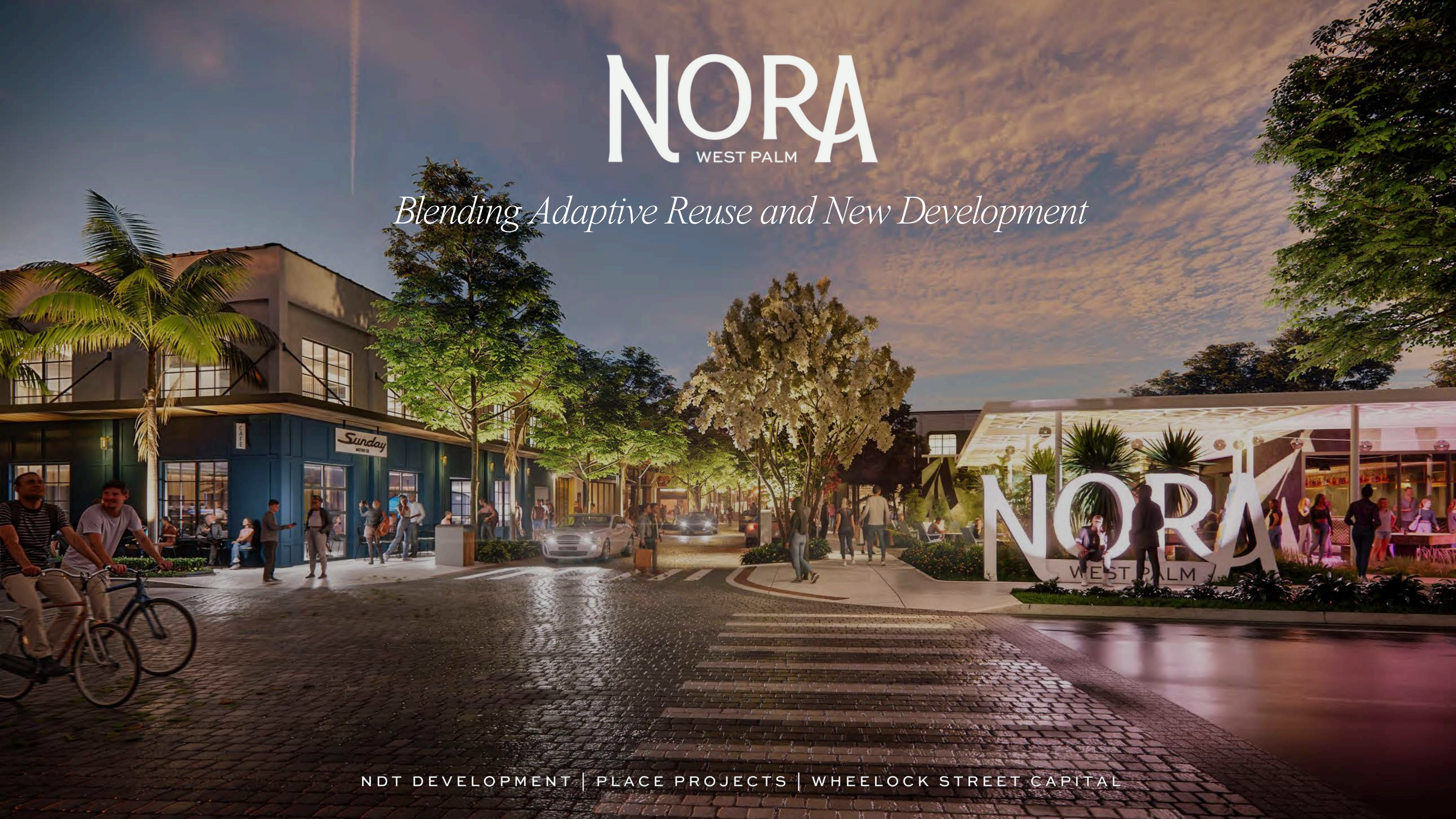


# NORA

WEST PALM

*Blending Adaptive Reuse and New Development*



# NORA

WEST PALM

A THOUGHTFULLY  
MASTERPLANNED DISTRICT  
FOR THE CONTEMPORARY  
WEST PALM COMMUNITY.



The Nora District features a curated selection of hospitality, retail, and health & wellness, along with class-A office space, and is poised to be the heartbeat of the expanding downtown West Palm Beach landscape.

With an unparalleled amenity set, Nora will be the place to set down roots in South Florida.

In partnering with ASD SKY, a multidisciplinary architectural and design firm based in Atlanta, North Railroad Avenue's design ethos and architectural character will be distinct from any other area within the region.



Where there was once an abandoned row of warehouses just north of West Palm Beach’s bustling downtown, now sits the highly anticipated Nora District.

Nora, short for North Railroad Avenue, is an expansive project with plans covering 13.2 acres. The District is set to include a boutique hotel, residential developments, creative office space, and a thoughtful collection of hospitality, beauty & wellness, and lifestyle destinations.

Retailers arrive to the market in late 2025, with vertical development to-follow. By 2030– the District will be the heartbeat of West Palm.

845 NORTH RAILROAD AVENUE | WEST PALM BEACH, FL

 @NoraWestPalm



**NORA DISTRICT**

**NORTH BRIDGE**

**MIDDLE BRIDGE**

**West Palm Beach**



**7** MINS

FORT LAUDERDALE - 45 MINS  
DOWNTOWN MIAMI - 75 MINS



**3** MINS

NORTH FLAGLER  
MEMORIAL BRIDGE TO  
THE ISLAND



**11** MINS

VIA PALM BEACH  
LAKES BLVD.



**11** MINS

VIA SOUTH  
TAMARIND AVE



**12** MINS

MIDDLE ROYAL  
POINCIANA BRIDGE  
TO THE ISLAND



**14** MINS

PALM BEACH  
AIRPORT



ONE WEST PALM

EXISTING RESIDENTIAL ENCLAVE

# PROJECT COMPONENTS



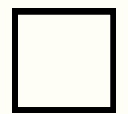
## 1. GROUNDWORK

Streetscape beautification, infrastructure upgrades, and the creation of a dynamic public realm on North Railroad Avenue



## 2. PLACEMAKING

Adaptively reuse existing structures and build new ones to create 150,000 sf of commercial space along North Railroad Avenue



## 3. VERTICAL DEVELOPMENT

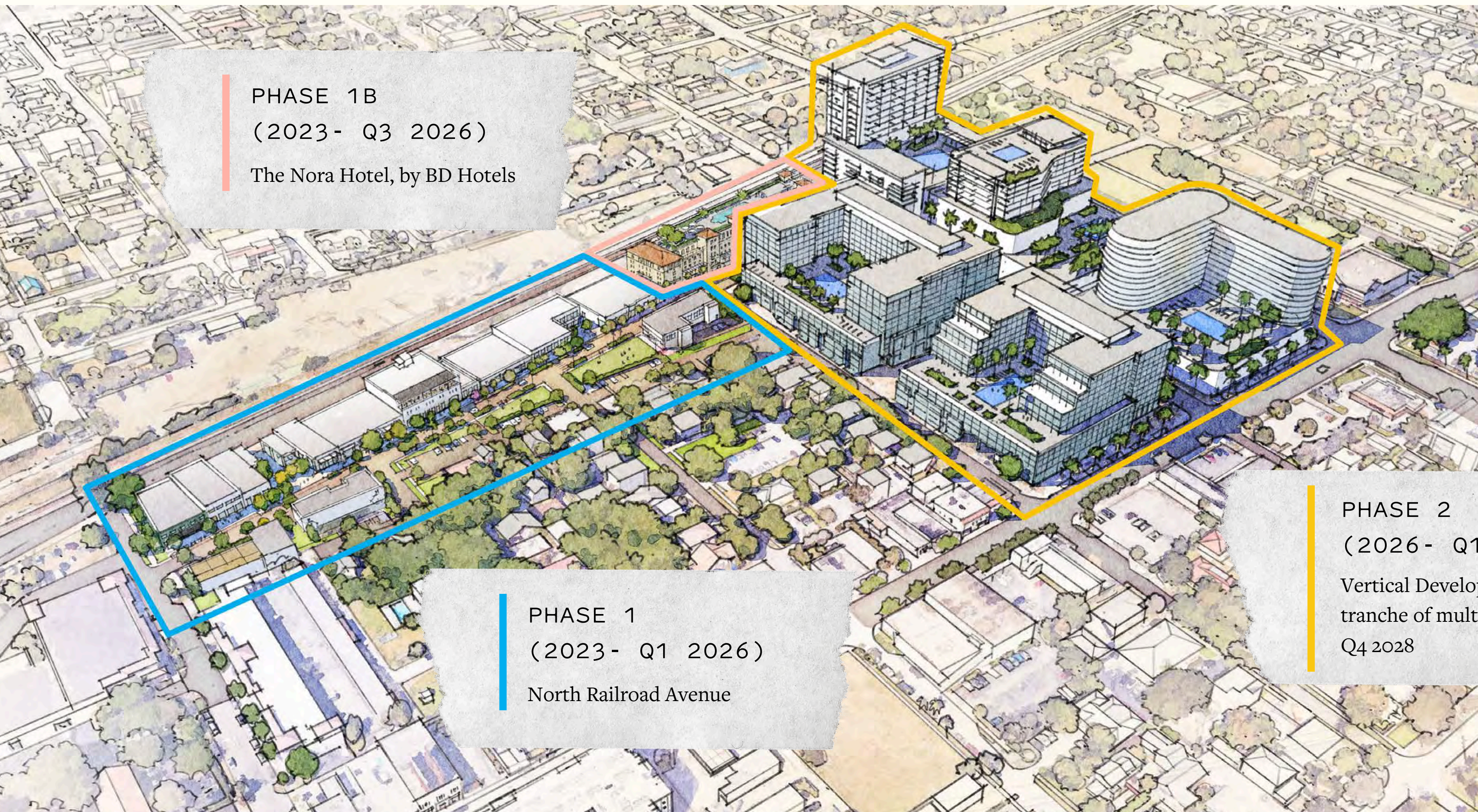
1.9m sf of vertical development planned—to be comprised of a hotel, residential & office buildings + additional ground-floor retail



