

A photograph of the Nora District building. In the foreground, a large, three-dimensional sign reads "NORA" in white letters with dark interiors, mounted on a wooden base that also says "DISTRICT". The building behind the sign has a light-colored stucco wall and a dark, overhanging roof supported by wooden posts. To the right, a dark wooden gate with a yellow sign is visible, flanked by lush greenery and vibrant pink bougainvillea flowers. Several tall palm trees are scattered throughout the scene under a bright blue sky with some clouds.

NORA

DISTRICT

Blending Adaptive Reuse and New Development

NDT DEVELOPMENT | PLACE PROJECTS | WHELOCK STREET CAPITAL



A THOUGHTFULLY
MASTERPLANNED DISTRICT
FOR THE CONTEMPORARY
WEST PALM COMMUNITY.



The Nora District will feature 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.

NORA

WEST PALM

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.

CBRE



Office Suite Opportunities

SECOND FLOOR OFFICE SUITES AVAILABLE ALONG NORTH RAILROAD AVENUE

815 SECOND FLOOR ADAPTIVE REUSE 100% LEASED Over 20,000 SF + Private Terrace	845 SECOND FLOOR NEW BUILD SPECIAL USE 100% LEASED Suite 200: Leased Suite 201: Leased	880 SECOND FLOOR NEW BUILD SPECIAL USE 100% LEASED Suite 200: Leased Suite 201: Leased	885 SECOND FLOOR NEW BUILD SPECIAL USE 100% LEASED Over 20,000 SF + Private Terrace	925 SECOND & THIRD FLOOR ADAPTIVE REUSE Over 20,000 SF + Private Terrace	955 SECOND FLOOR ADAPTIVE REUSE SPECIAL USE 100% LEASED Suite 200: 1,348 SF Suite 201: Leased	1005 SECOND FLOOR NEW BUILD • 2,727 RSF • 3,386 RSF • 4,444 RSF	1060 SECOND FLOOR NEW BUILD SPECIAL USE 100% LEASED Suite 200: Leased Suite 201: Leased
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*All square footage is rentable square footage and is subject to change.

