

NORA
WEST PALM

Presentation for

OFFICE TENANTS



NORA
WEST PALM

A Complete District

BLENDING ADAPTIVE REUSE AND NEW DEVELOPMENT





Nora, a Place that Celebrates The Real, The Rare & The Wonderful

THE NORA DISTRICT IS A THOUGHTFULLY MASTERPLANNED DISTRICT FOR THE CONTEMPORARY WEST PALM COMMUNITY.

THE NORA DISTRICT WILL FEATURE A CURATED SELECTION OF HOSPITALITY, LIFESTYLE RETAIL, HEALTH & WELLNESS, AMONGST A DYNAMIC PUBLIC REALM.

THIS UNPARALLELED AMENITY SET DISTINGUISHES NORA AS THE PLACE TO SET DOWN ROOTS IN WEST PALM.

IN PARTNERING WITH ASD SKY, A MULTIDISCIPLINARY ARCHITECTURAL AND DESIGN FIRM BASED IN ATLANTA, GA NORTH RAILROAD AVENUE'S DESIGN ETHOS AND ARCHITECTURAL CHARACTER WILL BE DISTINCT FROM ANY OTHER AREA WITHIN THE REGION.

ARRIVING Q1 2025





Project Overview

**A THOUGHTFULLY MASTERPLANNED
MIXED-USE DISTRICT FEATURING HAND
SELECTED TENANTS ALONG NORTH
RAILROAD AVENUE**

The Nora Project has three main components:

- 1) Streetscape beautification, infrastructure upgrades, and the creation of a dynamic public realm on North Railroad Avenue
- 2) The adaptive reuse and development of over 150,000 square feet of commercial space along North Railroad Avenue
- 3) Ground-up development of 1.9M SF of residential, office, and hotel with ground floor retail between 10th Street and Palm Beach Lakes Boulevard



Defining Downtown West Palm & South Florida's Best in Class

BECAUSE OF NORA'S PRIME CONNECTIVITY, NORA IS POSITIONED TO BECOME A LOCAL ATTRACTION AND A REGIONAL DESTINATION



DOWNTOWN WATERFRONT
5 MINS.



THE BEN
3 MINS.



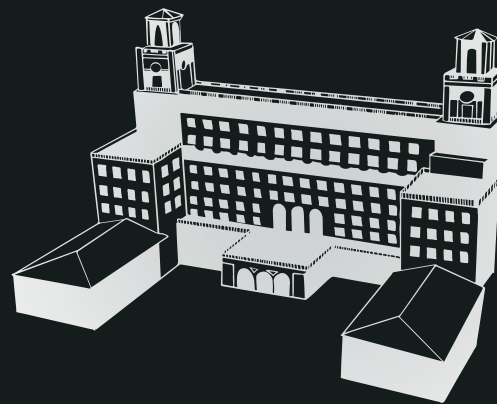
ROYAL POINCIANNA PLAZA
6 MINS.



CLEMATIS STREET
4 MINS.