# PLACEMAKING



## MASTER SITE PLAN, PHASE 1



PHASE 1B  
(2023 - Q3 2026)  
The Nora Hotel, by BD Hotels

PHASE 1  
(2023 - Q1 2026)  
North Railroad Avenue

PHASE 2  
(2026 - Q1 2030)  
Vertical Development—first  
tranche of multi-family opening by  
Q4 2028



PHASE ONE

# North Railroad Avenue

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**100,000 SF** F&B, BOUTIQUE RETAIL,  
FITNESS, AND WELLNESS

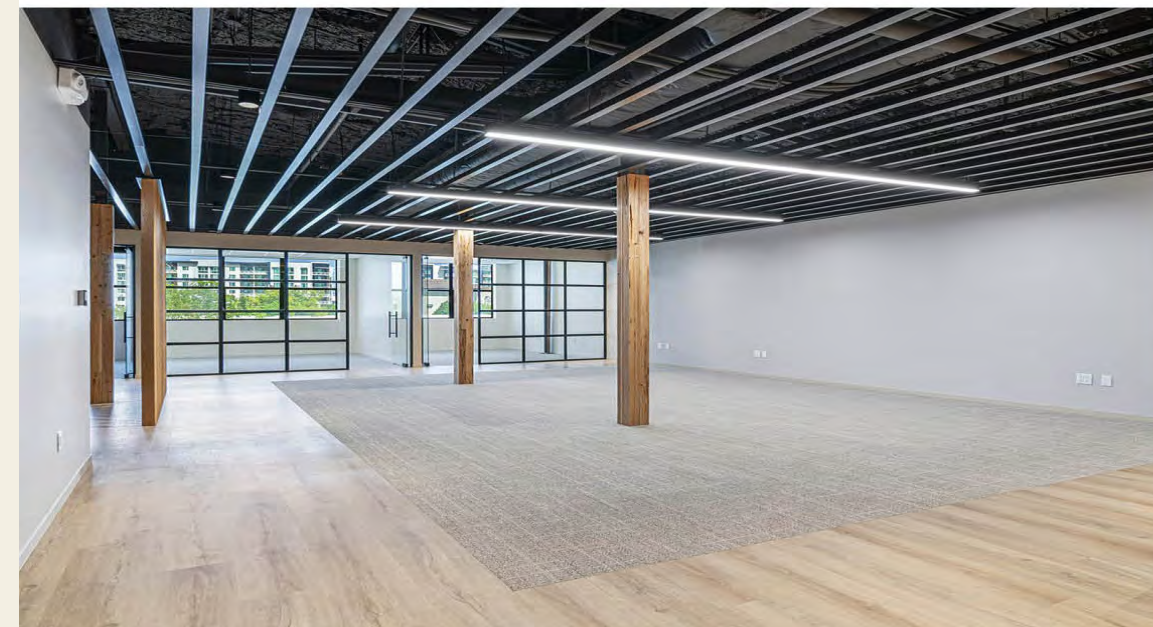
**50,000 SF** DYNAMIC OFFICE SPACE

## *Office Suite Details*

SECOND FLOOR OFFICE SUITES AVAILABLE  
ALONG NORTH RAILROAD AVENUE

- Bespoke second floor offices
- Elevated fixtures and finishes
- Wood timbered ceilings
- Expansive window lines
- Unmatched District amenities including access to future members-only social, fitness & wellness clubs

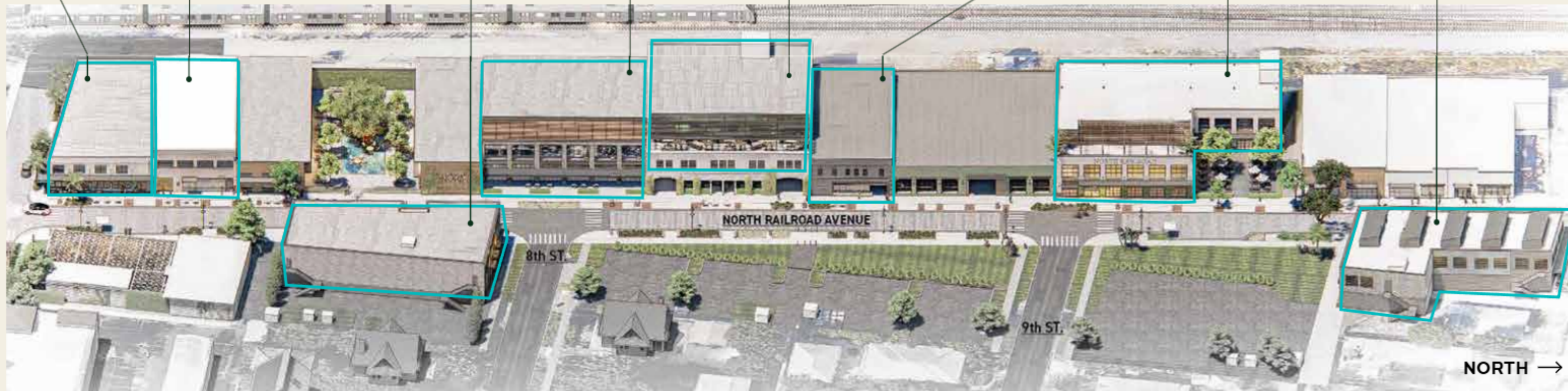
*Offices located above 30 curated best-in-class businesses.*



# Office Suite Opportunities

SECOND FLOOR OFFICE SUITES AVAILABLE ALONG NORTH RAILROAD AVENUE

<p><b>815</b></p> <p>SECOND FLOOR ADAPTIVE REUSE</p> <p>6,270 SF Demisable</p>	<p><b>845</b></p> <p>SECOND FLOOR NEW BUILD SPEC</p> <p><b>100% LEASED</b></p>	<p><b>880</b></p> <p>SECOND FLOOR NEW BUILD SPEC</p> <p>Sub 10: 3,344 SF Sub 210: 3,088 SF</p> <p><b>100% LEASED</b></p>	<p><b>885</b></p> <p>SECOND FLOOR NEW BUILD</p> <p>9,897 SF Demisable</p>	<p><b>925</b></p> <p>SECOND &amp; THIRD FLOOR ADAPTIVE REUSE</p> <p>Over 20,000 SF + Private Terrace</p>	<p><b>955</b></p> <p>SECOND FLOOR ADAPTIVE REUSE</p> <p>Demisable</p> <p><b>100% LEASED</b></p>	<p><b>1005</b></p> <p>SECOND FLOOR NEW BUILD</p> <p>12,604 SF Demisable</p>	<p><b>1060</b></p> <p>SECOND FLOOR NEW BUILD SPEC</p> <p>Sub 100 - 2,100 SF</p> <p><b>100% LEASED</b></p>
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OFFICE SPACES