NORA
WEST PALM

925 North Railroad Avenue

SECOND AND THIRD FLOOR OFFICE WITH ROOFTOP TERRACE

Ready for delivery



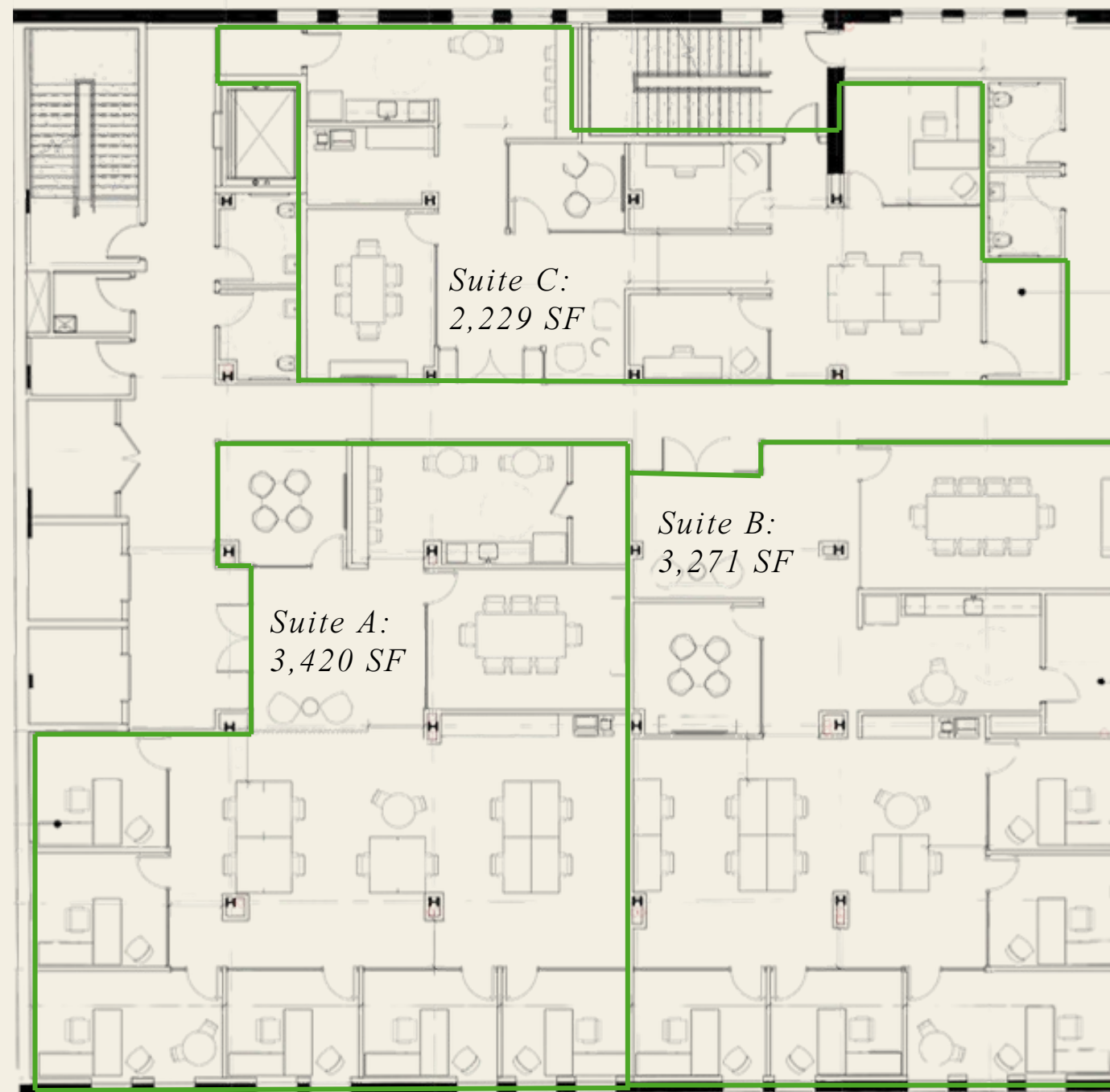


925 North Railroad Avenue

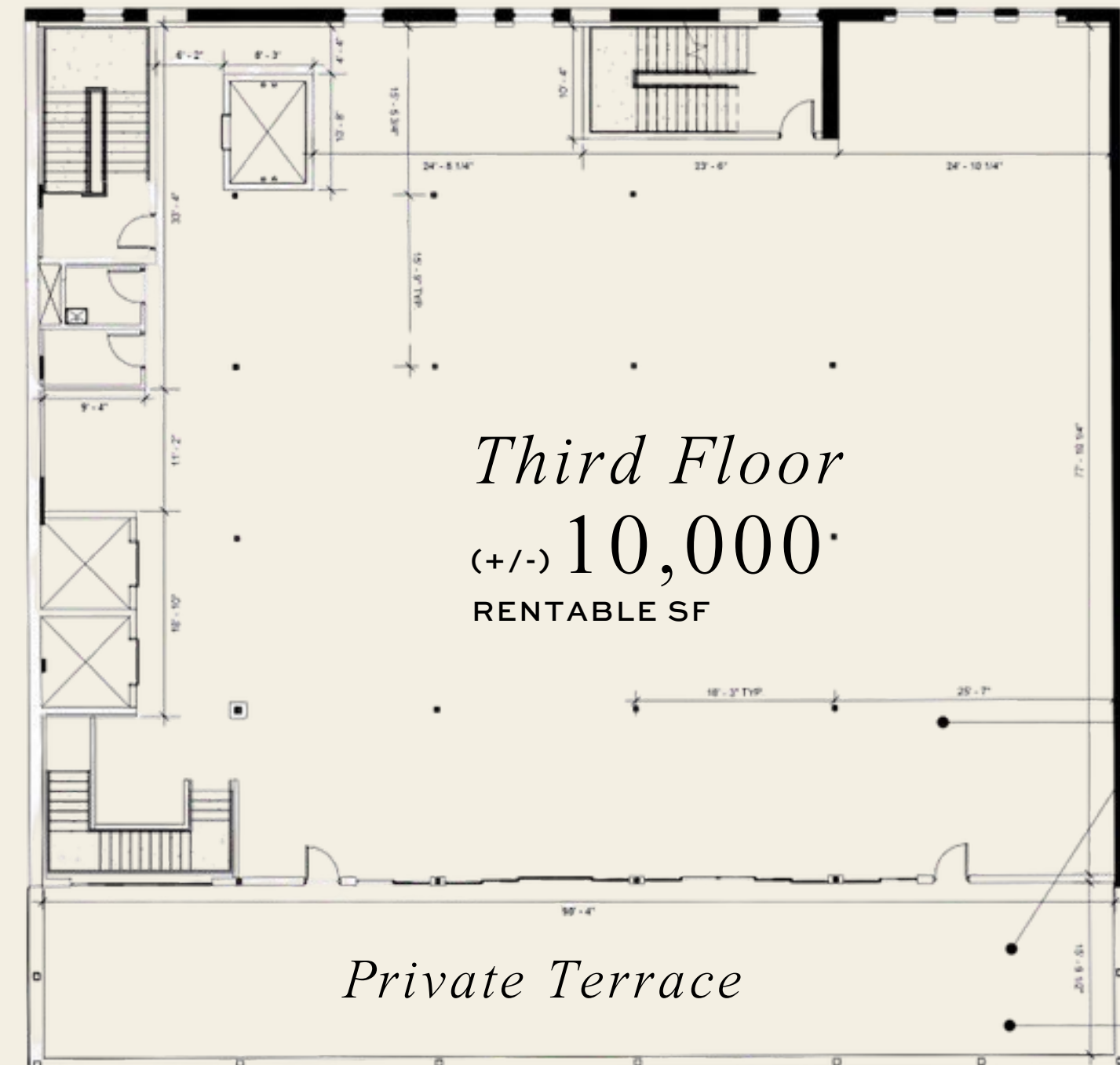
SECOND AND THIRD FLOOR OFFICE WITH ROOFTOP TERRACE

Ready for delivery

Second Floor
8,920 SF



Third Floor
(+/-) 10,000⁺
RENTABLE SF



NORA
WEST PALM

1005 North Railroad Avenue

SECOND FLOOR OFFICE

2,530

RENTABLE SF

3,373

RENTABLE SF



4,346

RENTABLE SF

NORA

Setting Down Roots in South Florida

FOR THE CONTEMPORARY
WEST PALM COMMUNITY



HIGH STYLE
EATERIES

A Distinct Amenity Set for West Palm & Palm Beach

UNLIKE ANY OTHER DISTRICT IN THE WEST PALM BEACH MARKET, NORA BLENDS GRIT AND GRACE TO PROVIDE A COMPELLING EXPERIENCE FOR THE BURGEONING COMMUNITY.

A Vibrant Avenue Rooted In Hospitality

High-style eateries, chef-driven concepts, sun-soaked cafés, and food for thought

A Private Social Club

Serving the contemporary community and delivering extraordinary experiences for members through through hospitality and events

Boutique Retail & Fitness

Tenants that surprise and delight with customer-focused product offerings, events, and results-driven fitness & wellness services.

