



north hills
innovation
district

RALEIGH ON THE RISE



The City of Oaks is thriving. Ranked the 3rd hottest job market in the United States by the Wall Street Journal, North Carolina's capital city is a hotbed for technology, entrepreneurship, and culture. The influx of creatives and up-and-comers in their respective fields numbers over 30,000 new residents moving to Raleigh in the last year. For businesses, students, residents and visitors alike—Raleigh is a great place to be.

Raleigh draws folks who like to work hard and play hard. It's home to craft breweries, James Beard-award winning chefs, and five major museums covering art, natural sciences and history. Sports fans can take their pick of hockey, baseball, soccer, basketball, football, and the list goes on. Plus, with over 180 miles of greenways and 9,000 acres of parks, Raleigh is full of opportunities to explore the great outdoors.

This generation in the workforce has their eyes wide open. They know innovation and new ideas don't have to occur in a traditional work environment, and they don't expect to create in one. Big ideas happen everywhere—on a walk, in a chance meeting with a friend at a concert, in a shared workspace. The catalyst for a breakthrough could happen over a beer, or while taking in public art.

What comes next? Unique and dynamic spaces that foster interaction to appeal to the industries and innovators that are drawn here.

#1

Top State for Business
(CNBC 2022)

#2

Best Place to Live in U.S.
(U.S News & World Report 2021)

#2

Tech Talent Leaders
(Business Facilities Magazine 2022)

#3

Most Resilient Tech Hubs in America
(LinkedIn 2021)

#4

Top Life Sciences Market in U.S.
(JLL 2021 & Newmark 2021)



THE NEXUS OF WHAT'S NEXT

WELCOME

North Hills Innovation District (NHID) – where technology, life sciences, and entrepreneurship collide with natural open spaces to reinvent how Midtown Raleigh residents work, play, and create.

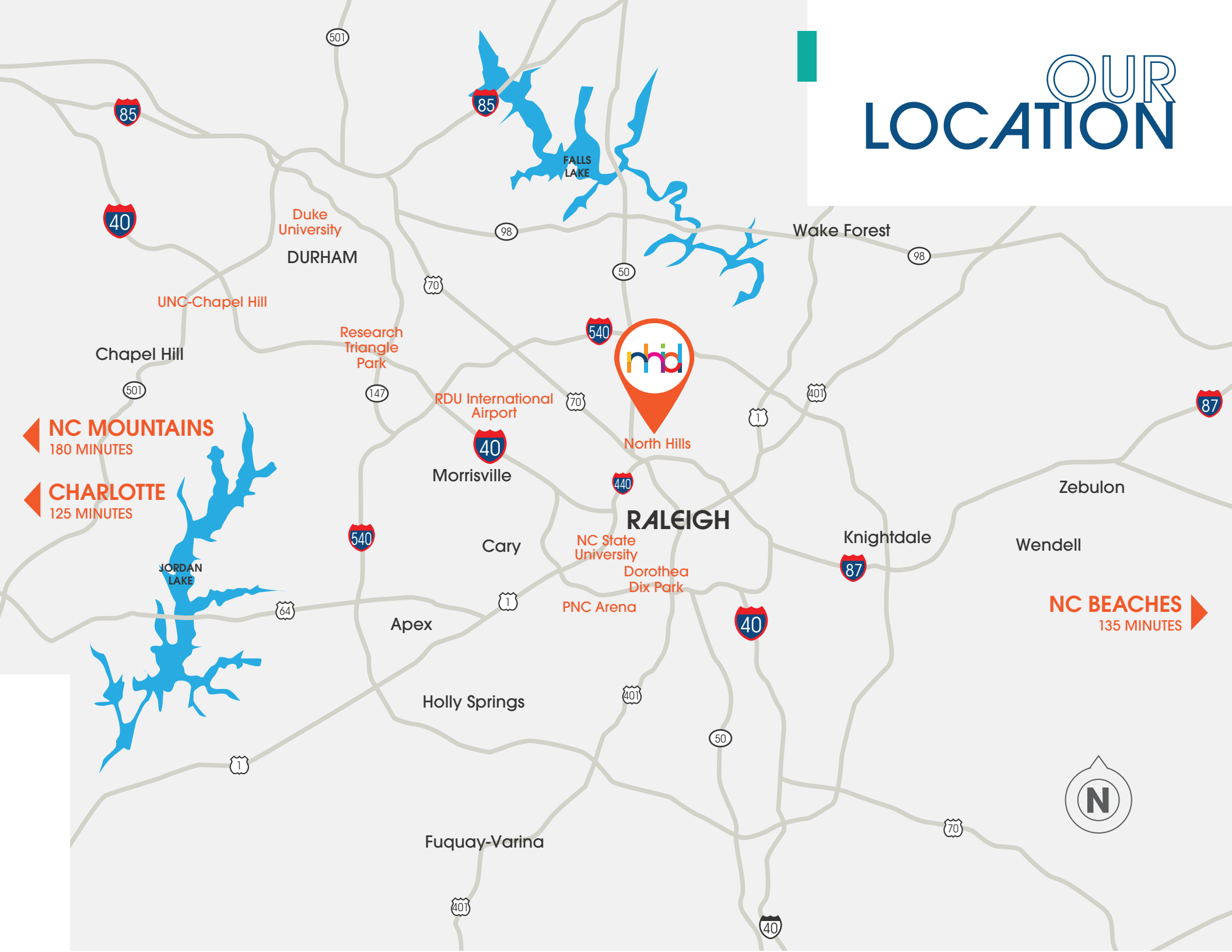
Ideally located just off I-440, and minutes from downtown Raleigh, RDU Airport, and the Research Triangle Park, a new district is on the rise. NHID reinvents the modern workspace and encourages local businesses to experiment, grow, and succeed.