NORTH →

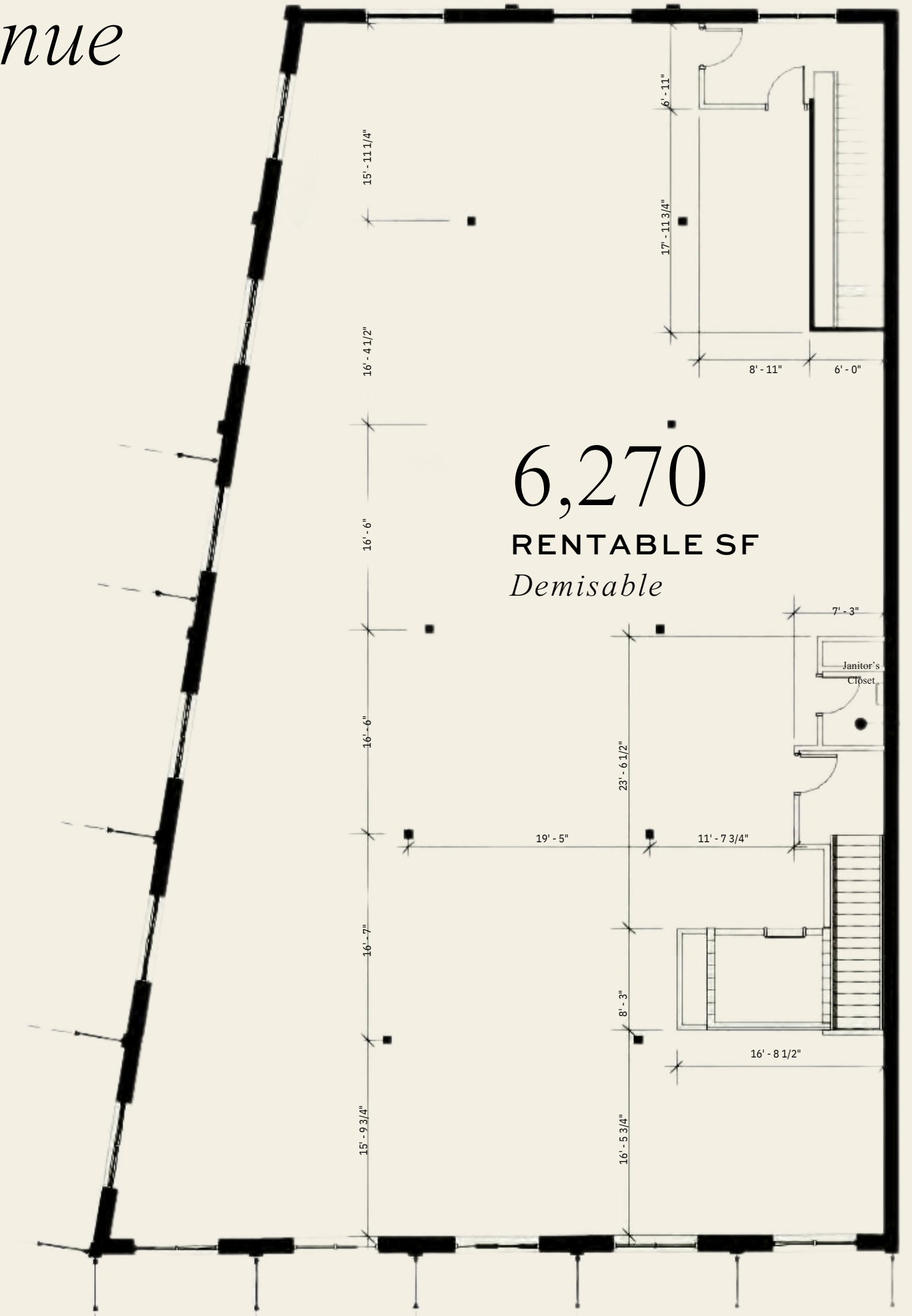
\*All square footage is rentable square footage and is subject to change.

# NORA

WEST PALM

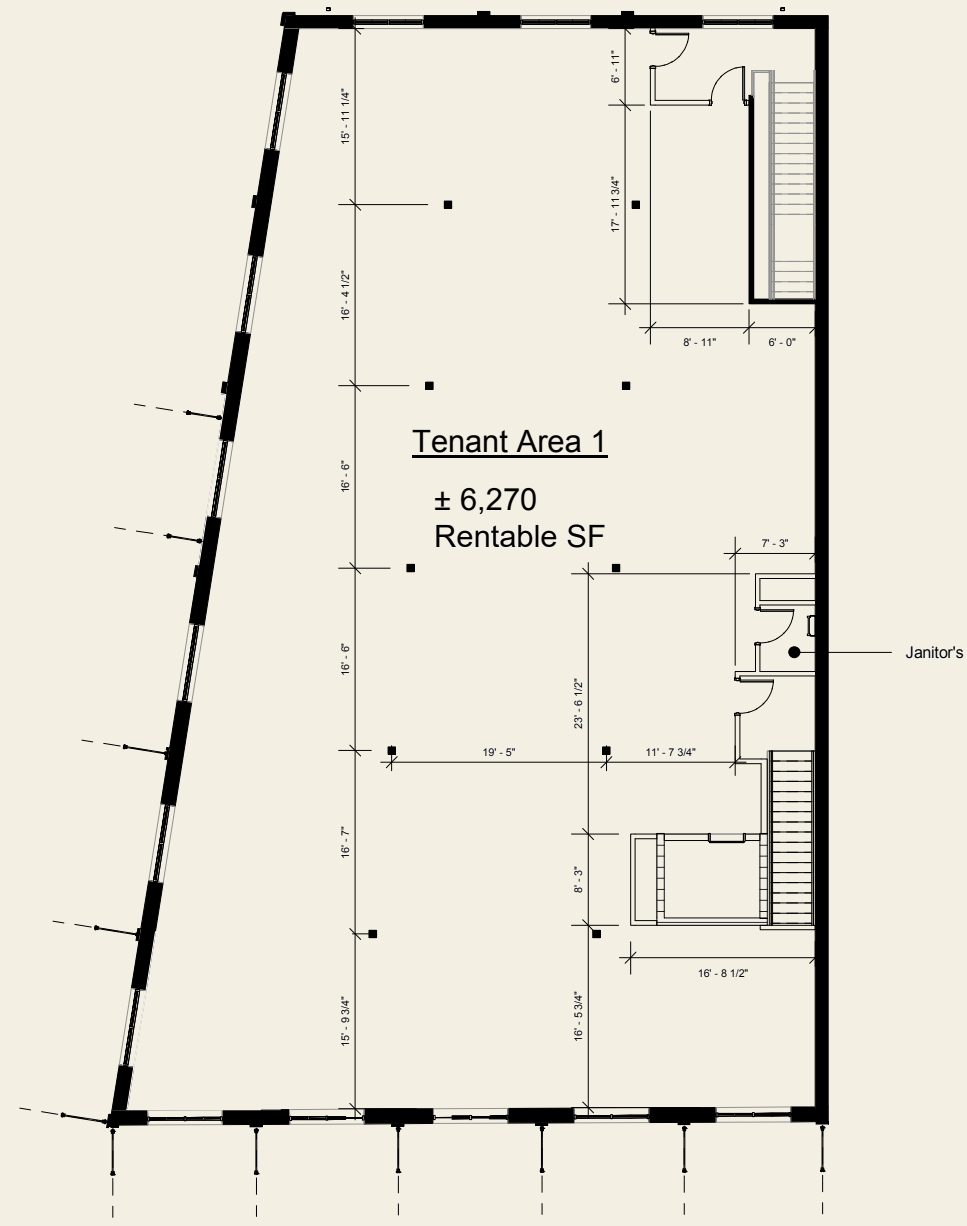
## 815 North Railroad Avenue

SECOND FLOOR OFFICE



# 815 North Railroad Avenue LOD & Scenario Test Fit

SERVICE DRIVE



NORTH RAILROAD AVENUE

SERVICE DRIVE



NORTH RAILROAD AVENUE





THE OFFICE & CO.