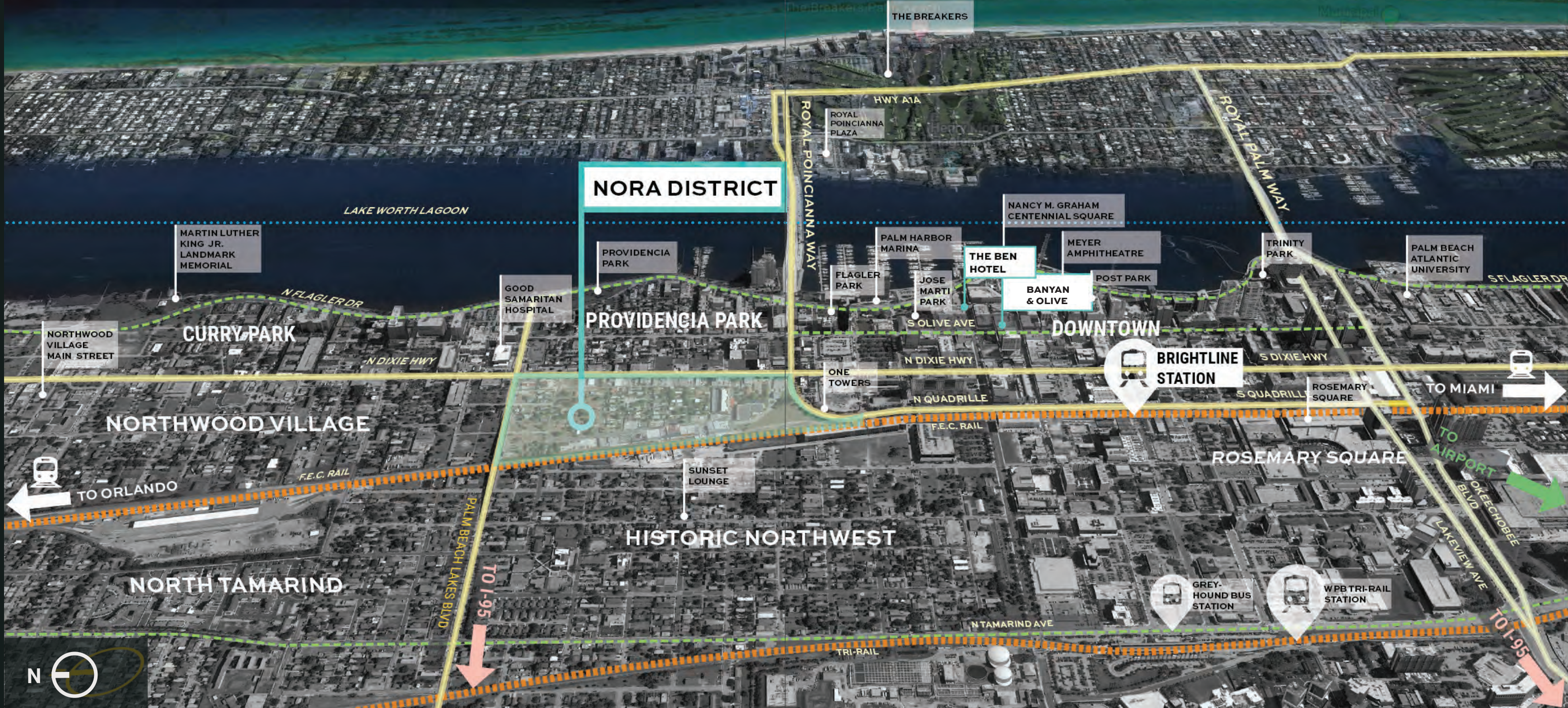


THE SQUARE
7 MINS.



THE BREAKERS
8 MINS.