On the horizon for the 33-acre District are Trophy Class office towers, 1,000 apartments and 60,000 SF of active ground level retail space featuring a diverse tenant group of entrepreneurs, start-ups, and local businesses such as Dose Yoga + Smoothie Bar, Standard Beer + Food, hellbent., Green Rabbit Plants, HomeTurf, Amelia's Flowers, Ky's Kandles and The BalloonZ Shop + Teal Houz.



NHID RALEIGH'S HOME FOR INNOVATION & CONNECTION

OUR LOCATION





OUR VISION

The North Hills Innovation District will bring together innovation in technology, life sciences and entrepreneurship with meaningfully scaled public open space.

The District will offer an unprecedented amount of open natural area (including outdoor working spaces), and bustling, walkable ground level with experiential retail and makers spaces. NHID will facilitate interaction and collaboration with a wide range of office users, entrepreneurs, retail tenants, creatives and makers through the urbanization of the traditional Innovation District.

NORTH HILLS BY THE NUMBERS

LASSITER DISTRICT

MAIN DISTRICT

PARK DISTRICT

NHID

2.0M

SF OFFICE

1.2M

SF RETAIL

3,000+

APARTMENTS

500+

HOTEL ROOMS

130

ACRES

VINE

CHANNEL HOUSE

STANDARD BEER + FOOD

FUTURE: ST. ALBANS LOFTS

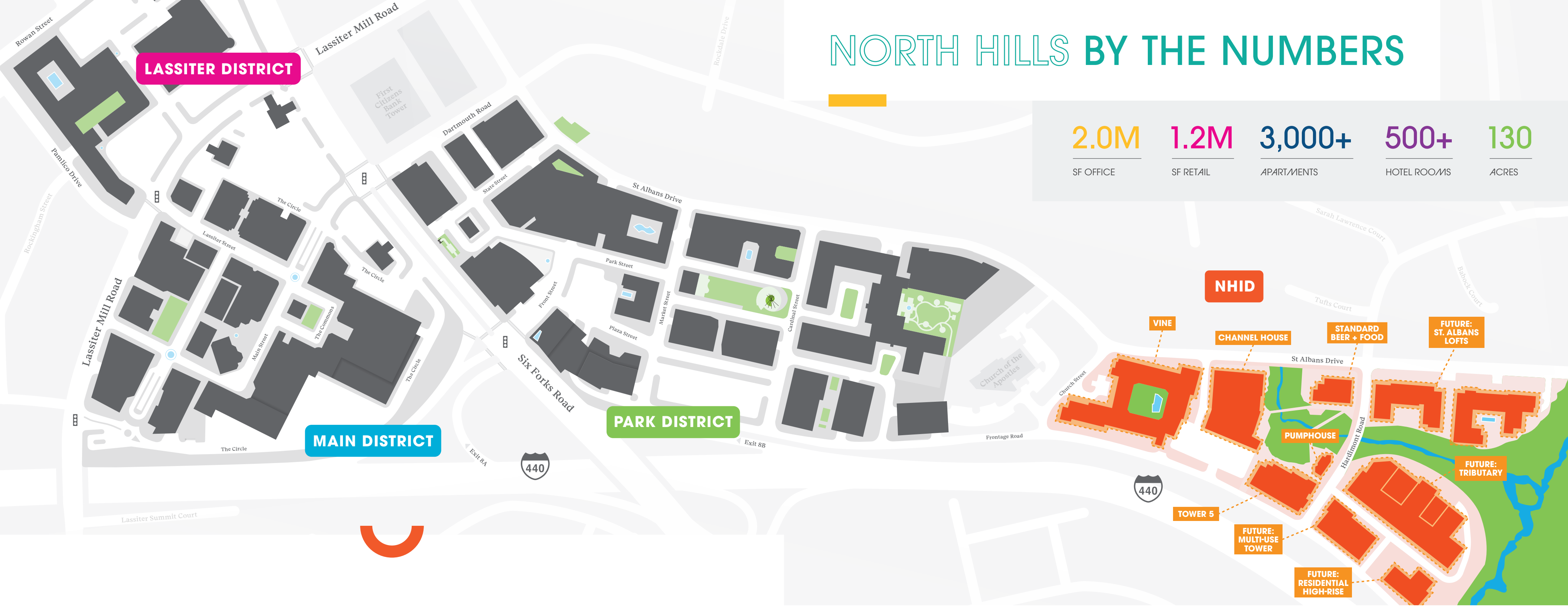
