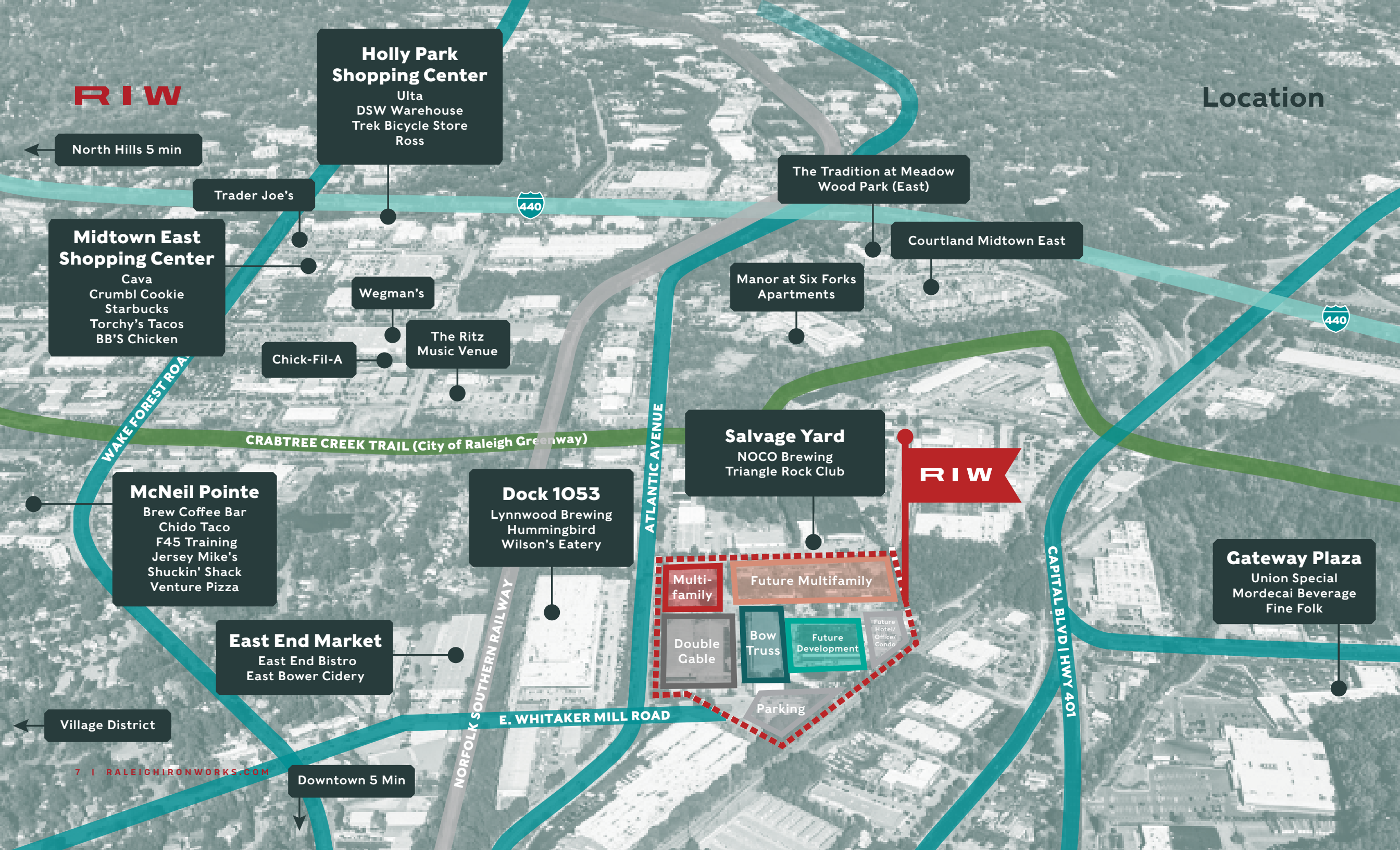
Gateway Plaza
Union Special
Mordecai Beverage
Fine Folk

Multi-family
Future Multifamily
Double Gable
Bow Truss
Future Development
Future Hotel/Office/Condo
Parking

