



RIW

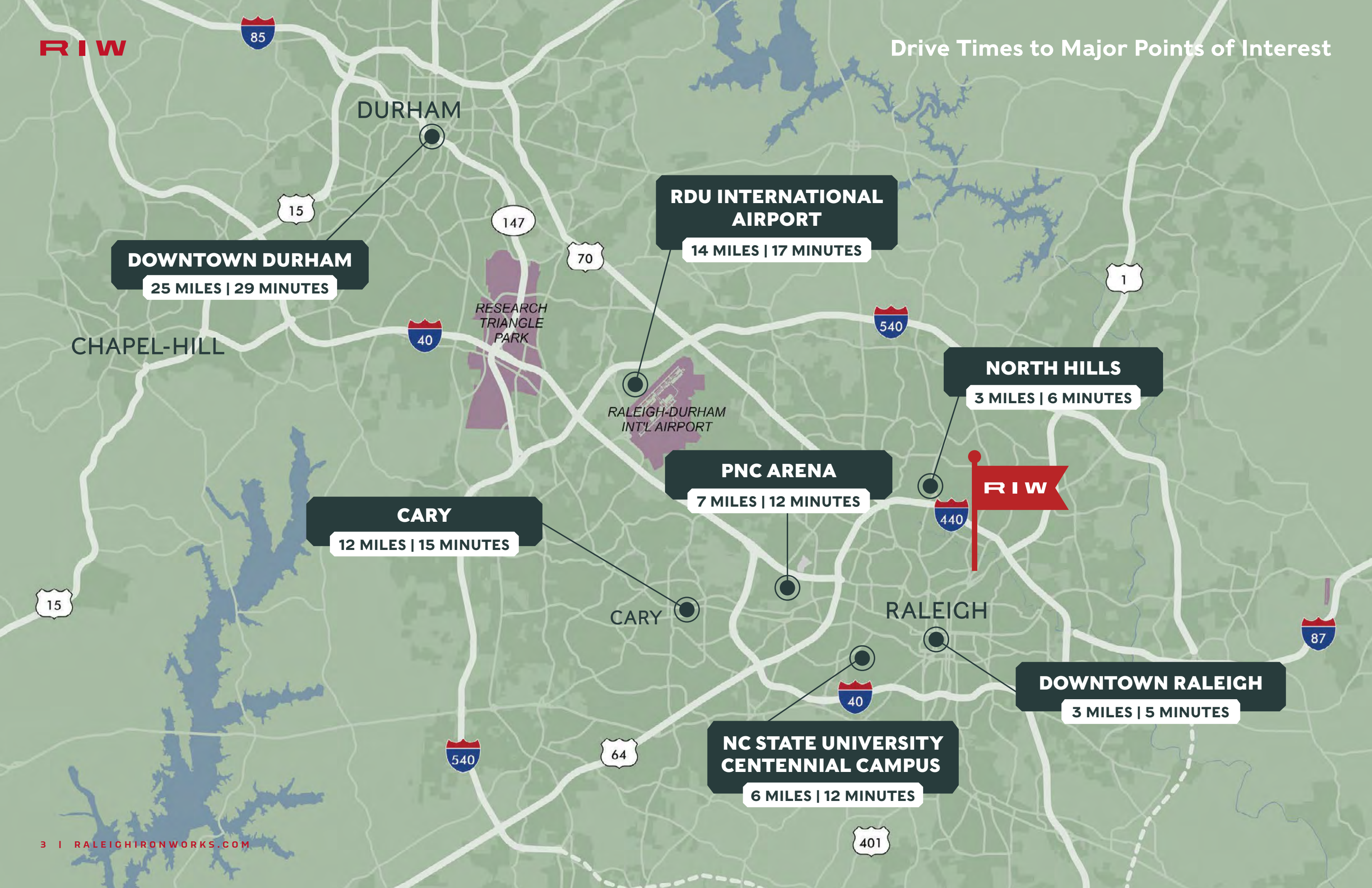
RALEIGH
IRON
WORKS

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.