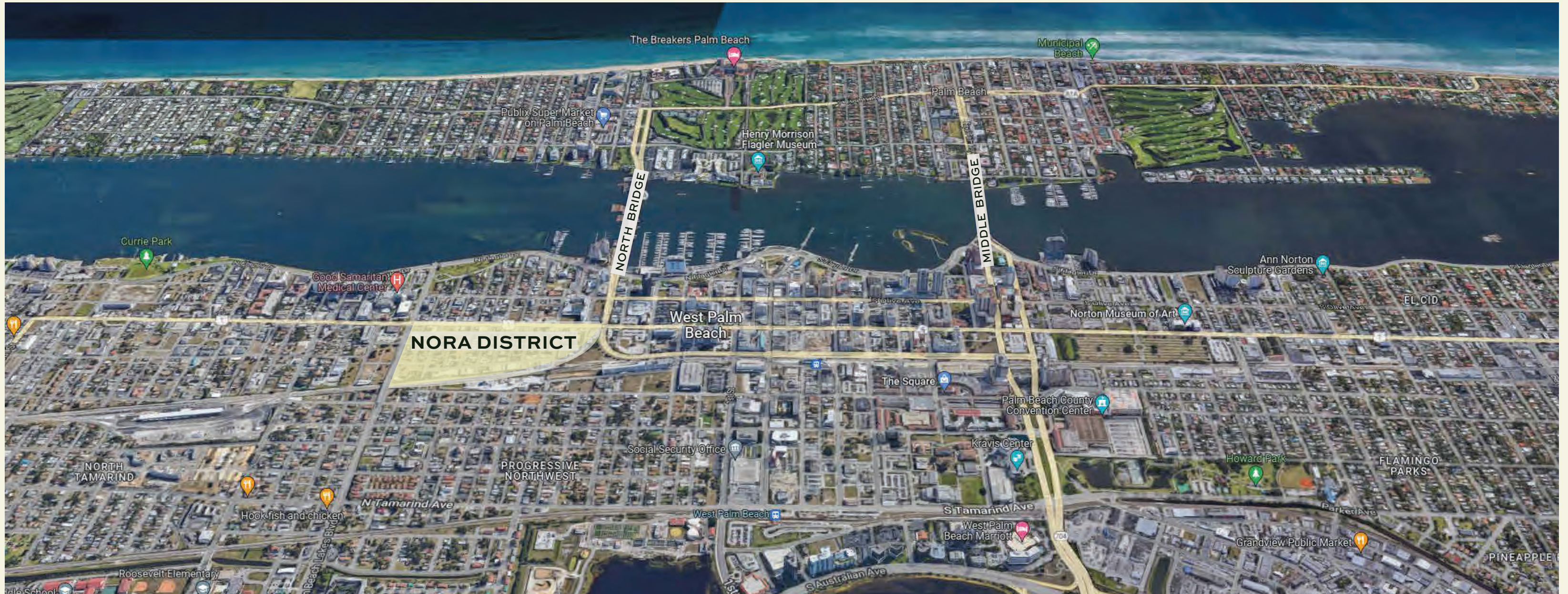


WITHIN WALKING DISTANCE

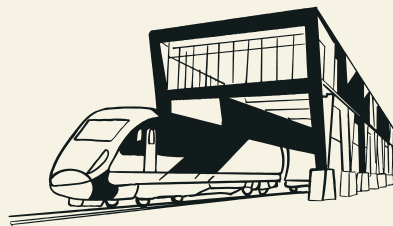
- THE BRIGHTLINE
- CLEMATIS STREET
- ROYAL POINCIANA PLAZA
- THE BREAKERS
- ROSEMARY SQUARE

WITHIN 15 - 30 MINUTES

- PBI AIRPORT
- JUPITER
- DELRAY BEACH
- WELLINGTON
- BOCA RATON



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
POINCIANNA BRIDGE
TO THE ISLAND

14 MINS.



PALM BEACH
AIRPORT

Nora District Boundaries



PHASE 1

North Railroad Avenue

**90,000+ SF
ADAPTIVE REUSE**

**60,000 SF NEW
CONSTRUCTION**

**66,000 SF
FOOD & BEVERAGE**

**10,000 SF
BOUTIQUE FITNESS**

**19,000 SF
RETAIL**

**55,000 SF
OFFICE**

North Railroad Avenue *Office Opportunities*

845
SECOND FLOOR
NEW BUILD
SPEC SUITE
Suite 200: 2,416 SF
Suite 210: 3,102 SF

815
SECOND FLOOR
ADAPTIVE REUSE
6,270 SF
DEMISABLE

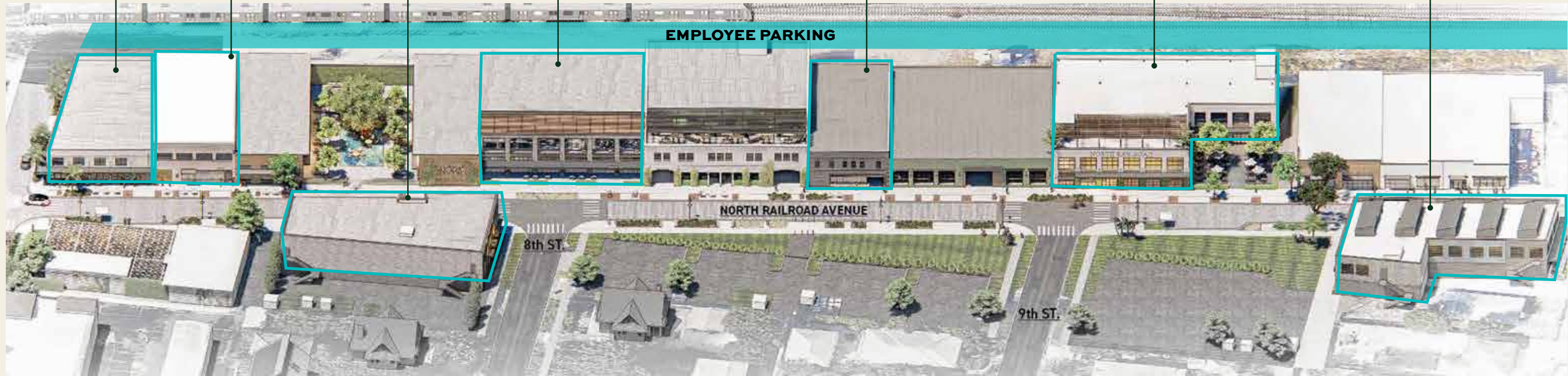
880
SECOND FLOOR
NEW BUILD
SPEC SUITES
Suite 200: 3,344 SF
Suite 210: 3,088 SF