North Hills 5 min

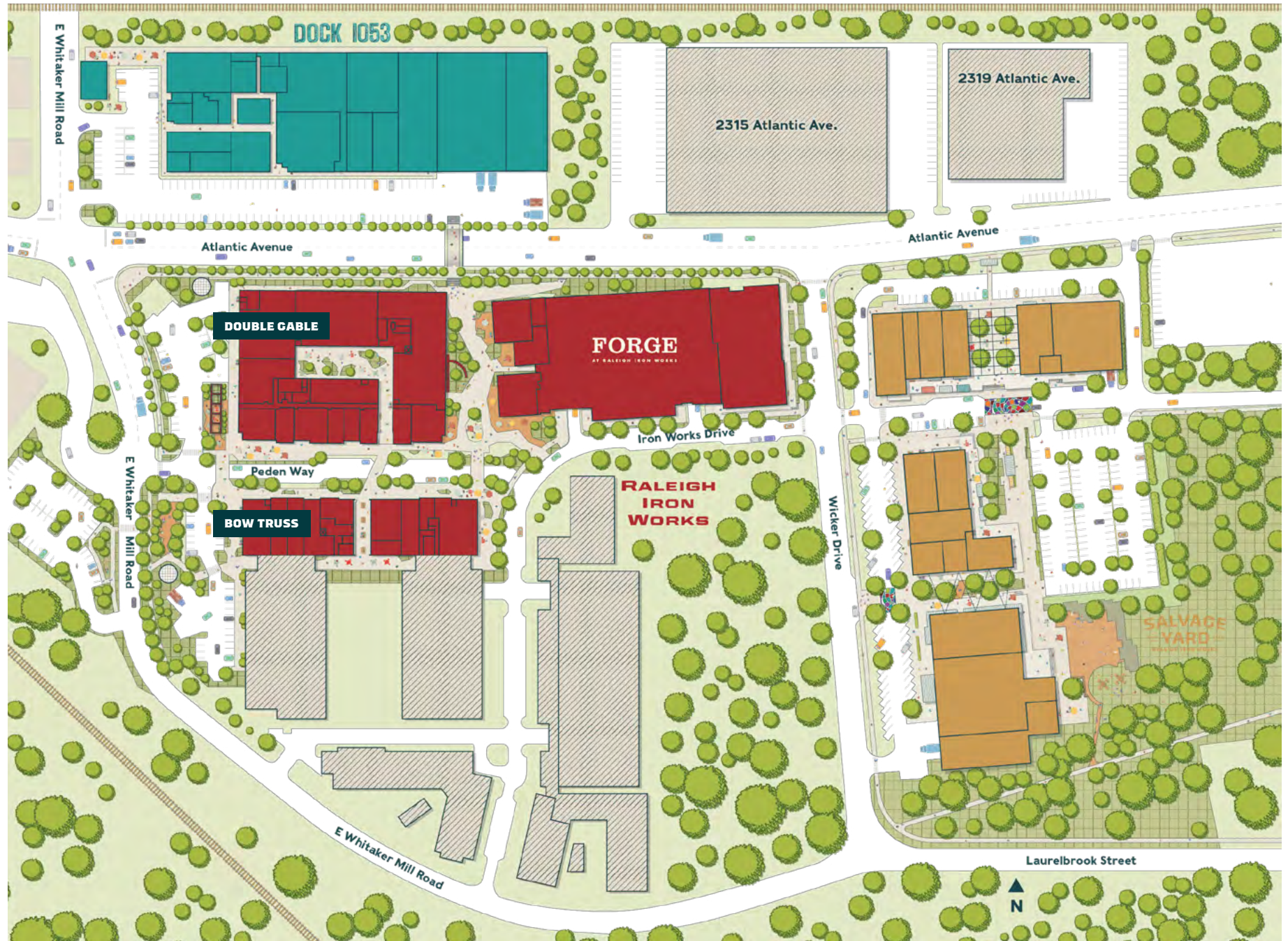
Village District

Downtown 5 Min



Site Overview

- RIW PHASE I
- DOCK 1053
- SALVAGE YARD
- ▨ FUTURE PHASES



Raleigh Iron Works: Today



71K SF RETAIL,
RESTAURANT, &
FITNESS SPACE



170K SF CLASS A
CREATIVE
OFFICE SPACE



219 NEW
RESIDENTIAL
UNITS



DOCK 1053

FORGE APARTMENTS

SALVAGE YARD

FUTURE MULTIFAMILY

DOUBLE GABLE

BOW TRUSS

FUTURE DEVELOPMENT

PARKING



Double Gable Building

Features an interior common courtyard, corner restaurants with outdoor seating, retail facing a central pedestrian promenade, and second floor creative office space