Creative Office Environment

Dynamic spaces for businesses that think outside the box

Public Art & Linear Park

Cultivating culture and inclusion within West Palm Beach through artistic interventions and engaging moments

NORA

A Cultivated West Palm Beach Community

Arriving 2025



CRAFT COCKTAILS &
BOUTIQUE CAFES





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

Parking Plan

NORTH RAILROAD AVENUE



Your Future Neighbors

COMMITTED RETAIL TENANTS



LOCO TAQUERIA & OYSTER BAR



SOLIDCORE



THE SPOT



H&H BAGELS



VAN LEEUWEN ICE CREAM



SPORTS & REC



IGK SALON



MINT WOMEN'S BOUTIQUE



SANA SKIN STUDIO



DEL MAR MEDITERRANEAN



SUNDAY MOTOR CO. CAFE



LE LABO



CELIS JUICE BAR



INDACO ITALIAN KITCHEN



JULIANA'S PIZZA

Your Future Neighbors

COMMITTED RETAIL TENANTS



LOCO TAQUERIA & OYSTER BAR



SOLIDCORE



THE SPOT



H&H BAGELS



VAN LEEUWEN ICE CREAM



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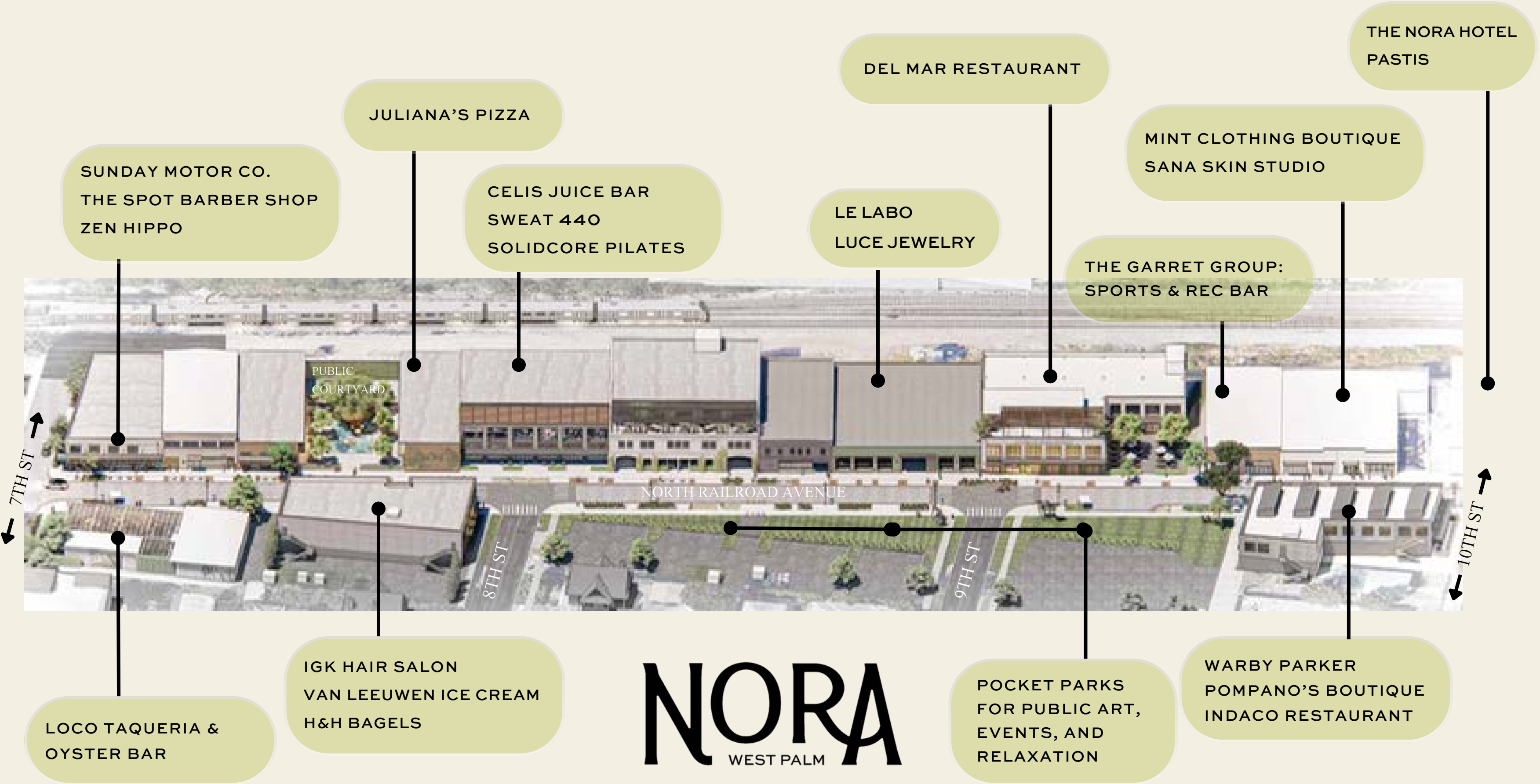