Jones Grant
Apartments

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

Trader Joe's

Wegman's

**Holly Park
Shopping Center**
Ulta
DSW Warehouse
Trek Bicycle Store
Ross

The Tradition
at Meadow Park

Manor at Six
Forks Apartments

Courtland
Midtown East

Chick-Fil-A
Restaurant

The Ritz
Music Venue

SALVAGE
YARD
ESTD 2010
AT RALEIGH IRON WORKS

FORGE
AT RALEIGH IRON WORKS
RIW

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

DOCK 1053
East End Market
East Eest Bistro
East Bower Cidery

Mordecai Beverage Co.
Gateway Plaza
Union Special
Mordecai Beverage
Fine Folk

7-10 Minutes
Brooksdale
Bodega
The Optimist
Raleigh

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

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

5 Minutes
VILLAGE DISTRICT
7-10 Minutes
Stanbury
Pizza Box
Standard
The Station
Crawford and Son
Jolie
(ish) delicatessen

7-10 Minutes
**DOWNTOWN
RALEIGH**

Retail
Residential
Neighborhoods

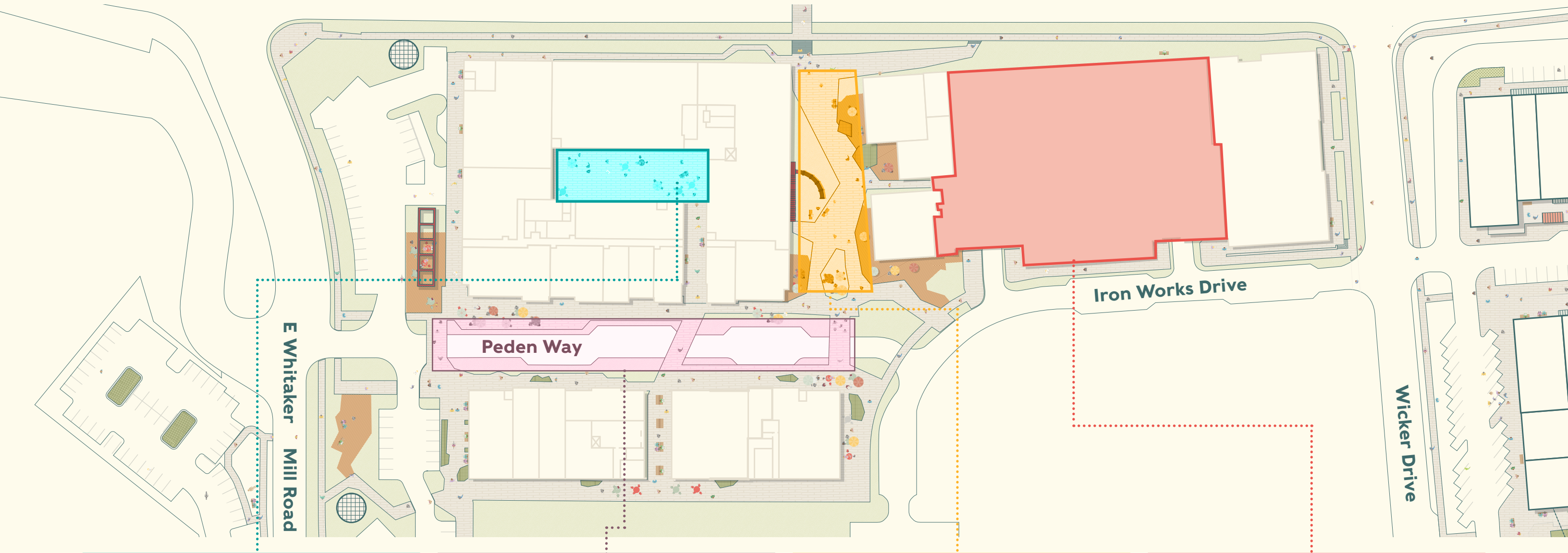
Raleigh Iron Works: Today



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



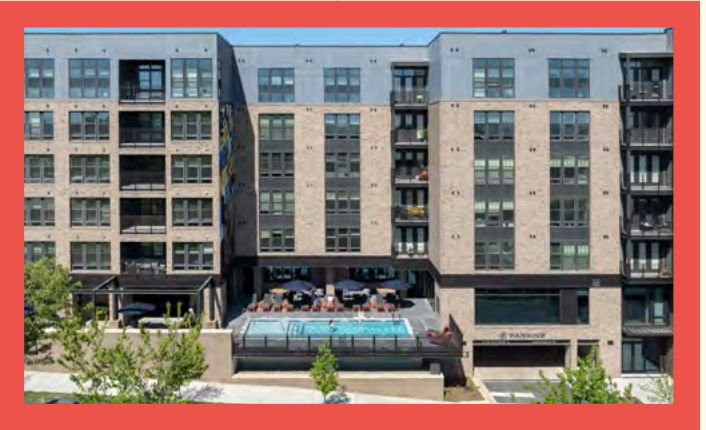
Peden Way Promenade

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



DOCK 1053

DOUBLE GABLE

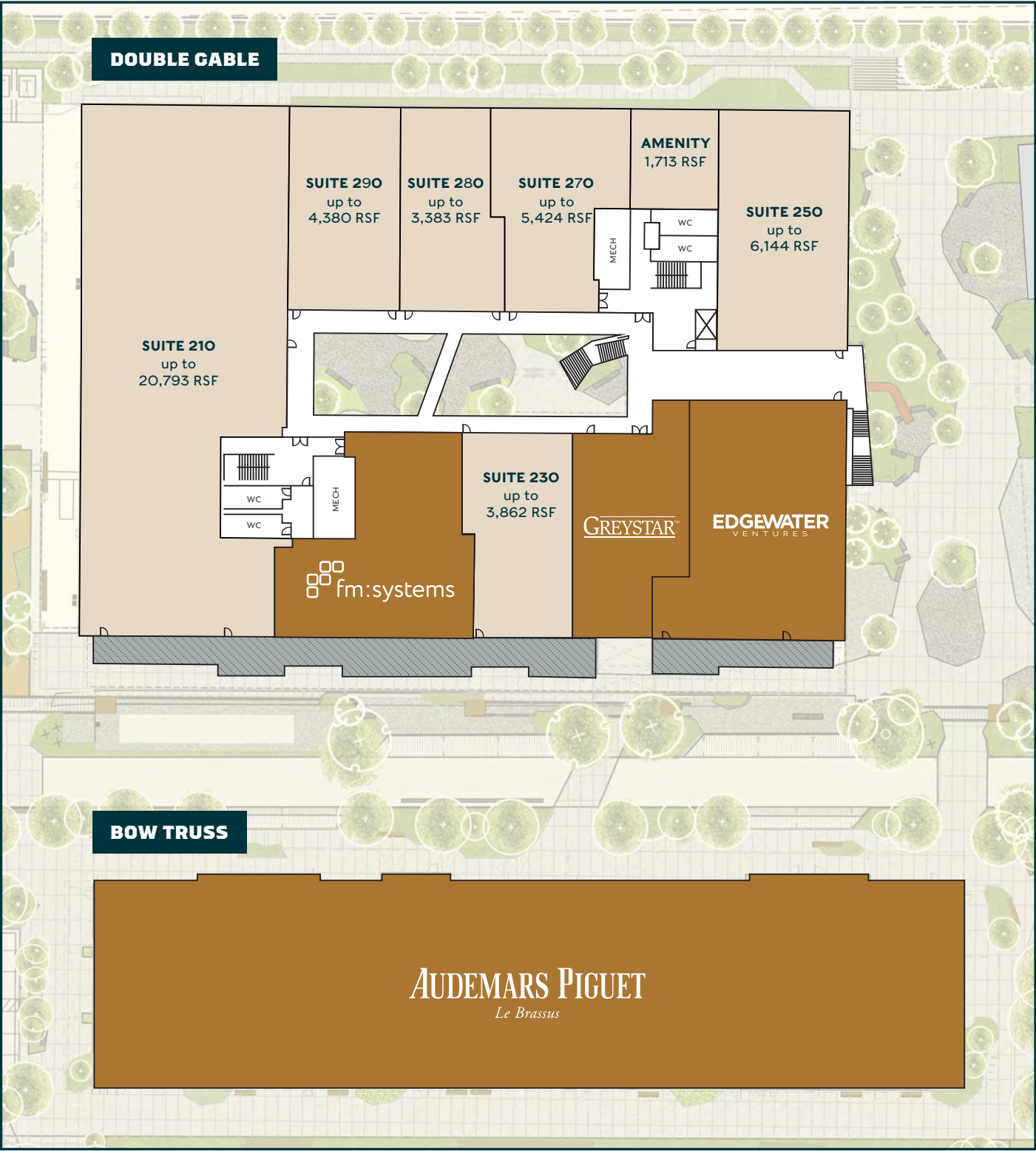
FORCE APARTMENTS

SALVAGE YARD

BOW TRUSS

RIW

BAC





Office Space (Leased) Office Space (Available)





Retail Space (Leased) Retail Space (Available)

RIW



Sustainability Map

-  **Energy**
-  LED Street Lighting



-  **Materials & Resources**
-  Certified Green Building
 -  Original Steel Joists & Roof
 -  Construction Waste Diversion
 -  Recycling Program
 -  Green Cleaning

