



RIW

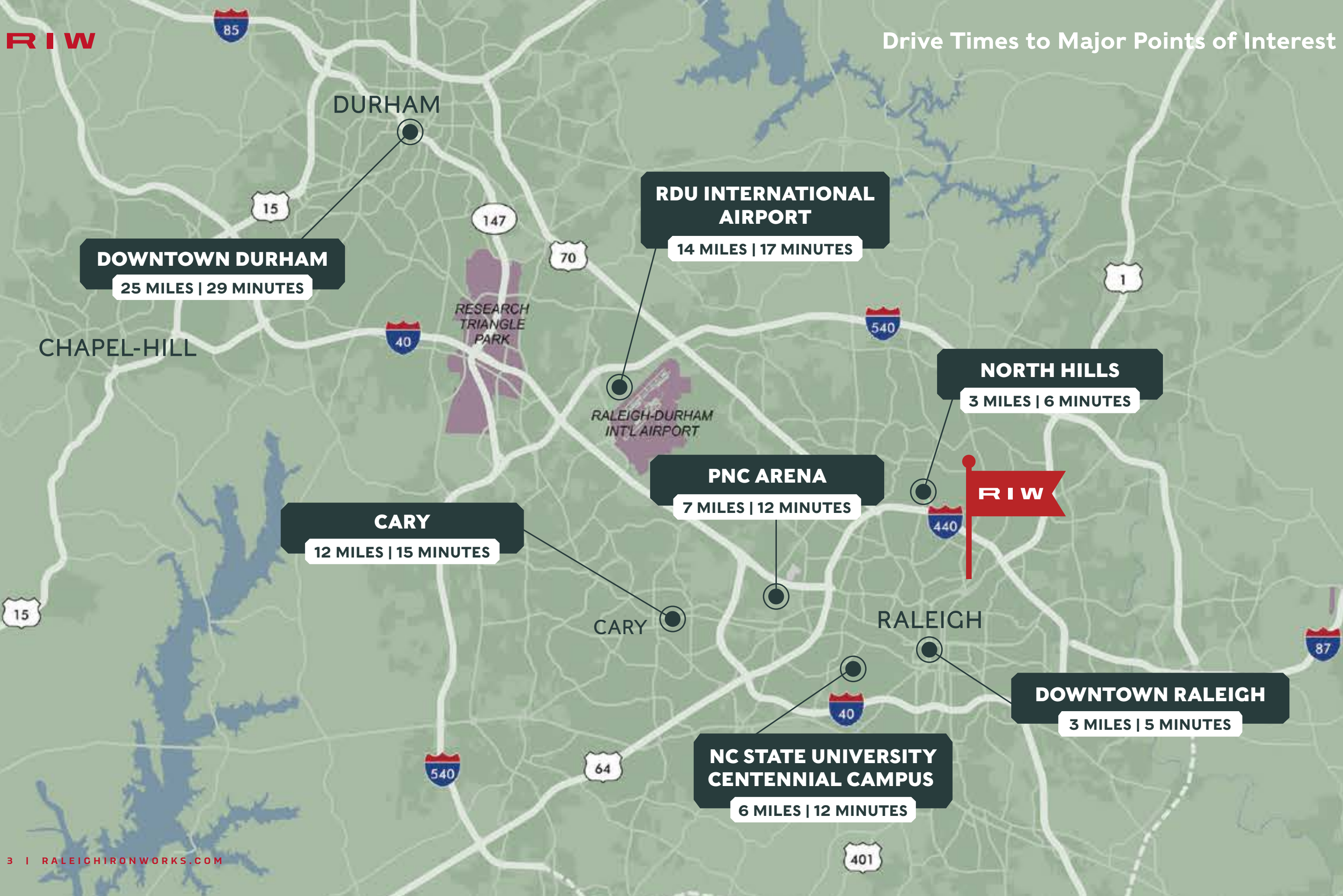
# RALEIGH IRON WORKS

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.