885
SECOND FLOOR
NEW BUILD
9,897 SF
DEMISABLE

955
SECOND FLOOR
ADAPTIVE REUSE
5,324 SF
DEMISABLE

1005
SECOND FLOOR
NEW BUILD
12,604 SF
DEMISABLE

1060
SECOND FLOOR
ADAPTIVE REUSE
Suite 200: 3,989 SF
Suite 220: 1,689 SF
Suite 240: 1,662 SF



 OFFICE SPACES

ALL SQUARE FOOTAGE = RENTABLE SF AND ARE SUBJECT TO CHANGE

**BESPOKE
SECOND
FLOOR OFFICE**

**WOOD
TIMBERED
CEILING**

**EXPANSIVE
WINDOW
LINES,**

**HIGH END
FIXTURES &
FINISHES**



880 SPEC SUITE RENDERING



**OVER 30 HAND
SELECTED
BUSINESSES
CELEBRATING THE
BEST IN CLASS &
THE BEST OF WEST
PALM**





880 SPEC SUITE RENDERING



880 SPEC SUITE RENDERING

815 North Railroad Avenue

**ADAPTIVE RE-USE BUILDING
SECOND FLOOR OFFICE**

6,270

**RENTABLE SF
DEMISABLE**

TIMELINE

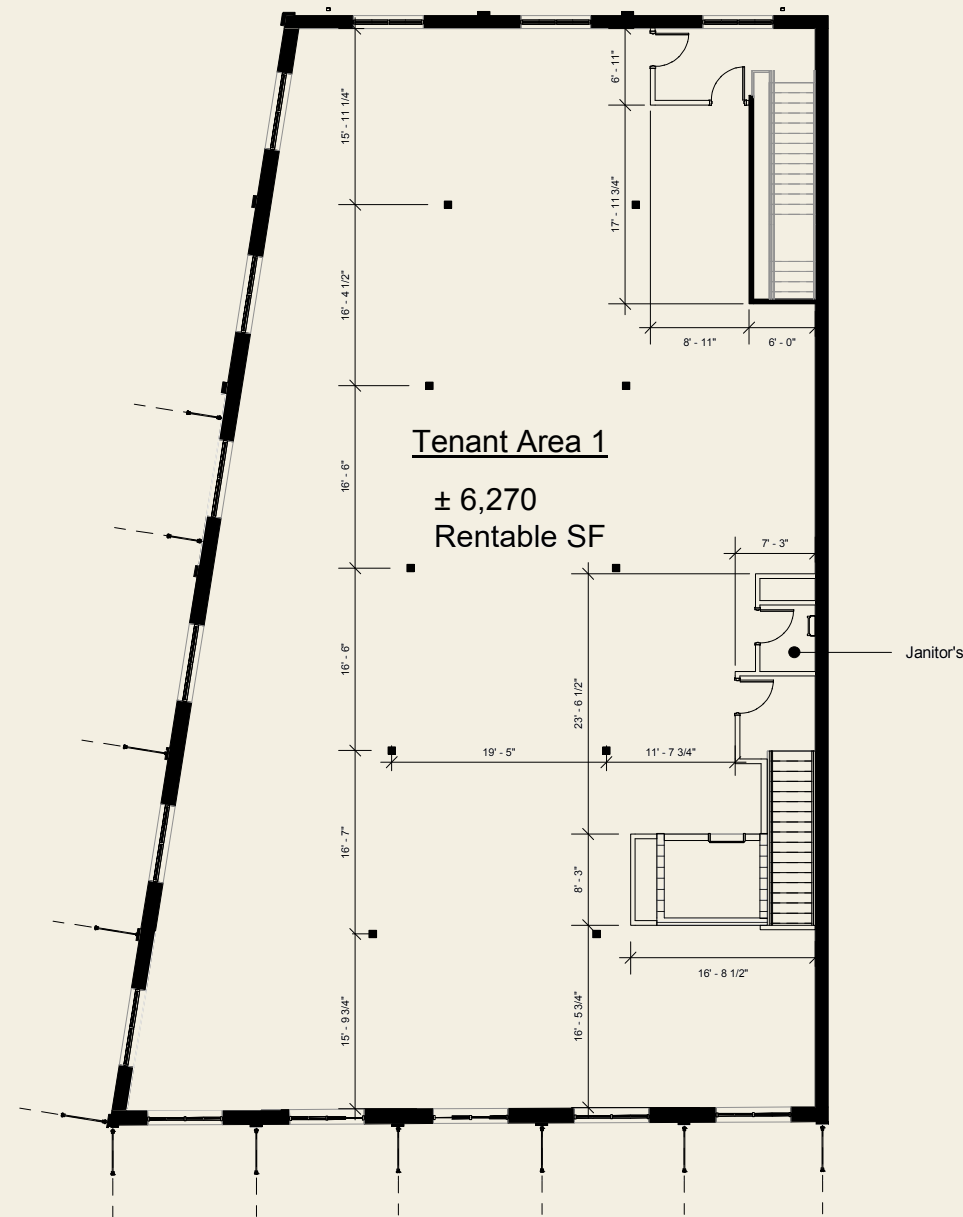
READY FOR DELIVERY: Q4 2024

PROJECTED OCCUPANCY: Q1 2025



815 North Railroad Avenue LOD & Scenario Test Fit

SERVICE DRIVE



NORTH RAILROAD AVENUE

SERVICE DRIVE



NORTH RAILROAD AVENUE



845 North Railroad Avenue

ADAPTIVE RE-USE
