


DOWN
TOWN

SMOKY HOLLOW

RLGH
N.C.



TRANSCENDENT PROJECT



SMOKY HOLLOW IS A NEIGHBORHOOD REBORN FROM HISTORY LOCATED IN DOWNTOWN RALEIGH

Smoky Hollow features Class A office space, structured parking, modern apartment homes and an energetic pedestrian promenade encompassed by restaurants and retail. The pedestrian experience is activated with inviting landscaping, events and outdoor gathering areas.

Refined industrial design mixes with progressive workplaces—engaging street-level retail mixes with destination amenity areas—connected streets mix with pedestrian and transit activity.

OFFICE



421

N. HARRINGTON ST.

LIFESTYLE-ORIENTED OFFICE EXPERIENCE

- 9-story, 225,000 RSF Class A office atop active ground-level retail
- Efficient, user-friendly floors with extensive glassline
- Office amenity level features collaborative work areas, style-forward conference rooms and flexibility to accommodate large groups
- Private outdoor terraces and 900 SF amenity-level terrace connects work space to the outside via roll-up doors
- Bicycle center with full locker room facilities
- 4 high-speed elevators
- Structured parking on-site
- WiredScore Certified & LEED Certified
- Accessibility to downtown Raleigh and entire Triangle area with proximity to improved Capital Boulevard, I-40, I-440 and US 70
- Surrounded by eclectic mix of restaurants, art galleries, stores, hotels, nightlife and residences



ENGAGING OUTDOOR DINING & GATHERING PLACES

- 40,000 square feet of street-level retail with active, pedestrian-friendly sidewalks and open event-oriented courtyard
- Featuring downtown Raleigh's first Publix grocery store and dynamic local-owned hotspots
- Integrated covered parking
- Enriched by highly collaborative work environments, emphasis on lifestyle amenities and residents within steps
- Connectivity to downtown Raleigh and the greater Triangle area

madre

Publix

THE Crunkleton

Hone-Sharpen

TUCKER STREET DINER

MIDWOOD
BBQ BAR
SMOKEHOUSE



NEIGHBORHOOD
GOOD TIME BAR

DOSE yoga +
smoothie bar

barri
tacos + tequila + whiskey

FastMed

HUSH
HAIR LASH BROW

NOIRE
THE NAIL BAR

LA CUCINA
Cubana





GOODS & SERVICES

An aerial, top-down view of a modern apartment building's courtyard. In the center is a rectangular swimming pool with a tiled deck. To the left of the pool, a person is sunbathing on a lounge chair. The courtyard is furnished with numerous lounge chairs, some with blue towels, and a large patio umbrella. The surrounding apartment buildings have balconies with glass railings and modern architectural details. The word "HOME" is overlaid in large, white, sans-serif capital letters in the center of the image.

HOME

THE LINE

DOWNTOWN APARTMENTS

280 APARTMENTS WITH
BEST-IN-CLASS AMENITIES & FINISHES

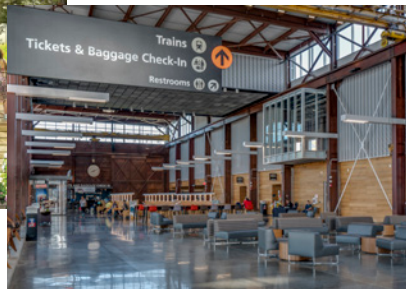


PEACE

RALEIGH APARTMENTS

417 APARTMENTS ATOP PUBLIX GROCERY STORE





DYNAMIC LOCATION WITH IMPACTFUL INFRASTRUCTURE AND TRANSIT

Future City Park

Future 14.5-acre Smoky Hollow city park with planned rehabilitation focused on open green space, water features and greenway connections at the doorstep of Smoky Hollow. This park will serve as invaluable health and wellness feature for the Smoky Hollow neighborhood. Greenways for recreation and mobility link many parks and points of interest in Raleigh. There are currently 120 miles of greenway trails connecting Raleigh with another 270 miles planned.