PUMPHOUSE

FUTURE: TRIBUTARY

TOWER 5

FUTURE: MULTI-USE TOWER

FUTURE: RESIDENTIAL HIGH-RISE





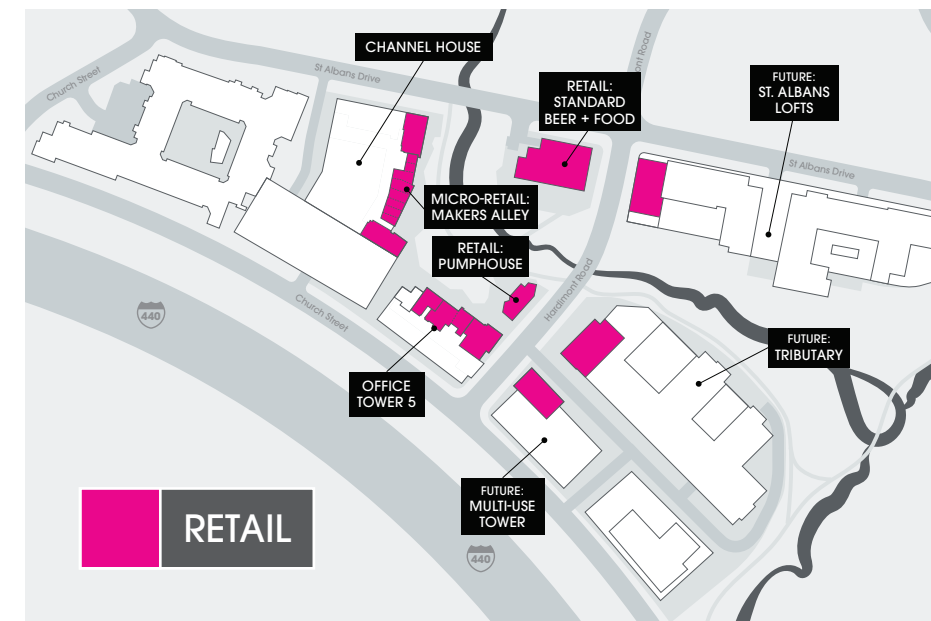
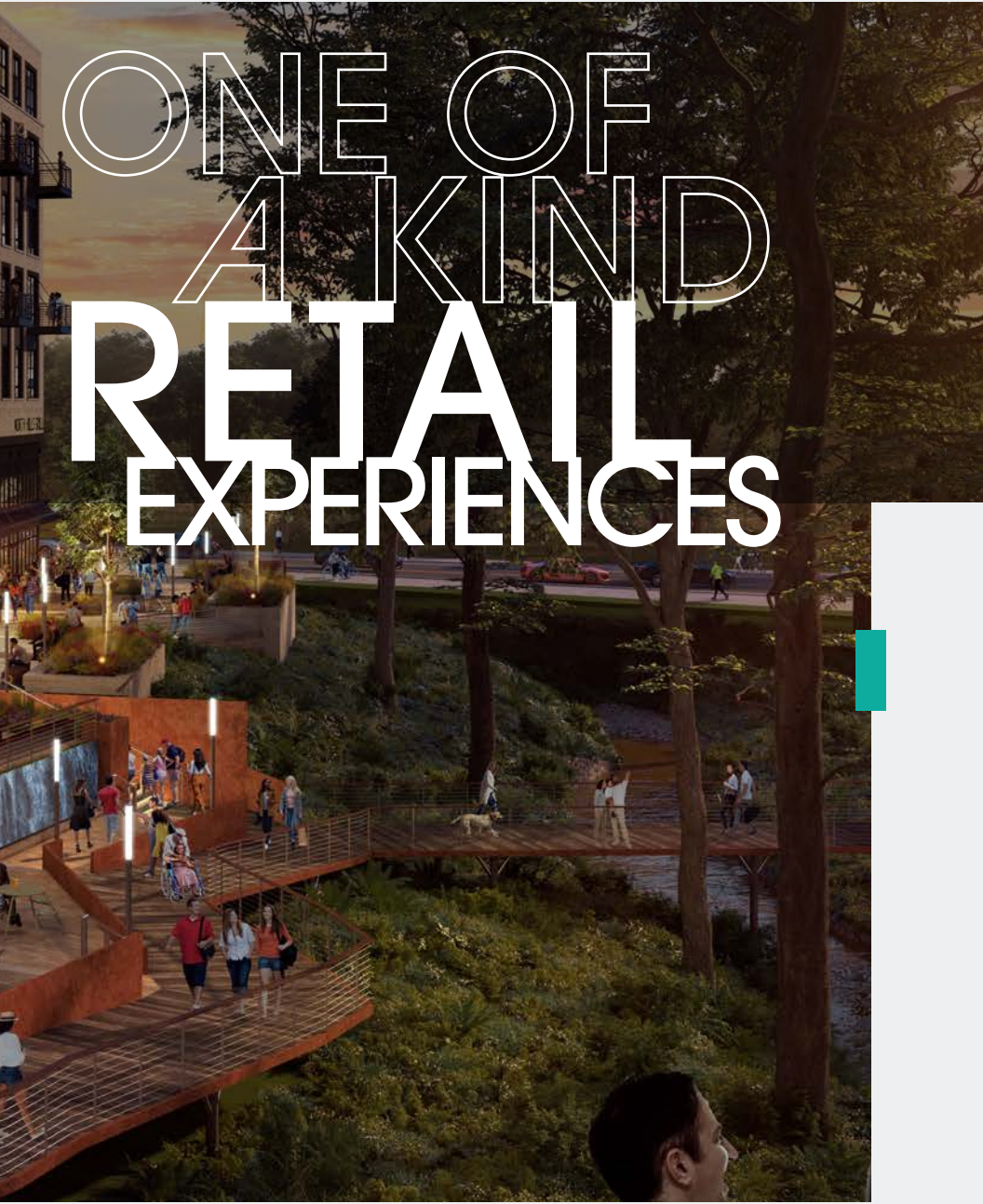
INNOVATION AT WORK

TOWER 5

Centrally located and strategically positioned 17 stories high adjacent to Raleigh's I-440 with immediate access to both active urban and natural spaces, Tower 5 is the most unique and experiential North Hills office project to date. Its bold design philosophy transcends the notion of an "office" and embraces lifestyle values like community, convenience, individuality and the freedom to work how you want to work.