SECOND FLOOR OFFICE SPEC
SUITE

3,102

RENTABLE SF
DEMISABLE

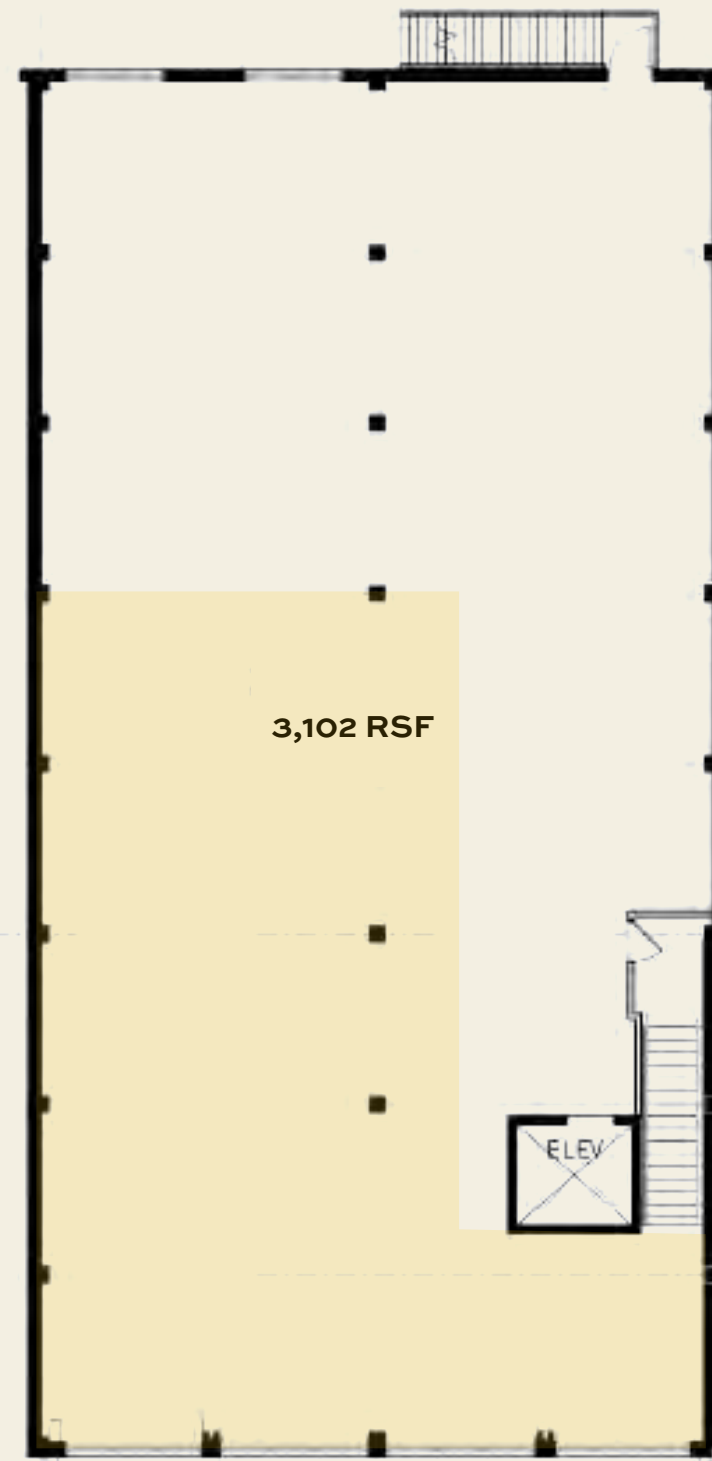
TIMELINE

READY FOR DELIVERY: Q4 2024

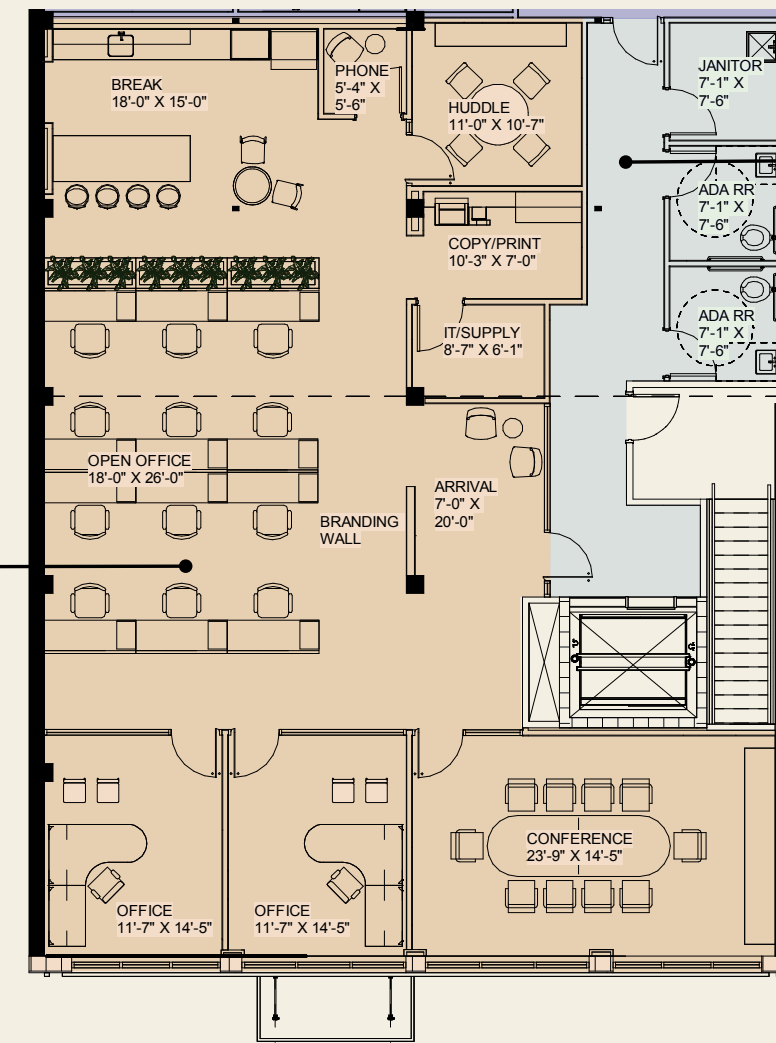
PROJECTED OCCUPANCY: Q1 2025



845 North Railroad Avenue LOD & Scenario Test Fit



SPEC SUITE
3,102 RSF



COMMON
AREA
454 SF

EXISTING TRUSSES
START HERE, BOTTOM
OF TRUSS AT 9'-11" AFI

NORTH RAILROAD AVENUE



880 North Railroad Avenue

NEW BUILD
SECOND FLOOR OFFICE
SPEC SUITES

SUITE 200 : 3,344 RSF
SUITE 210 : 3,088 RSF

TIMELINE