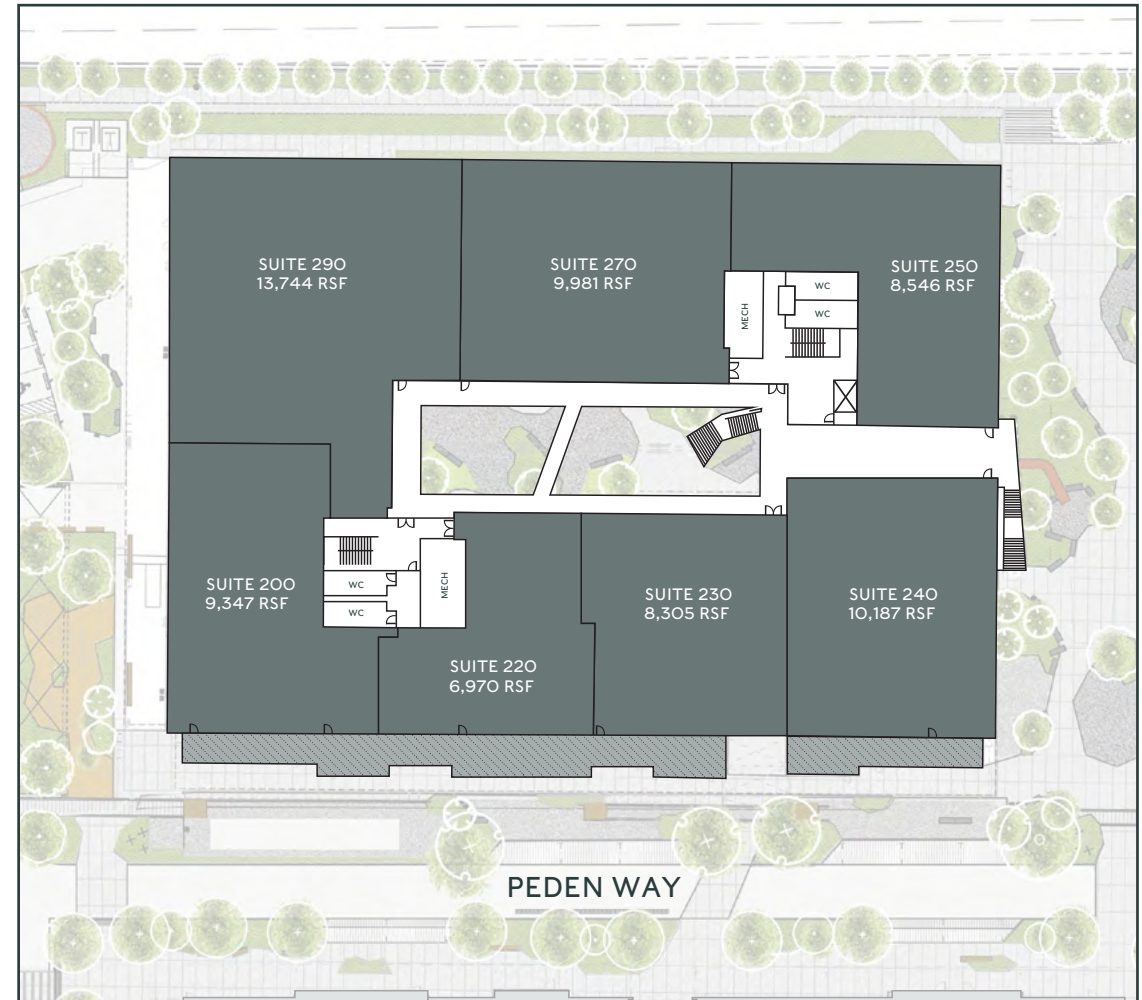
Bow Truss Building

Features ground floor retail facing the pedestrian promenade as well as creative office on the second and third floors of the historic building.