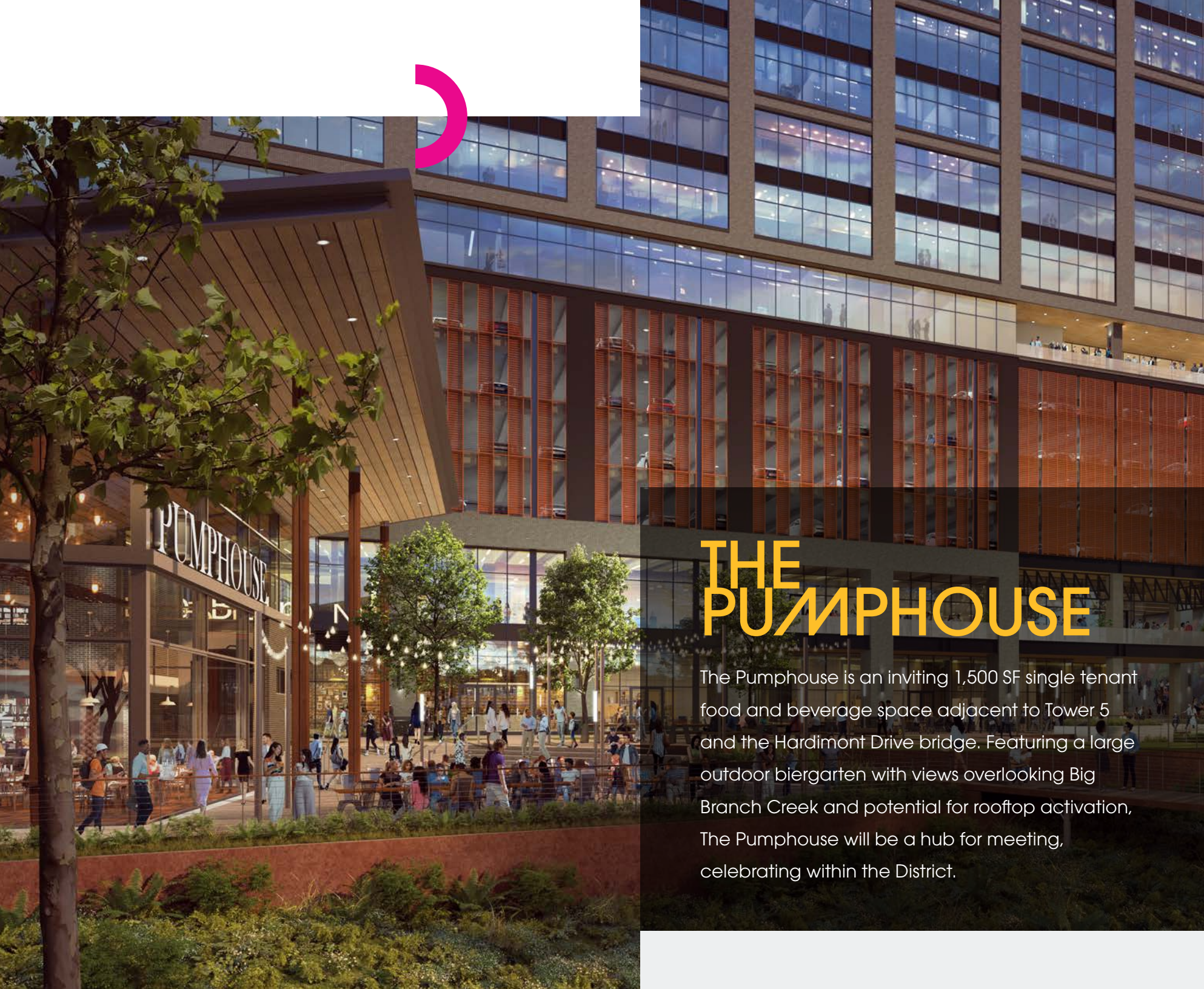
Built to meet the needs of forward-thinking organizations, Tower 5 includes 355,000 SF of rentable office space, thoughtfully amenitized common areas, integrated parking and 60,000 SF of ground level activations. Connection points to the outdoors abound at Tower 5, creating completely new workplace experiences that provide opportunities for social interactions, professional collaboration or just moments to recharge in the fresh air.