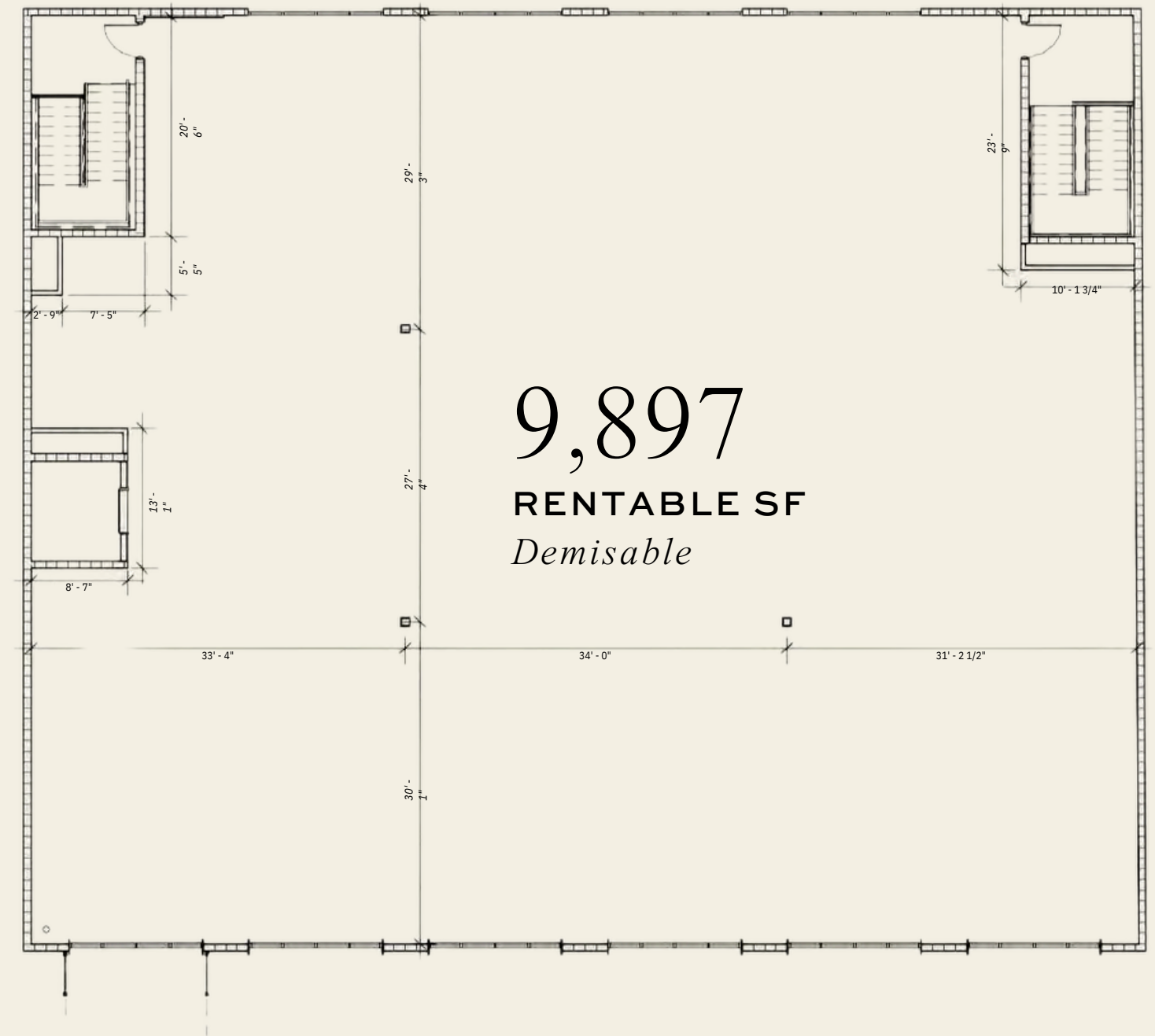




**NORA**  
WEST PALM

# 885 North Railroad Avenue

SECOND FLOOR OFFICE



**NORA**  
WEST PALM

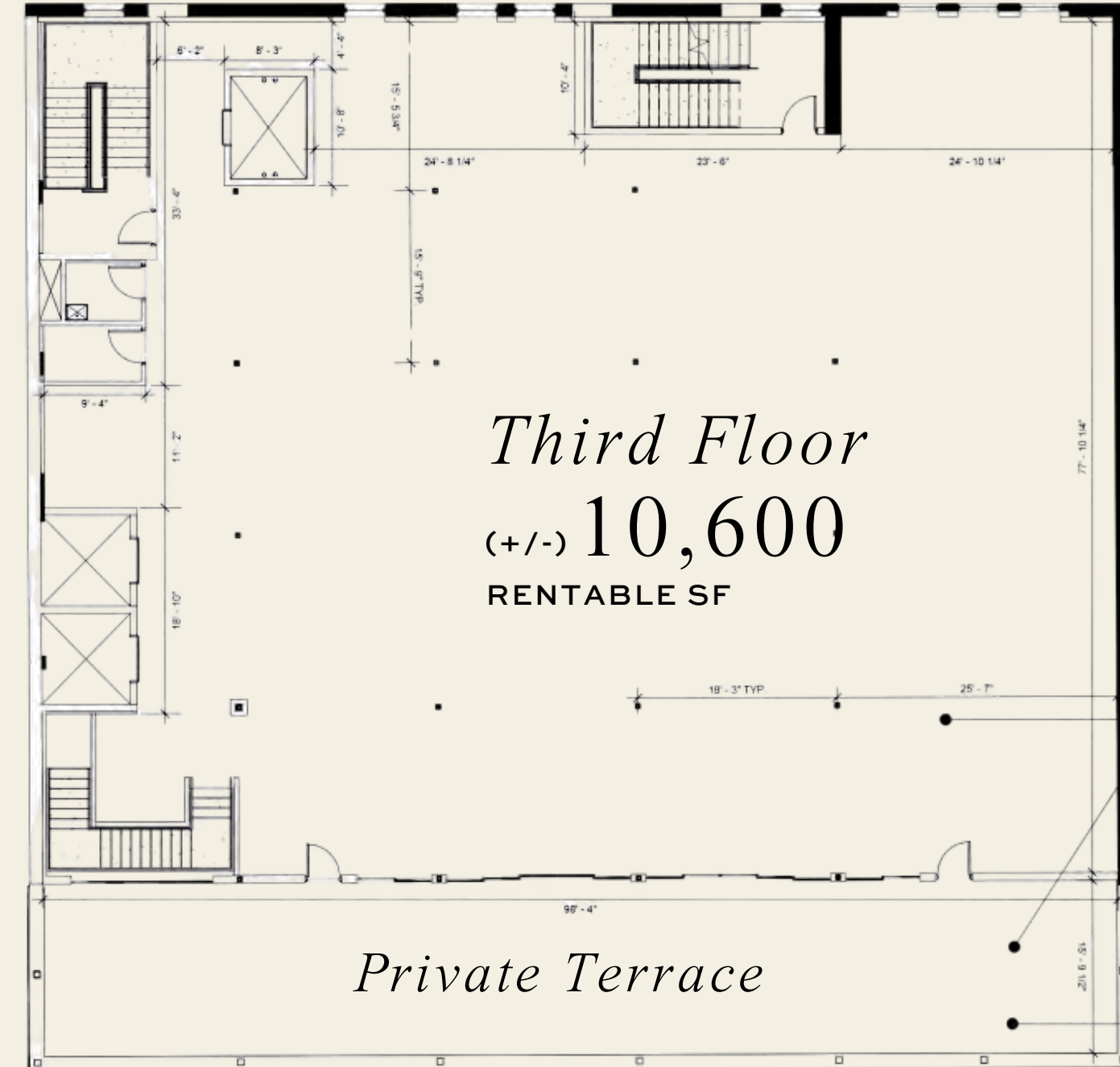
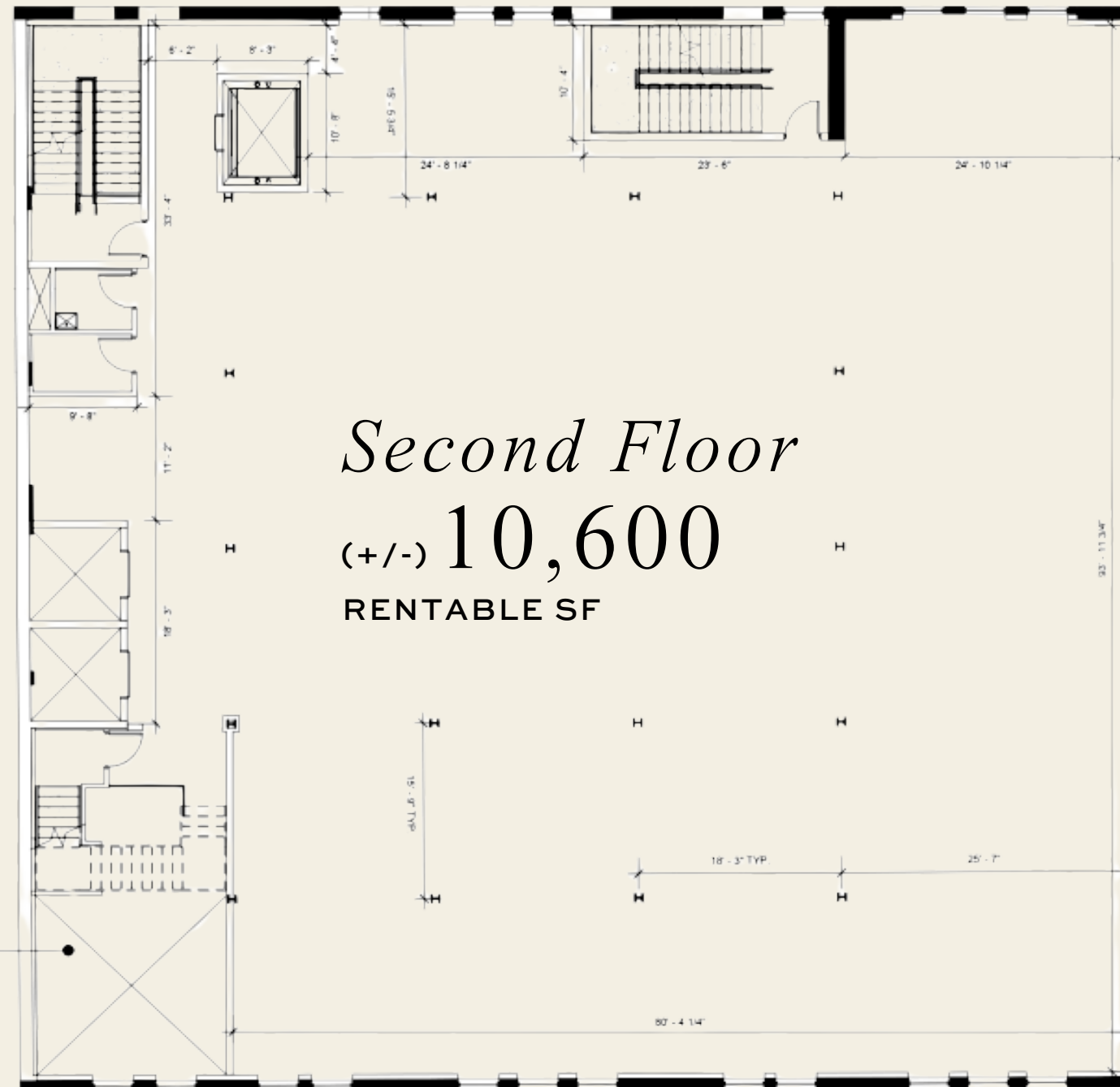
*925 North Railroad Avenue*