Capital Boulevard Corridor

The dominant gateway to downtown Raleigh, Capital Boulevard has seen recently executed and planned improvements including replacement of bridges and interchanges, bike lane additions, and significant streetscape and sidewalk enhancements. Smoky Hollow features direct access to and prominent visibility from this key re-imagined corridor.

Connected Streets

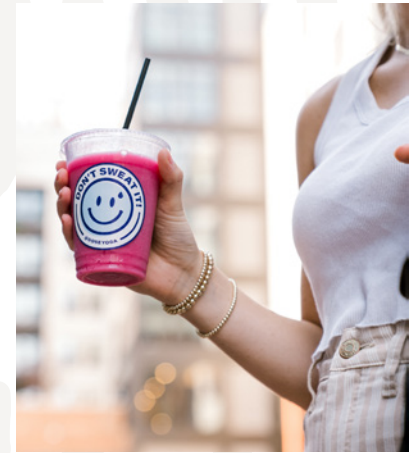
All streets anchoring Smoky Hollow are pedestrian and bike-friendly, providing meaningful connections to downtown and beyond.

Raleigh Union Station

Smoky Hollow is less than one mile from Union Station, Raleigh's new multi-modal transit center, providing convenient access to passenger rail and other future transit services.

A dark, semi-transparent background image of a park path. In the foreground, a person is cycling away from the viewer on the right. In the middle ground, a person is jogging towards the viewer on the left. Further back, several other people are walking and standing on the path. The path is lined with trees and grass. The overall scene is active and suggests a community or recreational space.