INDACO ITALIAN KITCHEN



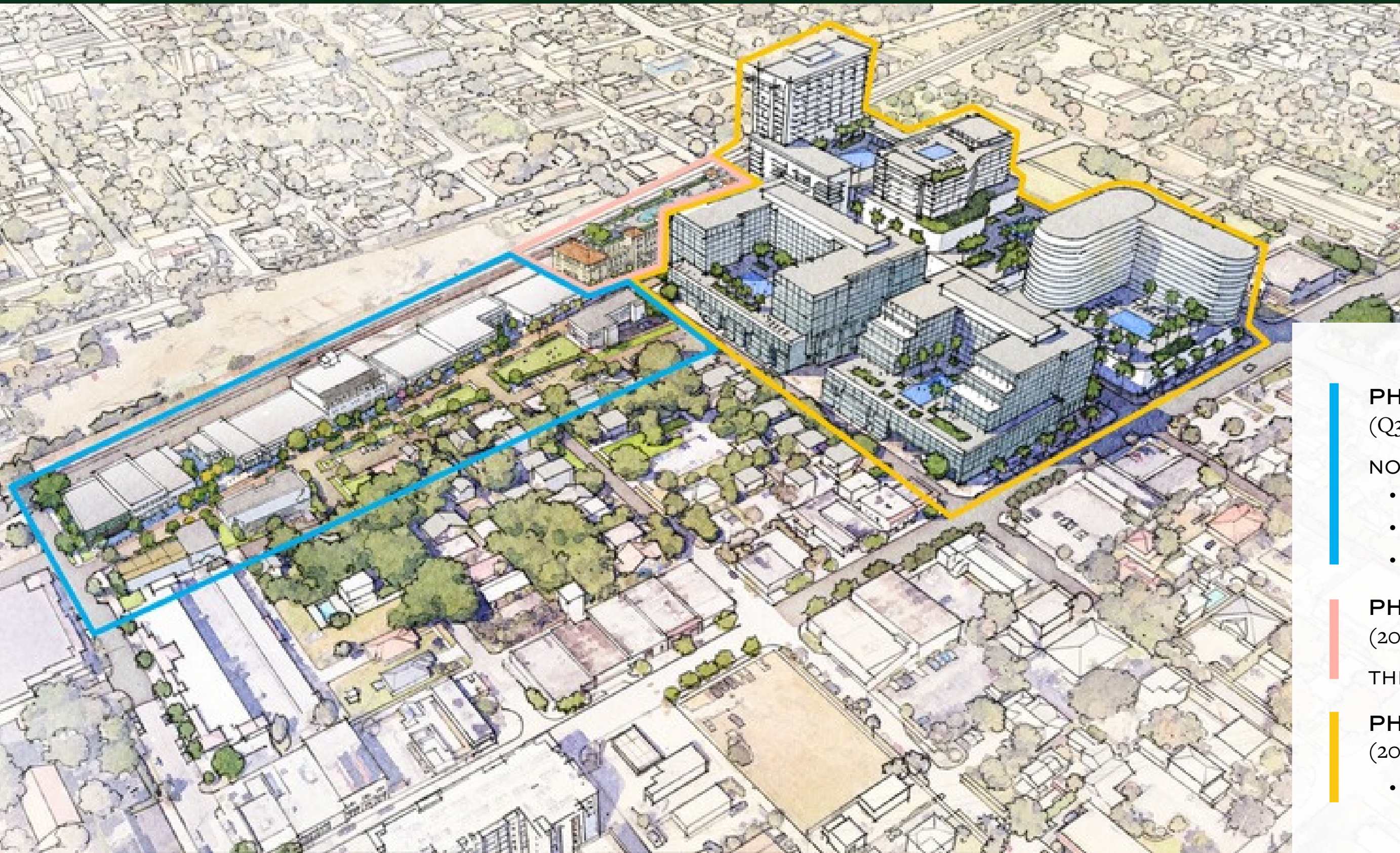
JULIANA'S PIZZA

Merchant Mix



Nora District Master Plan

A SEAMLESS BLEND OF LOW-SCALE RESIDENTIAL, ADAPTIVE REUSE, AND NEW VERTICAL DEVELOPMENT



PHASE ONE

(Q3 2022- Q4 2025)

NORTH RAILROAD AVENUE:

- Adaptive reuse and retail environment
- Streetscape improvements
- New Construction

PHASE ONE-B

(2023- Q3 2026)

THE NORA HOTEL, BY BD HOTELS

PHASE TWO

(2026-2030)

- First tranche of multi-family opening by Q4 2028



PHASE ONE-B

The Nora Hotel

by BD Hotels

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 others. The Nora, a 201-key, luxury boutique hotel, will be BD's first hotel venture outside of Manhattan.

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.



PHASE TWO

Multi-Family Development

The first tranche of the Nora District's multi-family development will feature a luxury 11 story, 350 unit building designed by renowned architecture firm, Morris Adjmi.

40,000 SF+ PRIVATE AMENITIES

20,000 SF FITNESS & WELLNESS DEDICATED SPACE

Office tenants of the Nora District will be eligible for memberships to the building's private club & amenities, including: rooftop pool, spa facilities, fitness facility with group classes and private training, steam/sauna/cold plunge, lounge space, Padel courts, shower cabanas, structured parking, and more.

Expected delivery in 2028.

The Development Team

BRINGING TOGETHER BEST-IN-CLASS DEVELOPERS, OPERATORS, AND CAPITAL PARTNERS



An opportunistic real estate investment, development, and management company based in West Palm Beach, FL. NDT employs a localized approach with the goal of creating positive and lasting change in the South Florida submarket.