SECOND AND THIRD FLOOR OFFICE WITH ROOFTOP TERRACE



## 925 North Railroad Avenue

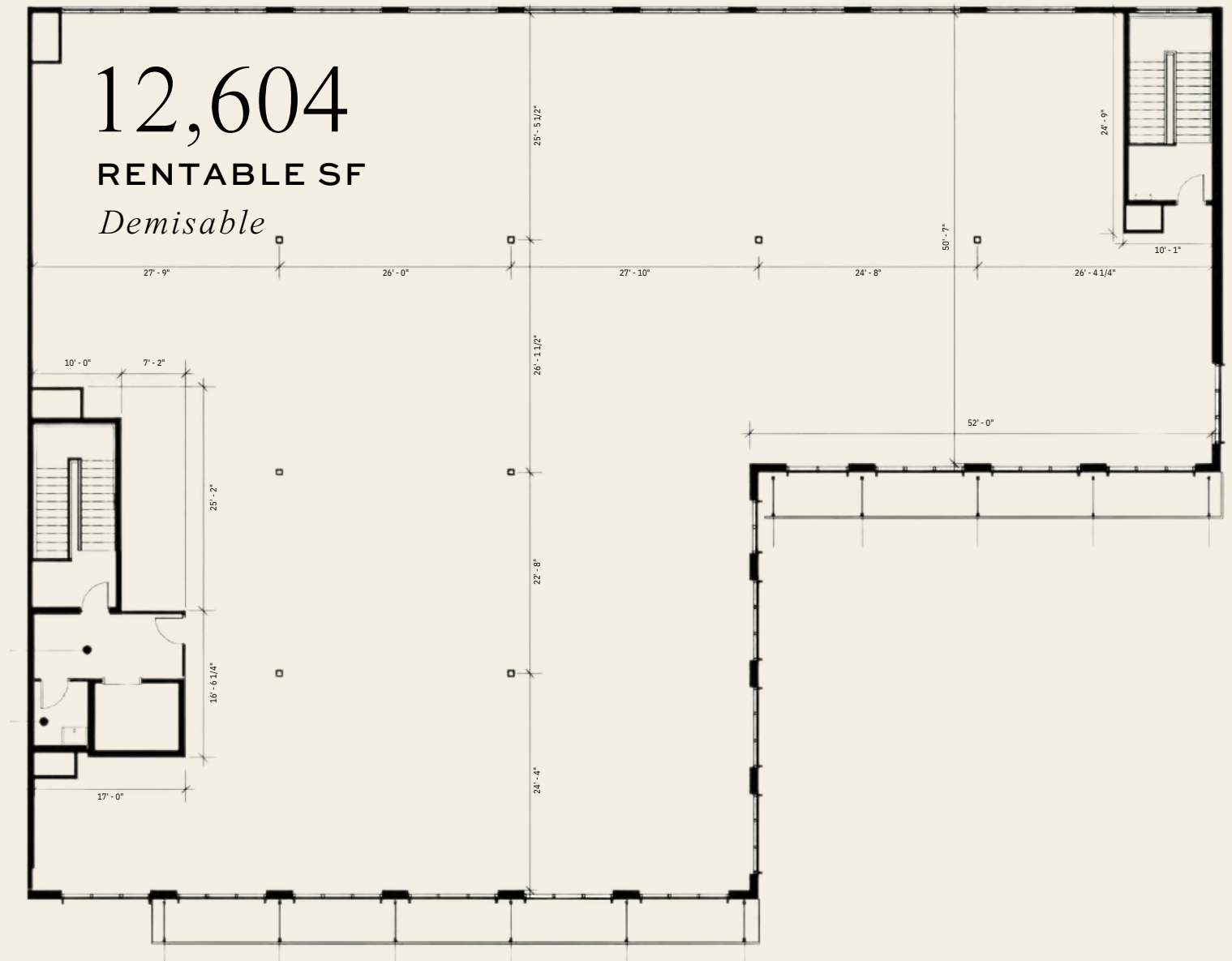
SECOND AND THIRD FLOOR OFFICE WITH ROOFTOP TERRACE



**NORA**  
WEST PALM

*1005 North Railroad Avenue*

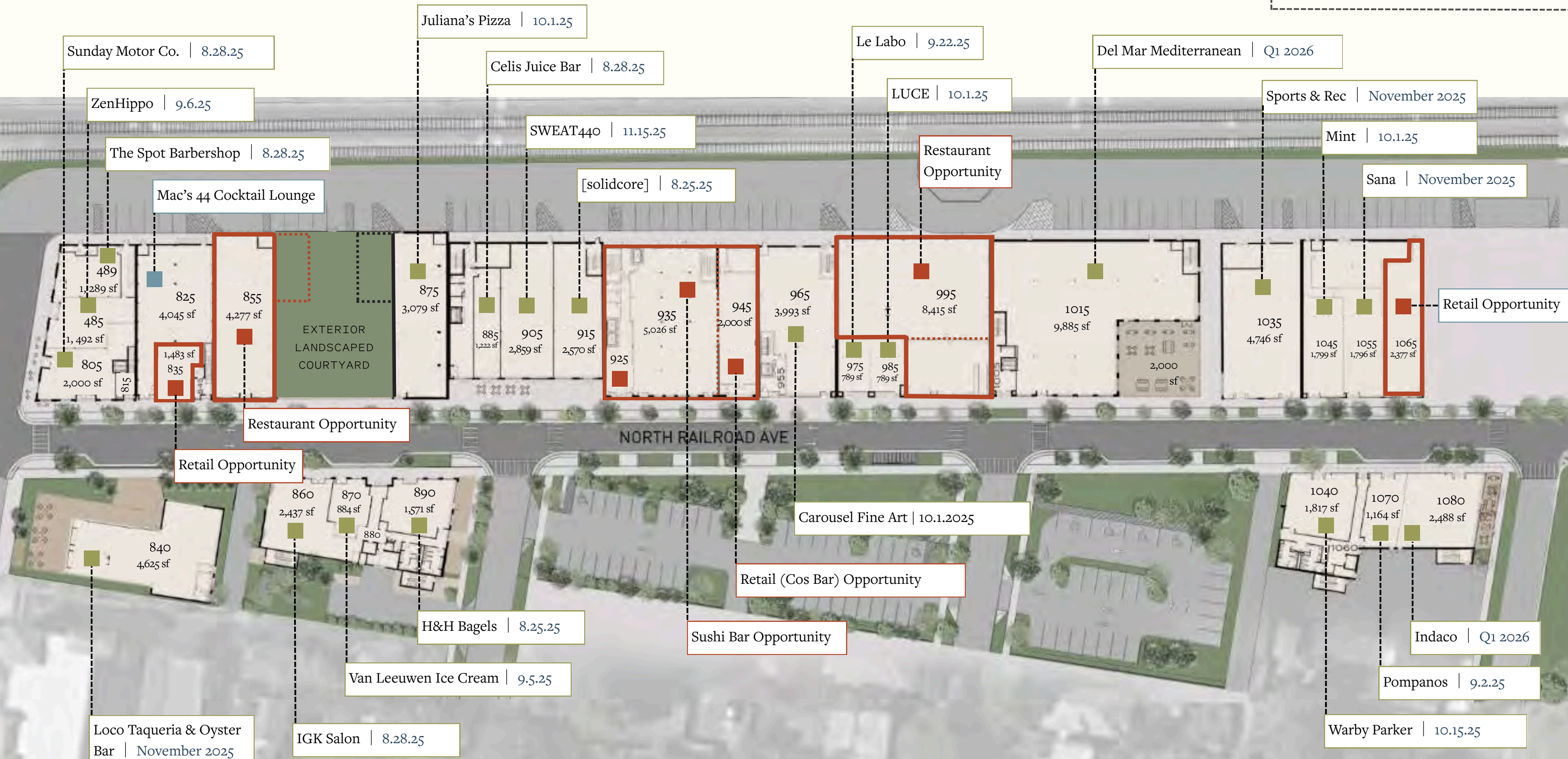
SECOND FLOOR OFFICE



# Discover the District

KEY:

- FULLY EXECUTED LEASE
- LEASE OUT FOR SIGNATURE
- AVAILABLE SPACE
- | PROJECTED OPENING DATES



# ONE STOP. MANY MOMENTS.

THE SPOT BARBERSHOP  
ZEN HIPPO  
SUNDAY MOTOR CO.  
LOCO TAQUERIA & OYSTER BAR  
IGK SALON  
VAN LEEUWEN ICE CREAM  
H&H BAGELS  
JULIANA'S PIZZA  
CELIS JUICE BAR  
SWEAT 440  
SOLIDCORE  
LE LABO  
LUCE  
DEL MAR  
SPORTS & REC  
MINT  
SANA SKIN STUDIO  
WARBY PARKER  
POMPANOS  
INDACO



Fuel up at  
Sunday Motor Co.