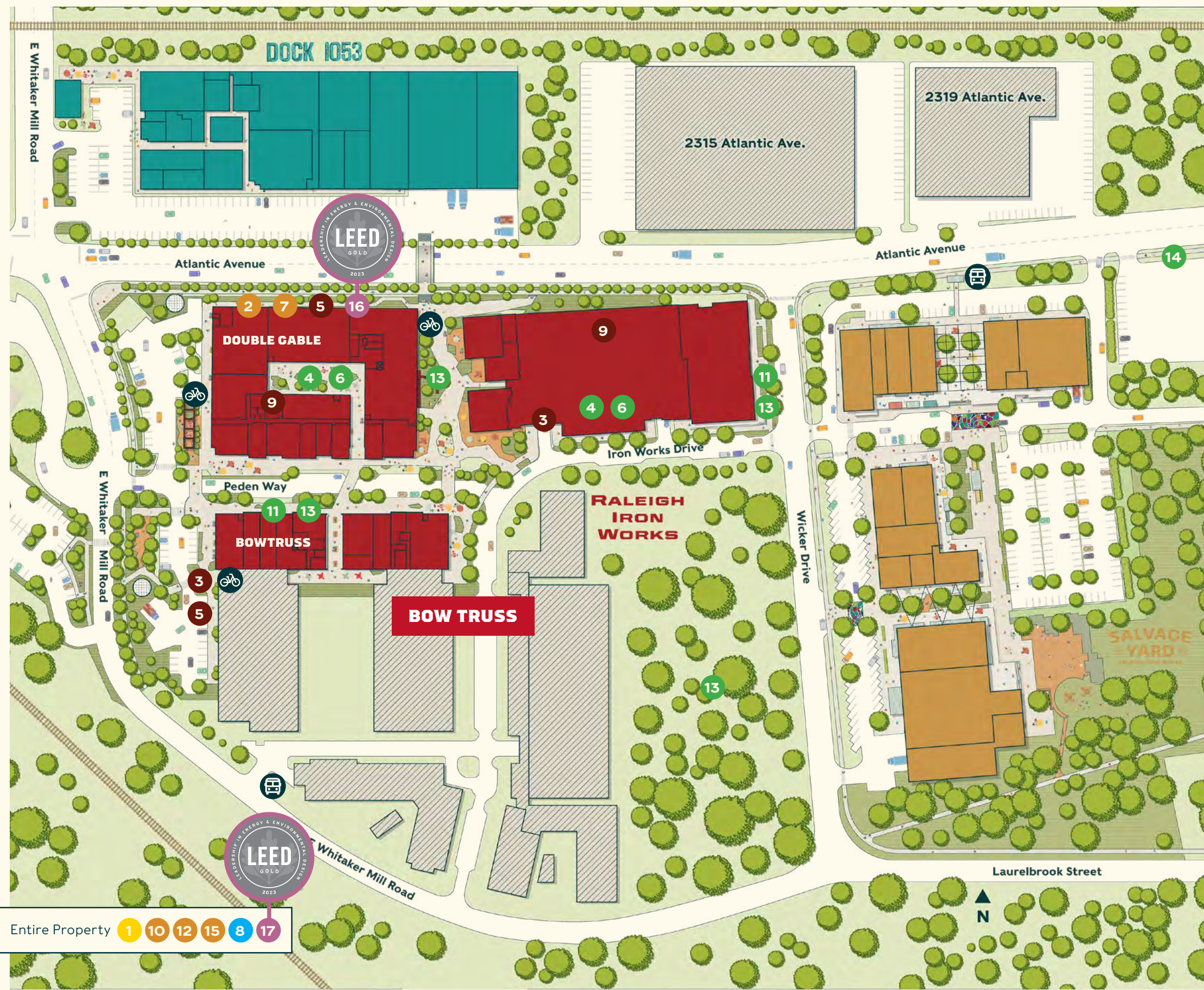
-  **Alternative Transportation**
-  Preferred Parking for Ride-Share
 -  Flexible Work Arrangements
 -  Bike Facilities

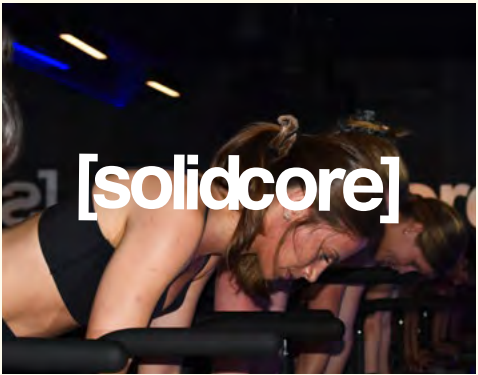
-  **Site & Landscape**
-  Native, Adaptive, or Drought-Tolerant Plants
 -  No-Mow Grass
 -  Drip Irrigation with Smart Controls
 -  Carbon Sequestration Through Planting
 -  Future Greenway Access

-  **Water Efficiency**
-  Water Efficient Showers & Toilets

-  **Certifications**
-  LEED CS Gold Certified
 -  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.”

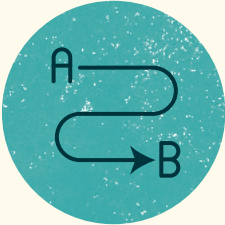
– Sarah Moody, Triangle Pop-Up



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

Explore booking options at forgeatriw.com/book-a-stay/



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



WENDY NABORS

WNabors@grubbventures.com

MORGAN BOWIE

MBowie@GrubbVentures.com



DANA GRIFFIN

Dana.Griffin@jamestownlp.com

CBRE

BRAD CORSMEIER

Brad.Corsmeier@CBRE.com

BRIAN CARR

Brian.Carr@CBRE.com

RALEIGHIRONWORKS.COM

@RALEIGHIRONWORKS

SCAN FOR
PROPERTY VIDEO