Double Gable Building



FLOOR ONE - 47,236 RSF



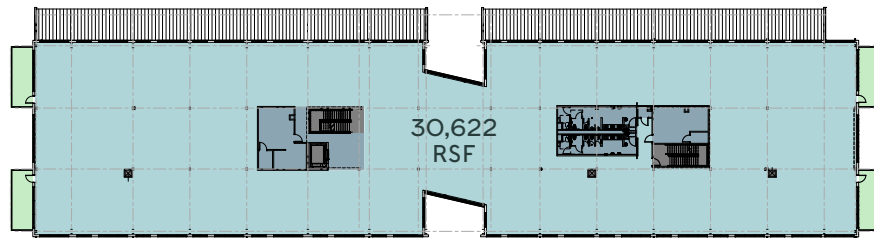
FLOOR TWO - 66,991 RSF

Bow Truss Building

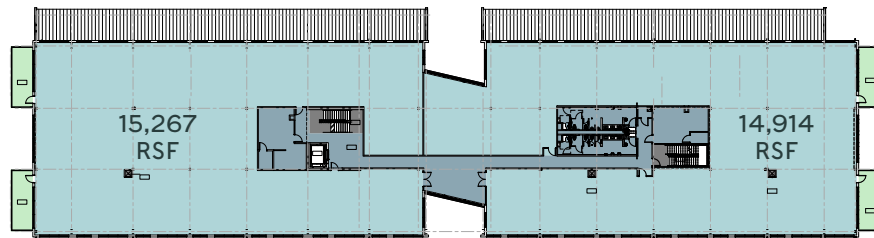


■ OFFICE ■ TERRACE

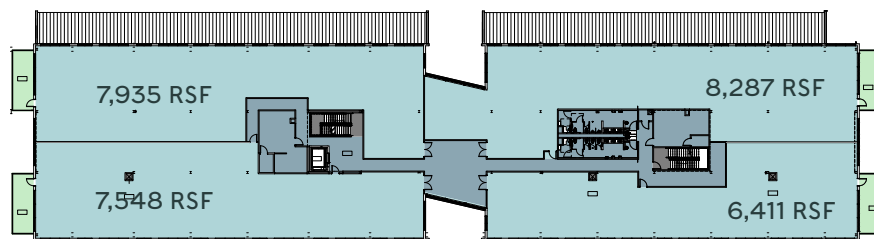
FLOOR TWO - 30,622 RSF



SINGLE TENANT OPTION

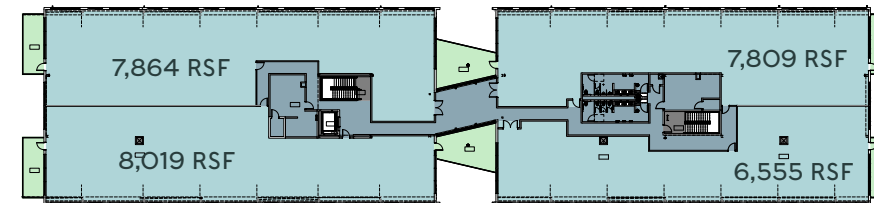
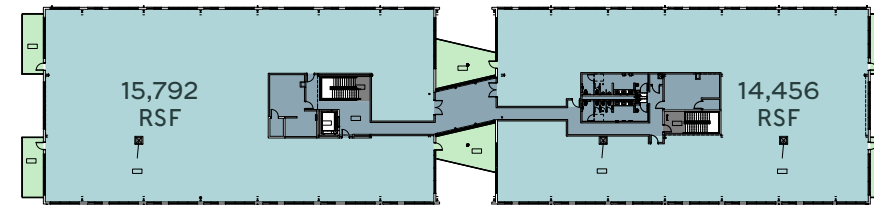
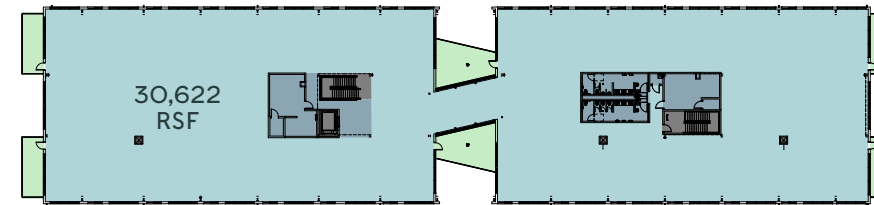


DOUBLE TENANT OPTION



QUADRUPLE TENANT OPTION

FLOOR THREE - 30,622 RSF



TOTAL POTENTIAL OFFICE SF*

Double Gable	
Floor 1	47,236 RSF
Floor 2	66,991 RSF
Historic Bow Truss	
Floor 2	30,622 RSF
Floor 3	30,622 RSF

*Approximate

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
- 14 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

Water Efficiency

- 8 Water Efficient Showers & Toilets

Certifications

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

- Outdoor Bike Rack

- Transit Stop



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.