Fresh blowout,  
courtesy of IGK

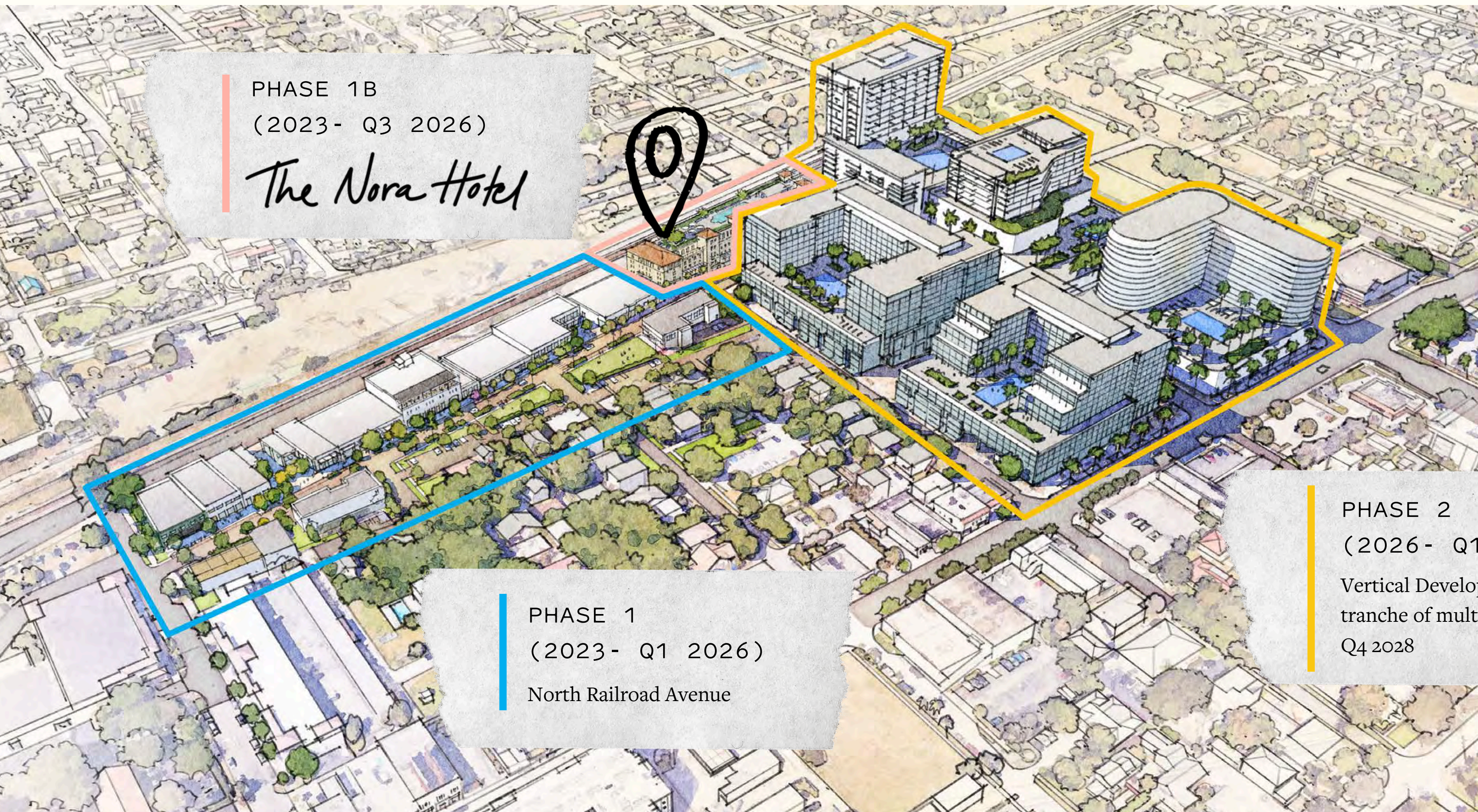


Crave-worthy  
Scoops  
from Van Leeuwen

# VERTICAL DEVELOPMENT



MASTER SITE PLAN, PHASE 1B



PHASE 1B  
(2023 - Q3 2026)

*The Nora Hotel*

PHASE 1  
(2023 - Q1 2026)

North Railroad Avenue

PHASE 2  
(2026 - Q1 2030)

Vertical Development—first  
tranche of multi-family opening by  
Q4 2028

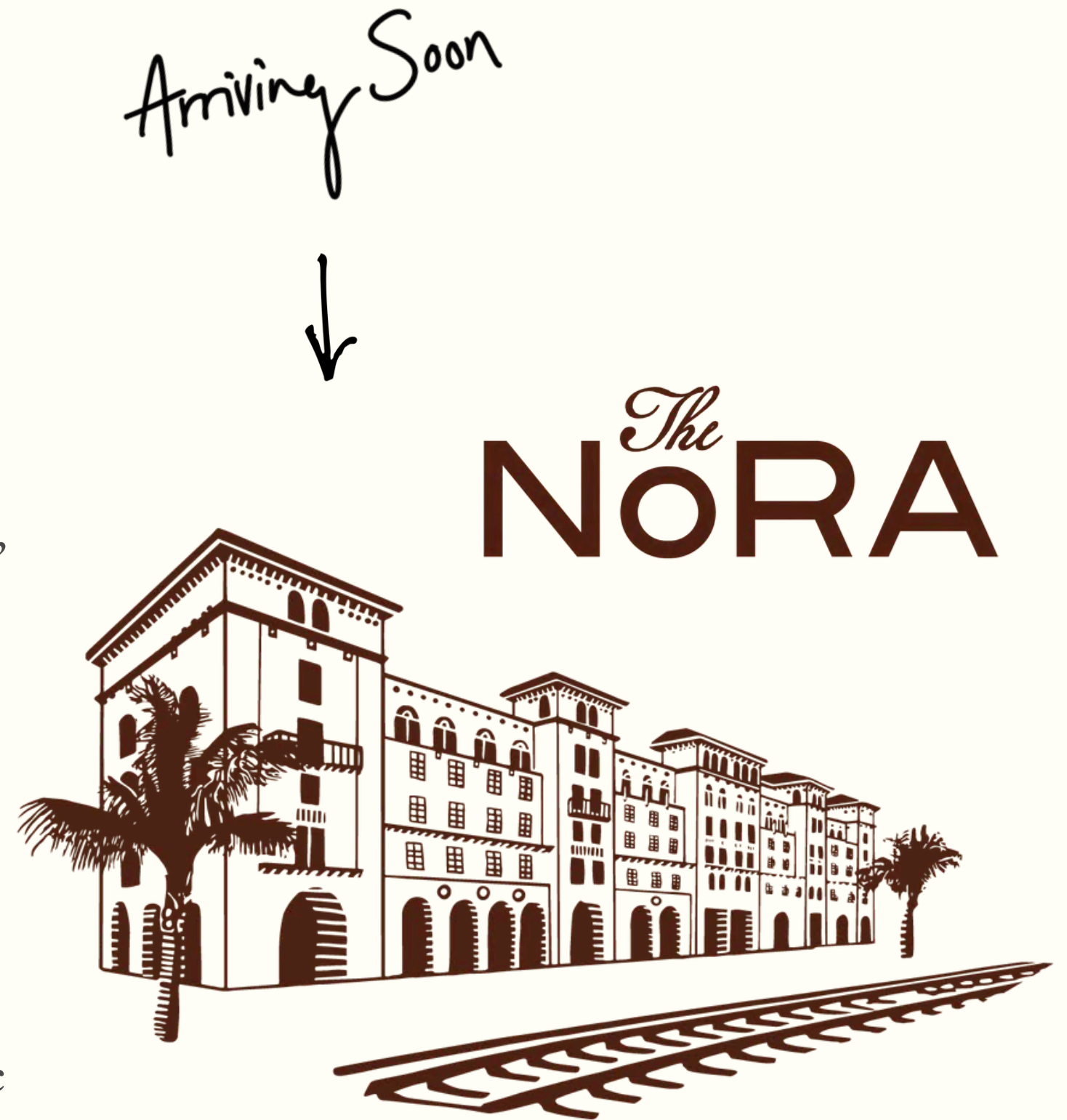
# VERTICAL DEVELOPMENT

## THE NORA HOTEL (PHASE 1B)

BD Hotels is a real estate ownership and development company, most notably behind some of New York City's most iconic hotels, including The Greenwich, The Bowery, The Mercer and The Hotel Chelsea. The Nora, a 201-key, luxury boutique hotel, will be BD's first hotel venture outside of Manhattan with plans to open in October of 2026.

The hotel's signature restaurant, Pastis—a classic Parisian-style brasserie by James Beard Award-winning restaurateur, Stephen Starr (STARR Restaurants), will span over 13,300 square feet of indoor and outdoor dining space on the ground floor. STARR Restaurants will also collaborate on the hotel's rooftop restaurant & lounge and oversee in-room dining services. The rooftop will feature a pool, two bars, and private cabanas providing a relaxed atmosphere for guests.