NDT has developed across property types including hospitality, residential, office, & mixed-use. NDT has also partnered with best in class developers such as New England Development & North American Development Group.

Many of the core values of the company are derived from experience as an owner and operator of cash flowing properties of varying sizes and types.

Learn more at: www.ndtdevelopment.com



A Miami-based real estate investment firm, operating partner, and placemaker focused on reimagining the real estate landscape through development, planning, and content curation.

Place Projects and its founder, Joe Furst, have a proven track record of co-creating vibrant developments, working alongside community and policy makers.

Place Projects' current real estate portfolio includes several residential, commercial, and retail developments throughout Florida, including Wynwood, West Palm Beach, Doral, and St. Petersburg.

Learn more at: www.placeprojects.com



Private investment firm founded in 2008 by Merrick R. Kleeman and Jonathan H. Paul, two veteran real estate private equity investors, each with over 30 years of broad real estate transaction experience across all major asset classes and a desire to get back to hands-on investing.

Since inception, Wheelock has raised eight funds, representing over \$5 billion in equity capital commitments on behalf of well-known institutional investors.

This includes a targeted \$1.2 billion and \$1 billion of capital that the firm is currently deploying in its opportunistic/value-add vehicle and open-end long-term value vehicle, respectively.

Learn more at: www.wheelockstreetcapital.com

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NORA
WEST PALM