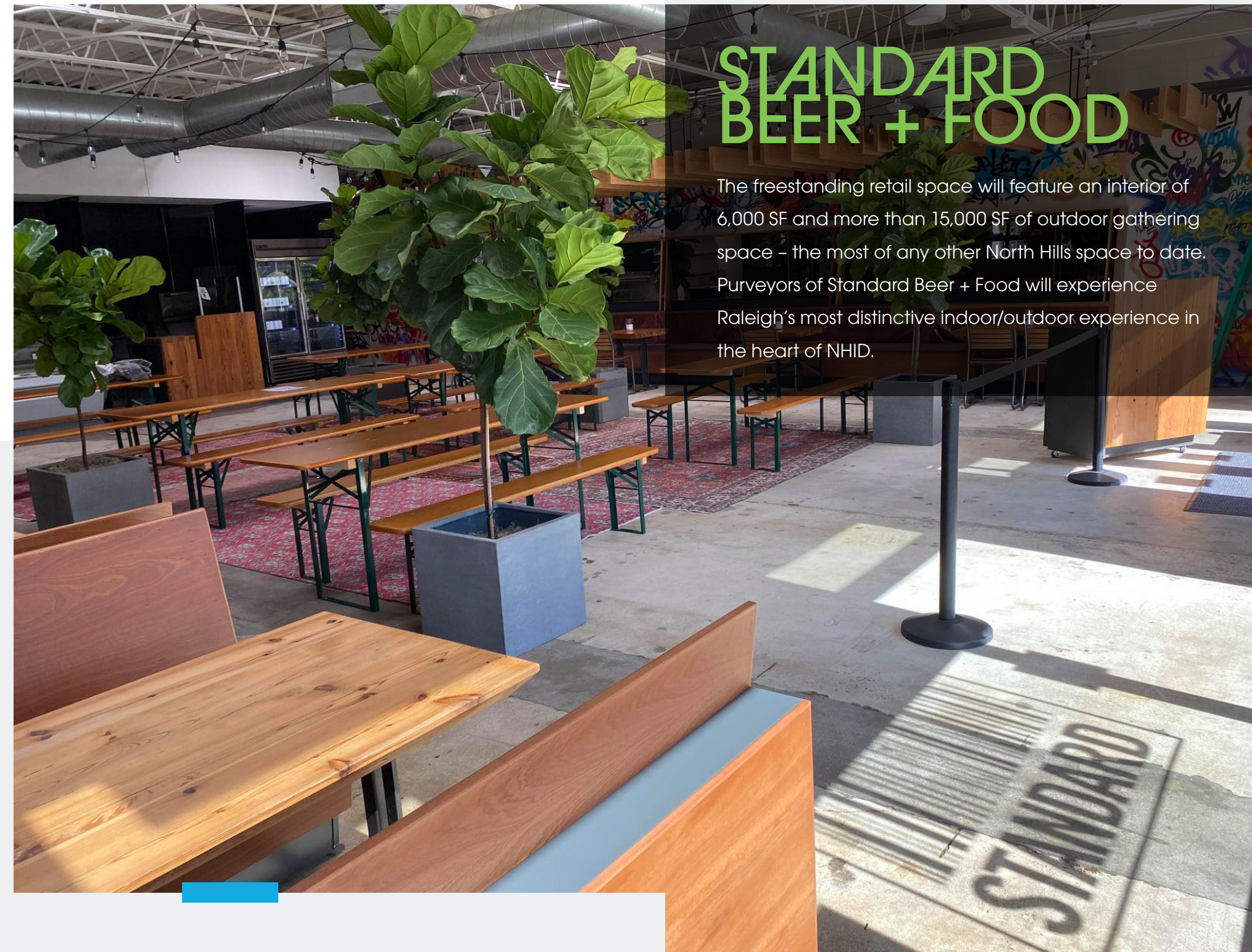
EXPERIENTIAL RETAIL

The Innovative design of retail spaces throughout NHID will reflect a departure from traditional configurations. Brewers, artisans, chefs, and other vendors will choose from a myriad of sizes and styles of ground level spaces, from micro-retail to free-standing buildings to spaces within buildings. Retail at NHID will reflect a hyper-local focus and a curated, diverse set of food+beverage purveyors with additional spaces created for Makers dedicated to craft.



THE PUMPHOUSE

The Pumphouse is an inviting 1,500 SF single tenant food and beverage space adjacent to Tower 5 and the Hardimont Drive bridge. Featuring a large outdoor biergarten with views overlooking Big Branch Creek and potential for rooftop activation, The Pumphouse will be a hub for meeting, celebrating within the District.