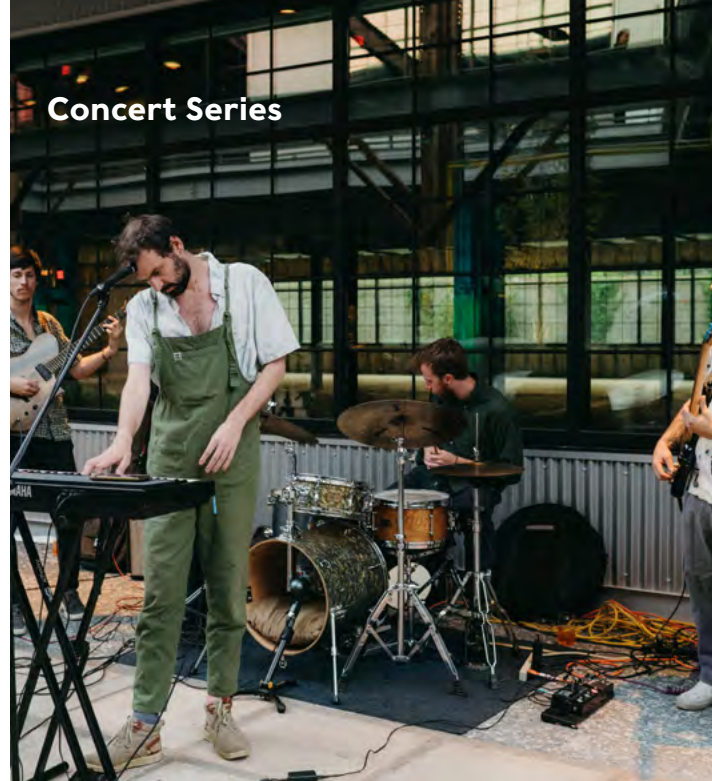




Events & Site Activation

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

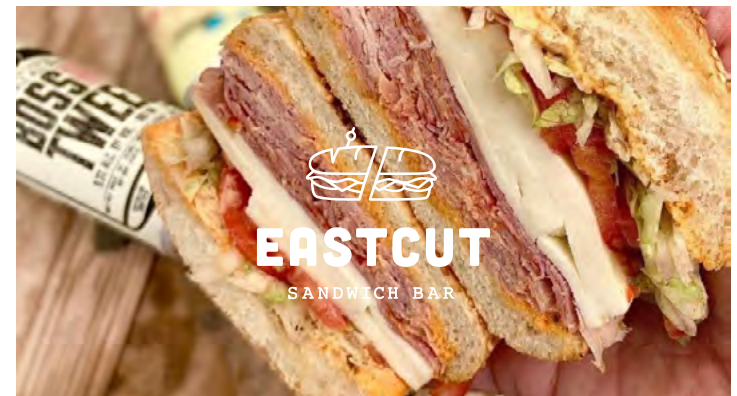
- Holiday & Seasonal Installations
- Weekend Farmers Markets
- Summer Concert Series
- Tenant Social Hours
- Film Series
- Educational Seminars & Industry Events
- Pop-up Markets
- Artist Rotations



A Culinary Commitment

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

Jamestown and Grubb Ventures have 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. Raleigh Iron Works is thrilled to welcome culinary concept Brodeto, from James Beard restauranter Scott Crawford alongside Eastcut Sandwiches, Andia's Ice-cream and "Eatertainment" jaguar Bolera.