**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

**Wegman's**

**The Tradition at Meadow Park**

**Courtland Midtown East**

**infinity Six Forks**

**Chick-Fil-A**  
 Restaurant

**The Ritz Music Venue**

Crabtree Creek Trailhead

5 MINUTE DRIVE TIME

**Retail**  
**Residential**  
**Neighborhoods**

**7-10 Minutes**  
 Bloomsbury Bistro  
 NOFO  
 Hayes Baron Cafe  
 Lilly's Pizza

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

**FORGE**  
 AT RALEIGH IRON WORKS  
**RIW**

**7-10 Minutes**  
 Crafty Beer, Wine & Spirits  
 Lola's Beach Bar  
 Lonerider

**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

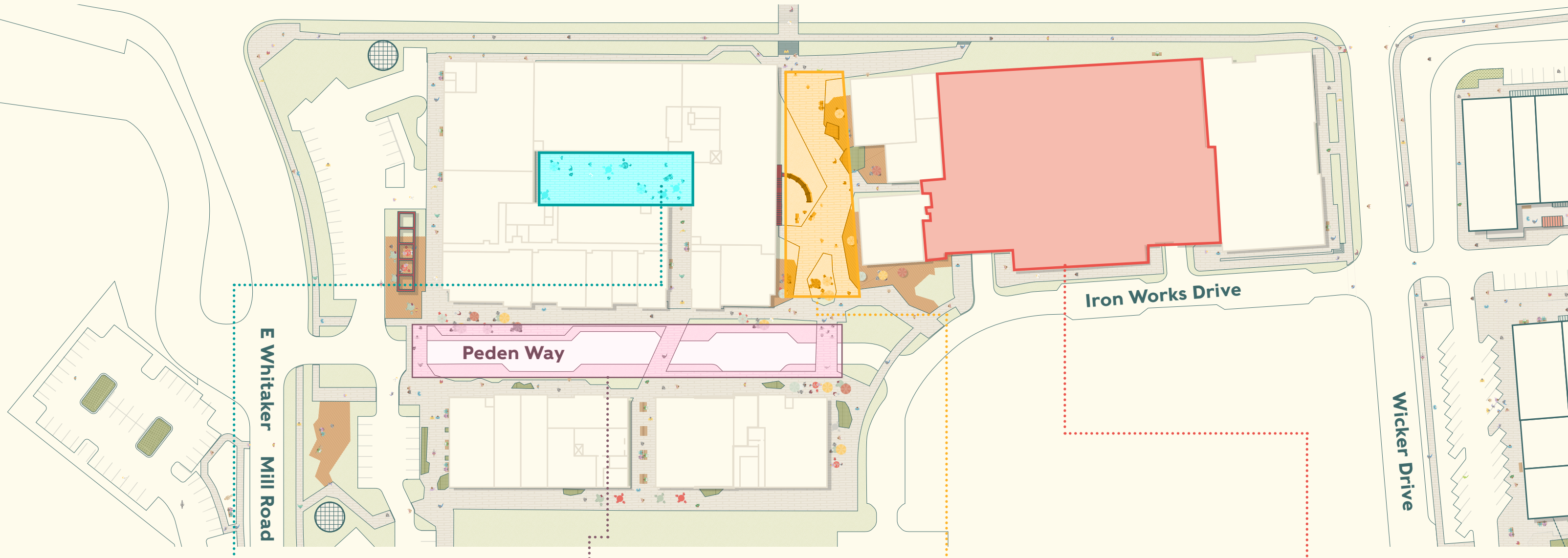
**Raleigh Iron Works: Today**



**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



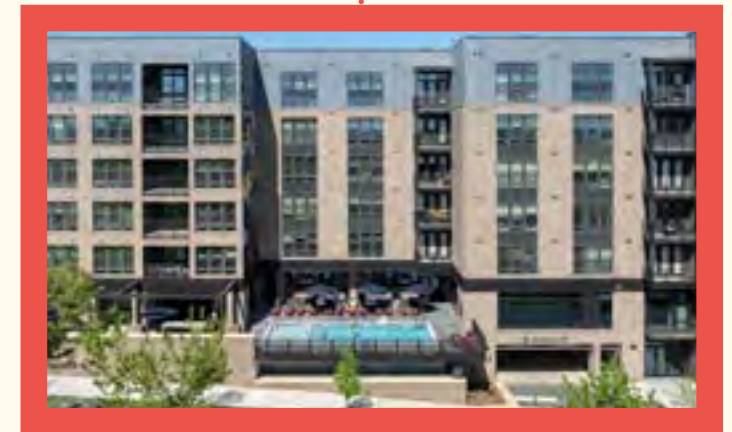
**Peden Way Promenade**

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