STANDARD BEER + FOOD

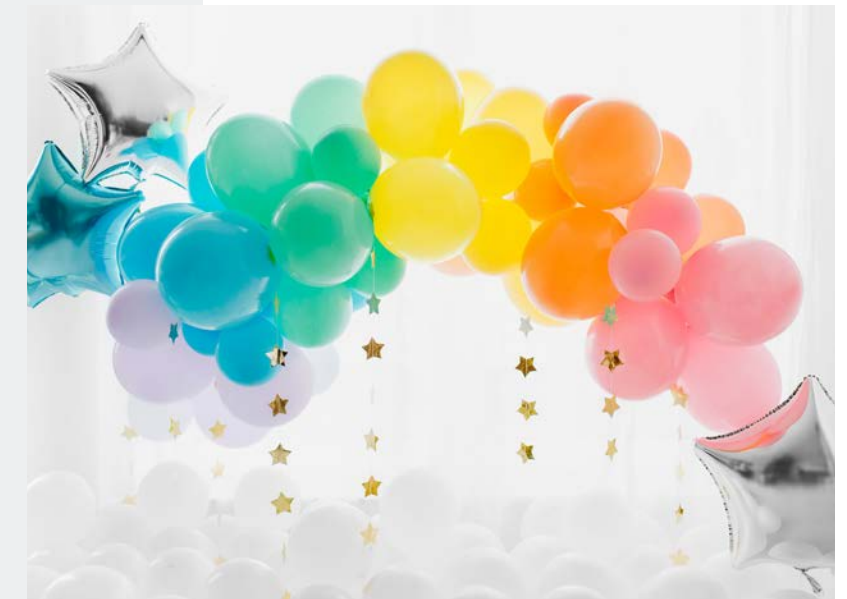
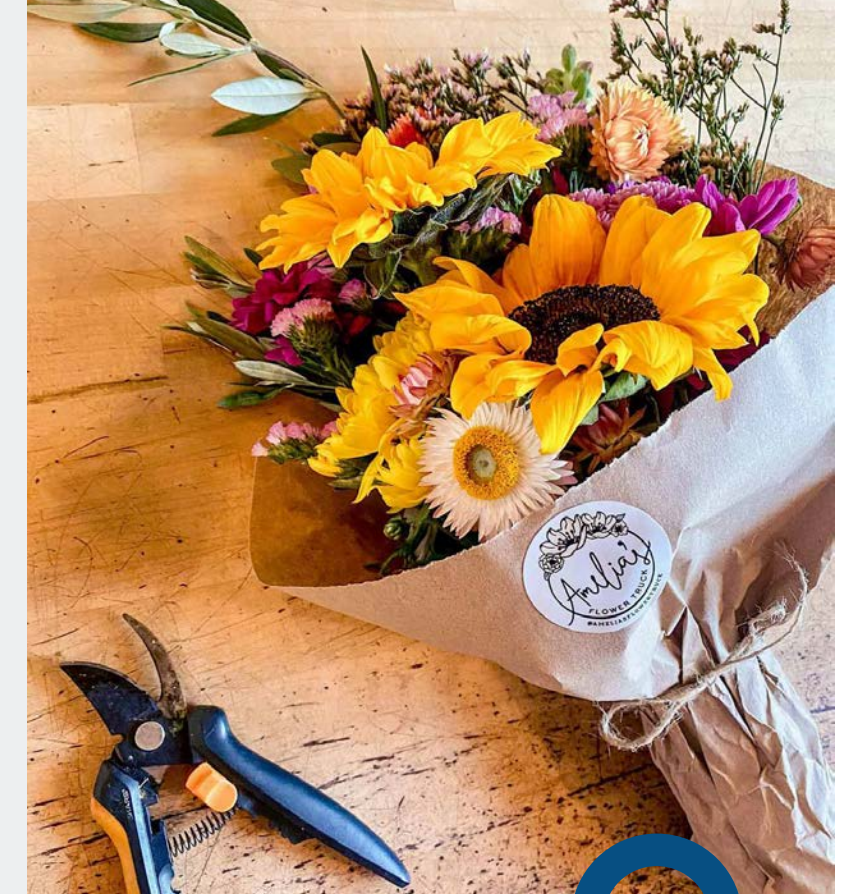
The freestanding retail space will feature an interior of 6,000 SF and more than 15,000 SF of outdoor gathering space – the most of any other North Hills space to date. Purveyors of Standard Beer + Food will experience Raleigh’s most distinctive indoor/outdoor experience in the heart of NHID.