With interiors by New York-based Gachot Studios and architectural design by Stantec, The Nora Hotel draws inspiration from Mediterranean and Spanish Colonial Revival styles and pays homage to the signature Palm Beach aesthetic of 20th-century architect Addison Mizner.



# The Nora Hotel



# The Nora Hotel



LOBBY BAR & LOUNGE



# The Nora Hotel



LOBBY

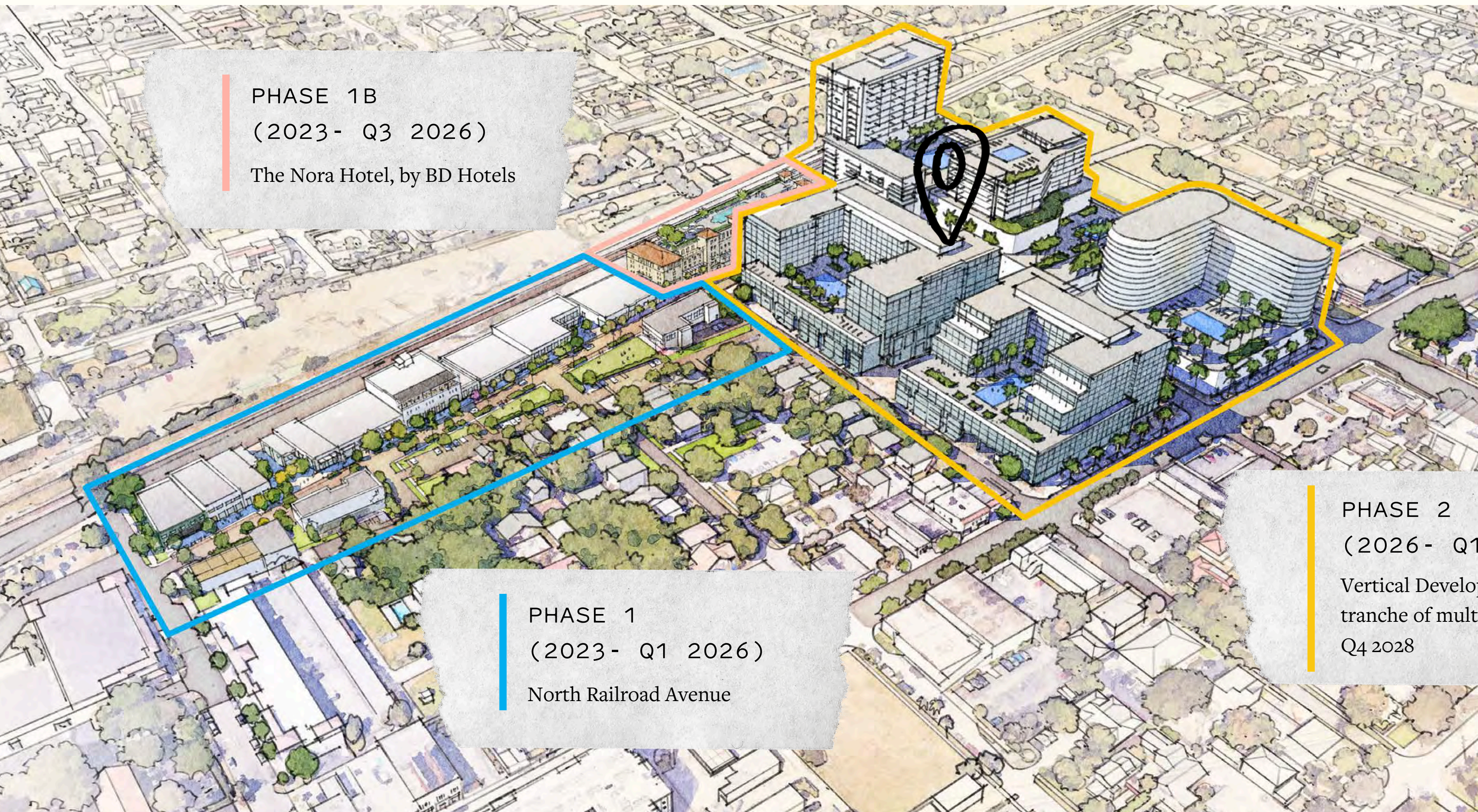


LOGGIA

# VERTICAL DEVELOPMENT



MASTER SITE PLAN, PHASE 2



PHASE 1B  
(2023 - Q3 2026)  
The Nora Hotel, by BD Hotels

PHASE 1  
(2023 - Q1 2026)  
North Railroad Avenue

PHASE 2  
(2026 - Q1 2030)  
Vertical Development—first  
tranche of multi-family opening by  
Q4 2028



# DISTRICT DEVELOPMENT

## VERTICAL DEVELOPMENT (PHASE 2)

### LUXURY RENTAL APARTMENTS

- A 12-story, 350 unit luxury rental building will break ground in early 2026.
- 7 of the planned housing units will be 3-story townhomes with private garages, and 10 units will be lofts.
- The residences will range from 540 to 1,990 sf and will be accompanied by best-in-class amenities including a fifth-floor pool terrace and rooftop offerings such as a fitness wing, two pickleball courts, cold plunge pool, coworking space, summer kitchen/lounge and dog run terrace
- Members will have building amenity access opportunities

### 2027 - 2030

- A for-sale, 12-story condominium building is planned along with 15 and 20-story buildings adding an additional 1.9m sf of residential, office, and ground-floor retail to the 13.2 acre Nora development.

Residential



CORNER OF 10<sup>TH</sup> ST AND NORTH RAILROAD AVENUE

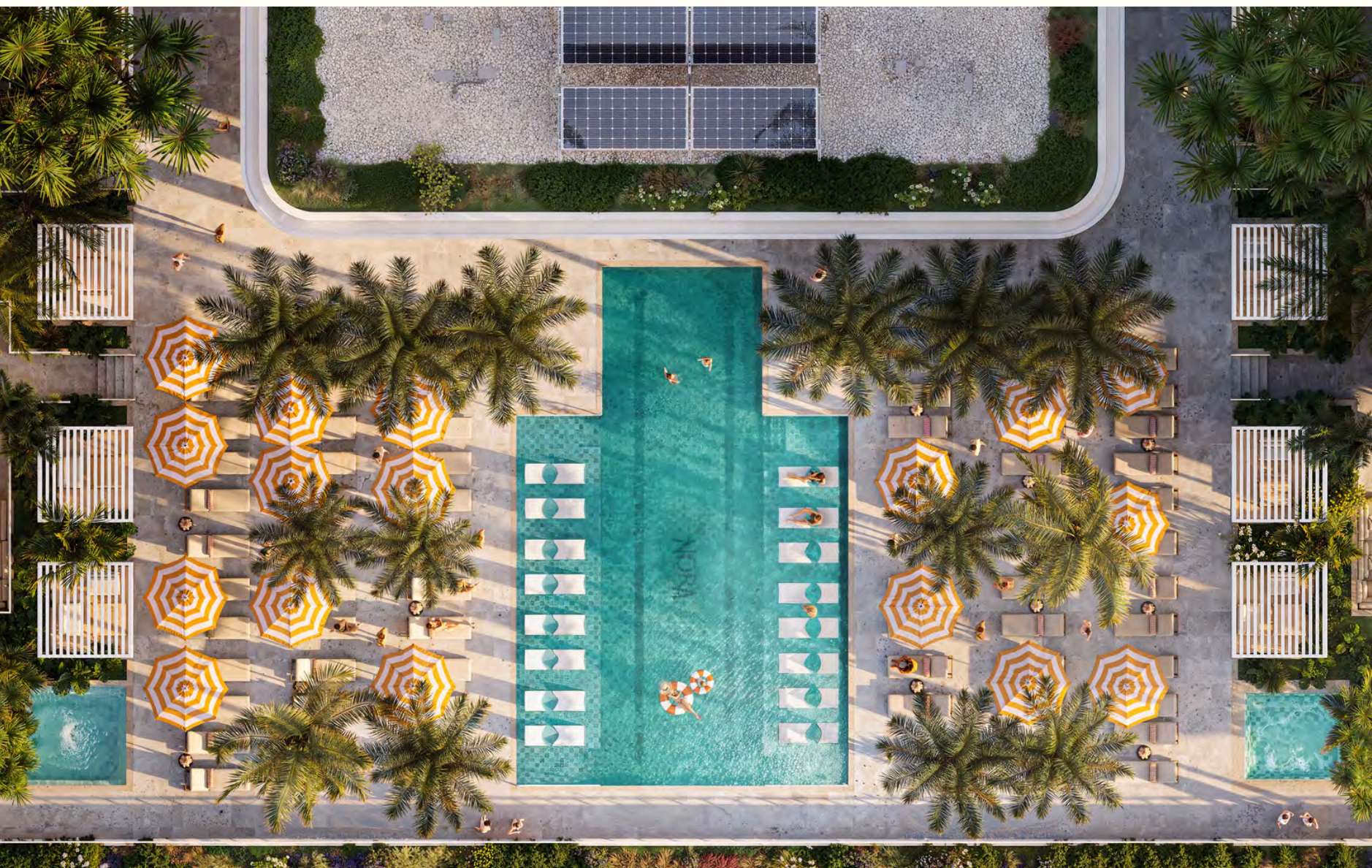


## AMENITIES

Tenants will have the opportunity to join the building's Member's Club, granting use of the gym, group fitness, sauna & steam rooms, and the pool terrace, plus inclusion in all organized events and programs.