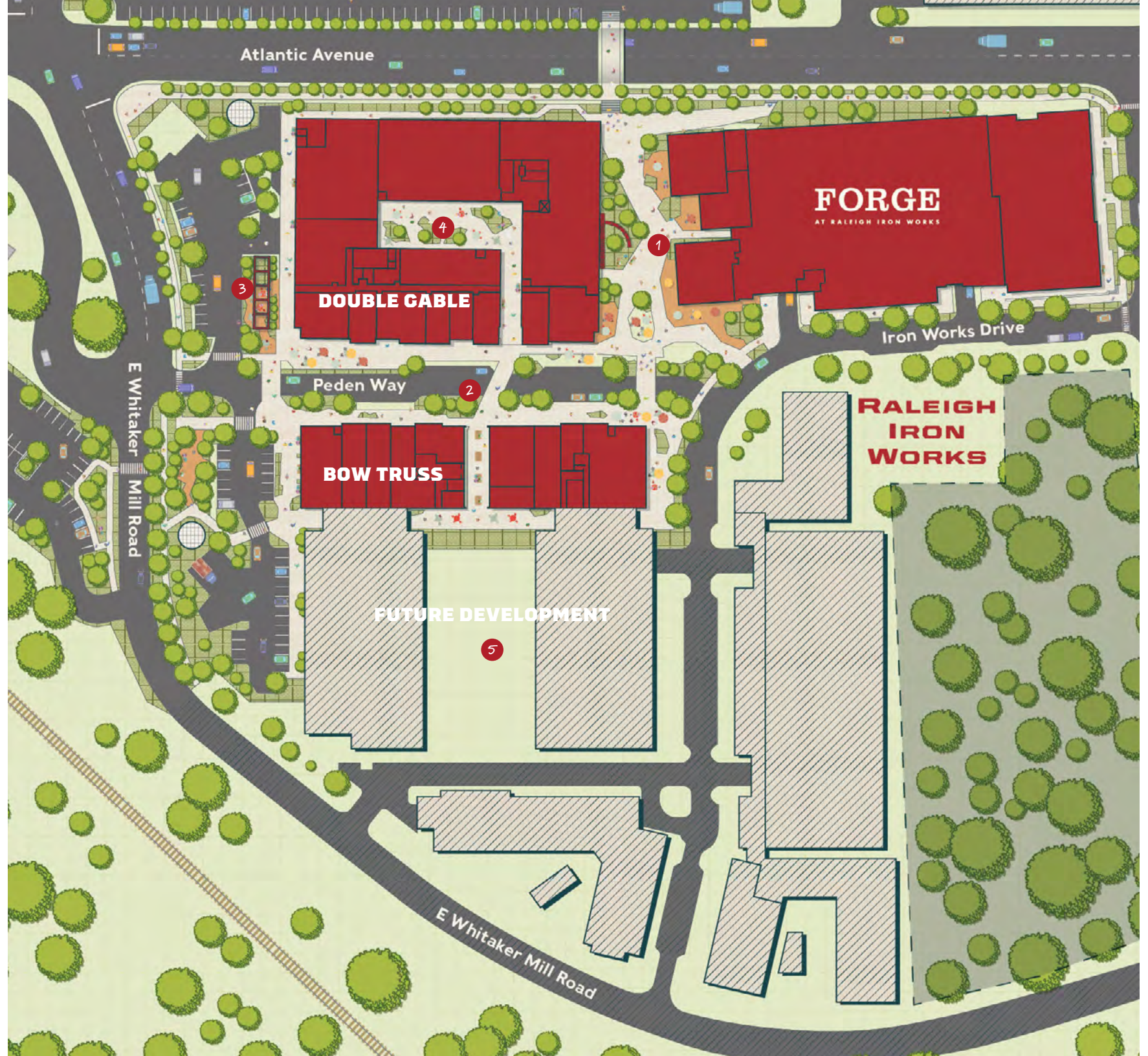




OUTDOOR ACTIVATION SPACES

1. The Yard
2. Peden Way
3. The Stacks
4. Double Gable Courtyard
5. Bow Truss Courtyard

- PHASE I
- FUTURE PHASES





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

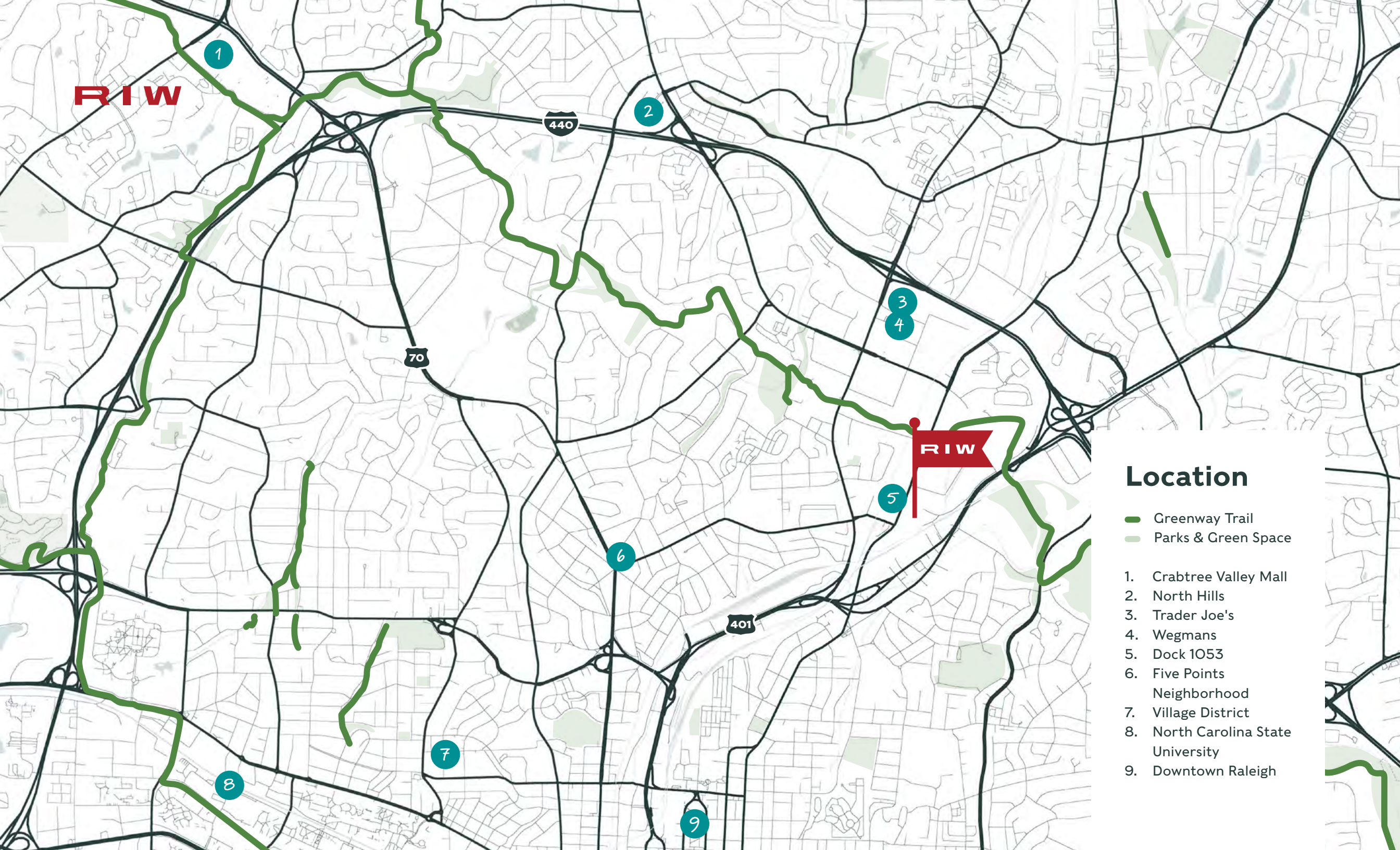
PNC ARENA
7 MILES | 12 MINUTES

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
- Village District
- North Carolina State University
- Downtown Raleigh



FRIW

RALEIGHIRONWORKS.COM

**For more information,
please contact:**



BRAD CORSMEIER

Brad.Corsmeier@CBRE-Raleigh.com

BRIAN CARR

Brian.Carr@CBRE-Raleigh.com



MCKENZIE WILSON

MWilson@GrubbVentures.com



PATRICK MEALY

Patrick.Mealy@jamestownlp.com

SCAN FOR VIRTUAL TOUR



A GRUBB VENTURES & JAMESTOWN DEVELOPMENT