WELCOME TO MAKERS ALLEY



CREATIVE SPACES FOR CREATIVE PEOPLE

Bustling, walkable and highly experiential, Makers Alley at NHID is a home for hyper-local purveyors, makers and artisans. Featuring micro-retail spaces ranging from 350-900 square feet, Makers Alley provides a memorable shopping, dining and quintessentially "Raleigh" experience.



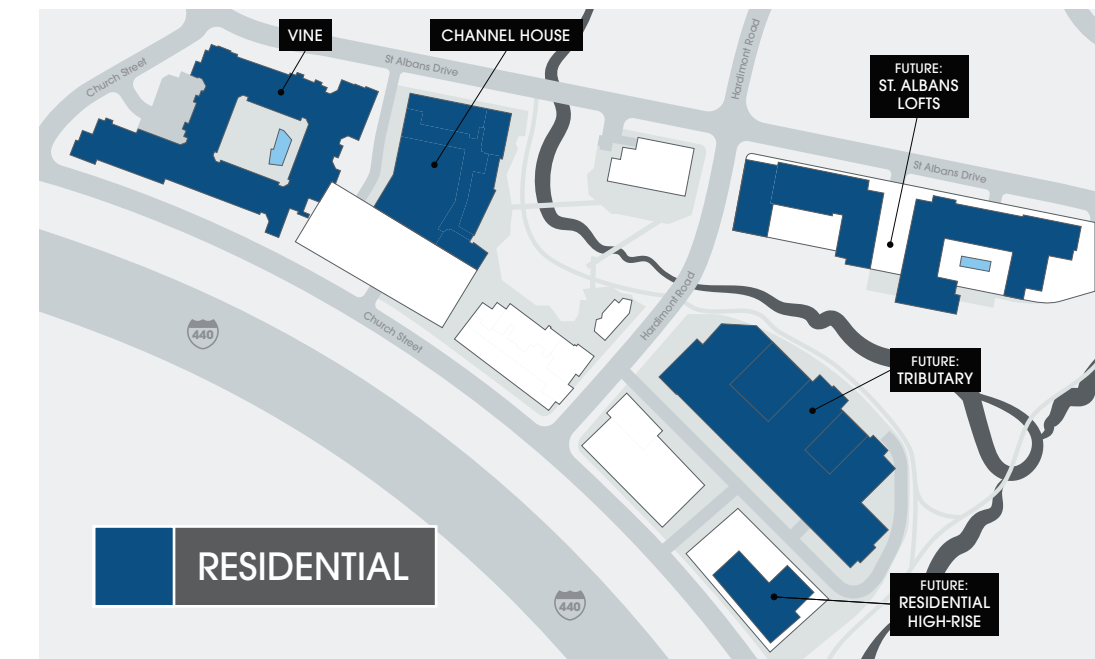


URBAN VIBE, LUXE LIVING



LIVING AT NHID

With more than 1,000 apartments either occupied, under construction or in planning stages, NHID is Raleigh's newest residential hub. Studios, 1, 2 and 3BR floorplans featuring the best of urban living will add to the vibrancy and 24/7 activation of the District. Innovative amenities such as outdoor sports courts, meditation spaces and podcast recording rooms reimagine apartment living, while thoughtfully designed interior spaces and apartments reflect the way that modern residents want to live and work – and feel. Vine North Hills, Channel House and the upcoming St. Albans Residential project will lead the way, with future residential phases coming soon.





NORTH HILLS

A 24/7, vibrant, urban environment that brings together a balanced variety of complementary uses, creating a true destination. Thoughtful design, an emphasis on open space such as event and outdoor fitness areas, and community engagement such as public art –all within the context of an urban environment –results in a place where people want to live, work, play and visit.

This premier Midtown Raleigh location with its own exit off I-440 is easily accessible from Downtown Raleigh, Research Triangle Park, RDU International Airport, Chapel Hill, Durham, Cary and other central North Carolina cities.



WHO WE ARE

KANE
REALTY CORPORATION

National pioneers in mixed-use development.

Kane Realty Corporation is a full-service real estate development and management company focused on office, retail, multi-family and mixed-use properties of the highest quality. Based in Raleigh, N.C. since 1978, Kane Realty is dedicated to the goal of creating irresistible places where people naturally want to gather. Through meticulous attention to detail in every aspect of the property, from design and construction management to leasing and property management, Kane Realty's mission is to build places that improve the quality of life of businesses, their employees, residents and visitors.

Placemakers, by design.





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NHID.com

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