# AMENITIES



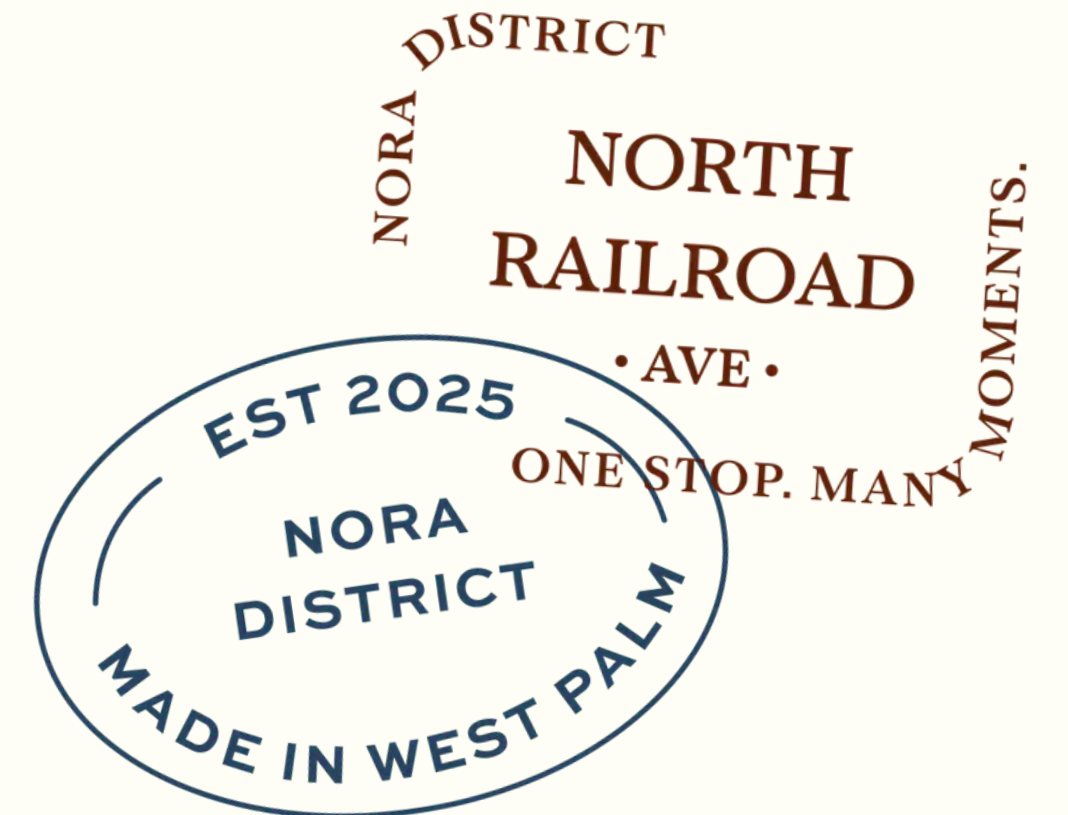
# AMENITIES



# NORA

DISTRICT

## OFFICE TENANT PARKING GUIDE

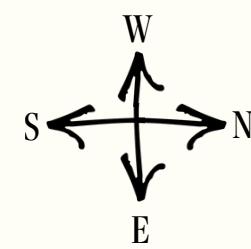


# OFFICE EMPLOYEE PARKING MAP

 46 SPACES

 86 SPACES

 162 SPACES



 VALET

 EMPLOYEE SELF-PARKING

 CUSTOMER PREMIUM PARKING

# LEASED RENTABLE SPACE

BUSINESSES ARE GENERALLY ALLOWED 2 PARKING SPACES PER EVERY 1,000 SQUARE FEET OF LEASED SPACE.



## EMPLOYEE SELF-PARKING

- Businesses in the Nora District have access to self-parking options of approximately 300 on-site spaces in close proximity to office suites.

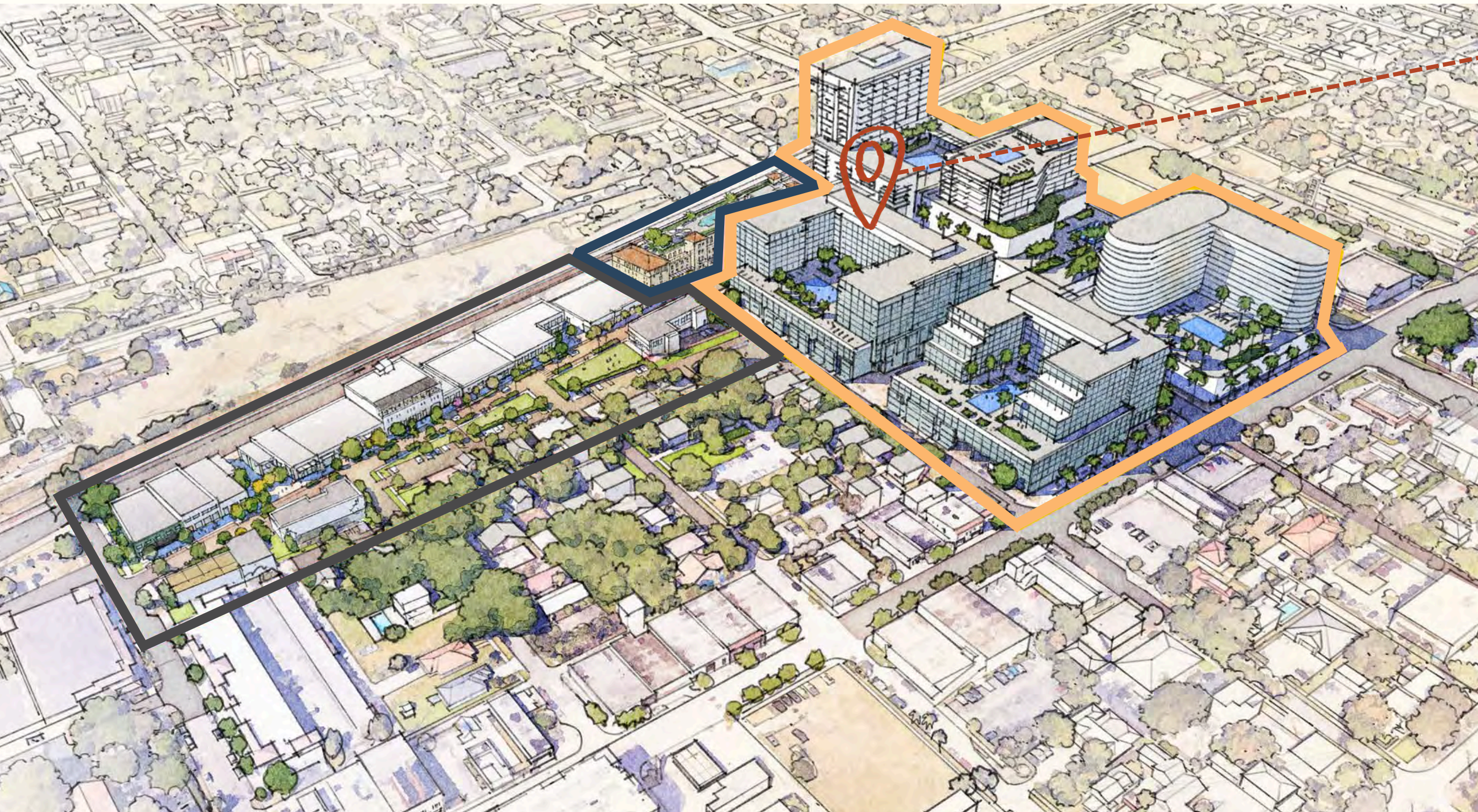


## VALET

- Businesses in Nora have access to a full-service valet offering for employees, with valet stands in close proximity to office suites.
- Full-service valet is currently offered at \$200 per month, per employee.
- The District utilizes text-ahead software allowing employees to request their vehicle from valet 15 minutes in advance of their expected departure.

# FUTURE OFFICE EMPLOYEE PARKING

AS THE NORA DISTRICT CONTINUES INTO ITS NEXT PHASES OF CONSTRUCTION, STRUCTURED GARAGE PARKING WILL BE ADDED TO RESIDENTIAL & MIXED-USE BUILDINGS.



The first building in the next phase of development is expected to be complete by Q1 2028, offering an additional 150 spaces available for office use. Additional parking will continue to be added as each new building becomes complete.



NORTH RAILROAD AVENUE OVERHEAD VIEW



NORTH RAILROAD AVENUE STREETVIEW LOOKING NORTH



NORTH RAILROAD AVENUE



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**NORA**  
WEST PALM