CONNECTIVITY

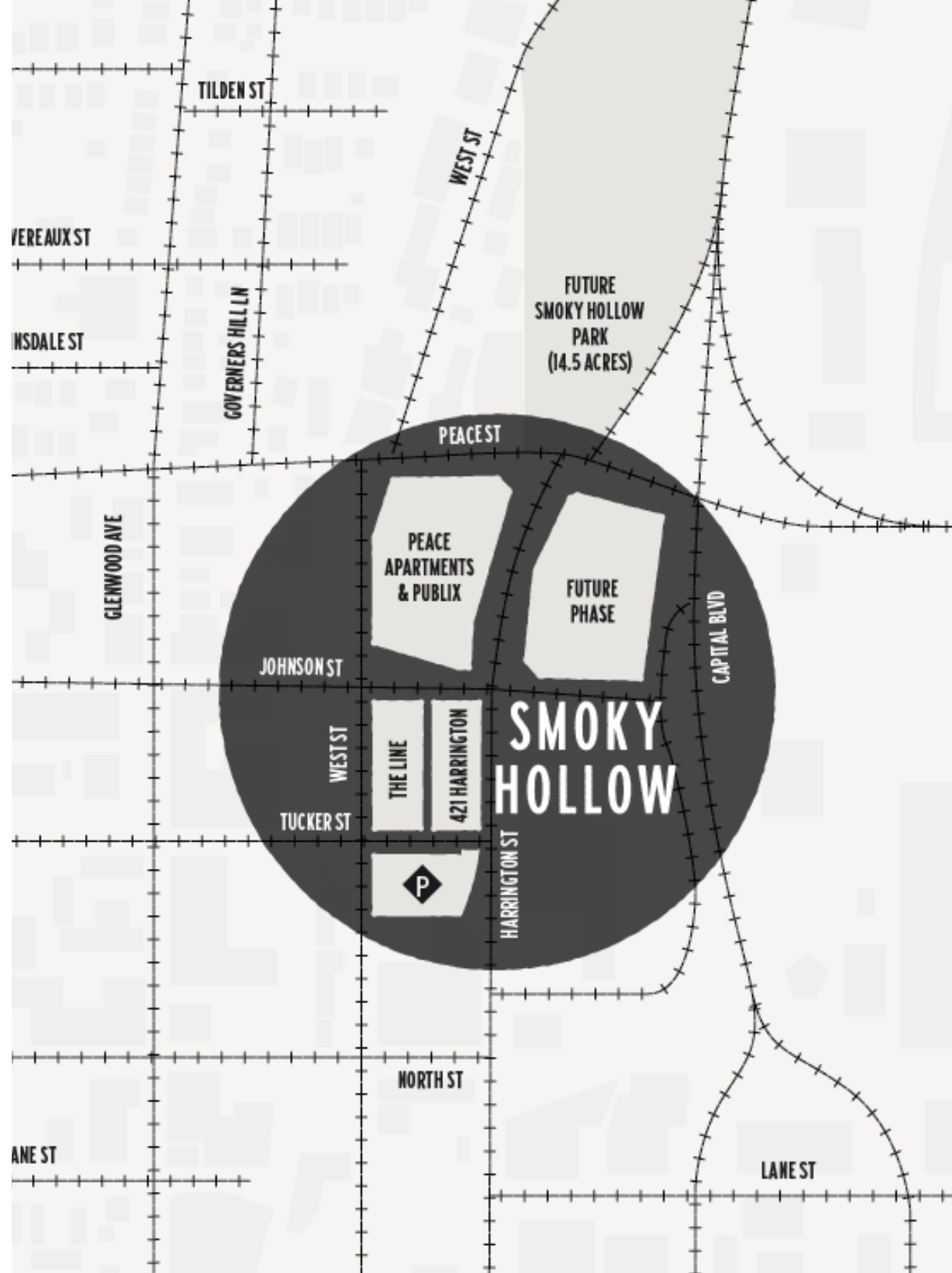


DOWNTOWN RALEIGH

Downtown Raleigh lies in the heart of the Triangle, the fastest growing metropolitan region in the state. Downtown is home to a thriving creative culture with artists, musicians, innovative tech companies, award-winning chefs, and cutting-edge makers. Top attractions, festivals, events and many art galleries, art institutions and museums are located here. Downtown Raleigh is attracting new companies, tech incubators, Class A office development, and is home to an increasingly talented workforce.

Downtown Raleigh has become a major food destination regionally and nationally—providing a broad range of cuisines and experiences with concepts by award-winning and celebrated chefs.

Downtown Raleigh continues to see major investments in transit, walkability and greenspace. Downtown is the most walkable part of the Triangle and becoming a leader nationally in downtown greenspace.



WHO WE ARE



Headquartered in Raleigh and founded in 1978, Kane Realty Corporation has developed sustainable mixed-use communities, regional malls, neighborhood/community centers, retail outparcels, multi-family communities, and office buildings.

Kane Realty is a fully-integrated commercial real estate company providing development, construction management, leasing, marketing and property management services. Kane Realty is dedicated to the goal of creating, maintaining and leasing active and connected places where people naturally want to live, work, shop, dine, play, stay and renew. Kane maintains strong relationships with both local and national investors as well as development partnerships. These companies with aligned shared values such as Lionstone Investments and Williams Realty & Building Company further support our goal of transforming places.

44+

YEARS IN THE INDUSTRY

240

INDUSTRY PROFESSIONALS

5.0 MIL

COMMERCIAL SF DEVELOPED IN THE TRIANGLE

70+

OFFICE TENANTS INCLUDING TOP COMPANIES ACROSS DIVERSE INDUSTRIES

150+

RETAIL TENANTS FROM BOUTIQUES & NATIONAL RETAILERS TO EVERYDAY ESSENTIALS & DINING HOTSPOTS

3.4 MIL

COMMERCIAL SF ASSETS CURRENTLY MANAGED IN TRIANGLE

TRANSFORMATIONAL DEVELOPER

Kane Realty Corporation, one of the most experienced and respected developers in North Carolina, successfully employs smart growth principles to build places that improve the quality of life of residents, neighbors, businesses and visitors. Thoughtful design along with a balanced variety of complementary uses—creating a true destination environment—is always at the forefront of focus. Kane Realty understands placemaking and delivery of a social experience. Creating active, connected places naturally woven into an urban context is paramount.



**FOR MORE VISIT: [SMOKYHOLLOWRALEIGH.COM](https://smokyhollowraleigh.com)
AND FOLLOW US: [@SHRALEIGH](https://twitter.com/SHRALEIGH)**

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KANE
REALTY CORPORATION