**FORCE APARTMENTS**

**SALVAGE YARD**

**DOUBLE GABLE**

**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

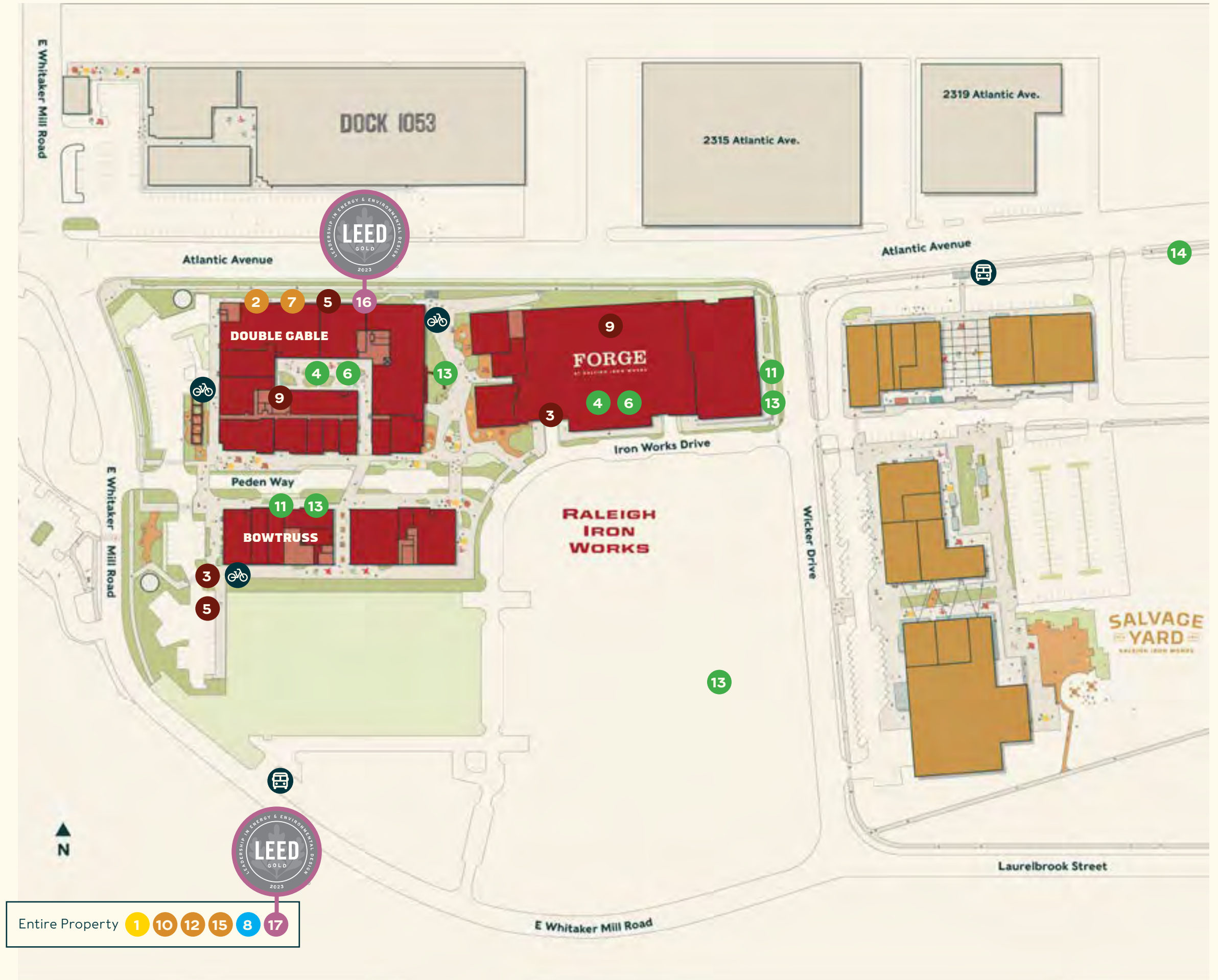
**Water Efficiency**

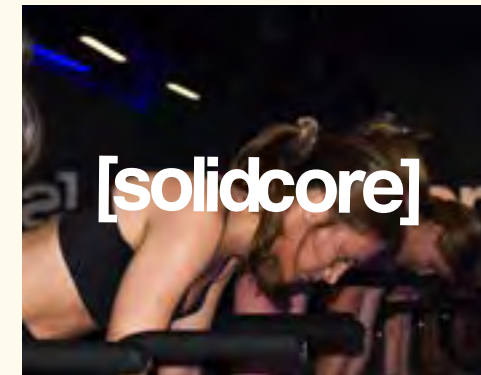
- 8 Water Efficient Showers & Toilets

**Certifications**

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

- 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. ”

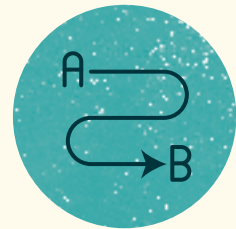
– Sarah Moody, Triangle Pop-Up



**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**



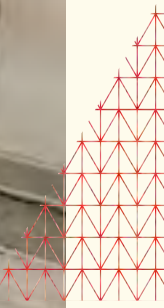
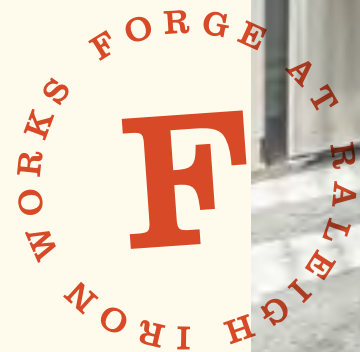
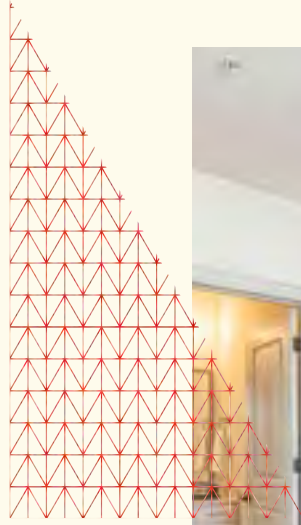
## Looking for a stylish and convenient stay in Raleigh?

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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