READY FOR DELIVERY: Q4 2024
PROJECTED OCCUPANCY: Q1 2025



885 North Railroad Avenue

NEW BUILD
SECOND FLOOR OFFICE

9,897
RENTABLE SF
DEMISABLE

TIMELINE

READY FOR DELIVERY: Q4 2024
PROJECTED OCCUPANCY: Q1 2025



955 North Railroad Avenue

**ADAPTIVE RE-USE BUILDING
SECOND FLOOR OFFICE**

5,324

**RENTABLE SF
DEMISABLE**

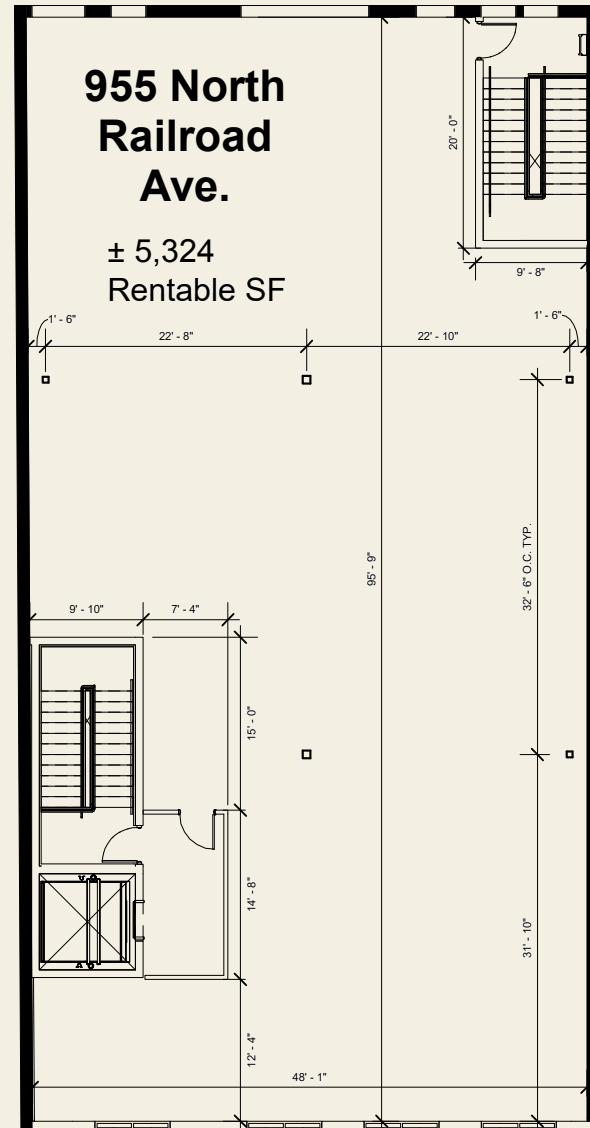
TIMELINE

READY FOR DELIVERY: Q4 2024

PROJECTED OCCUPANCY: Q1 2025



955 North Railroad Avenue LOD & Scenario Test Fit



NORTH RAILROAD AVENUE



NORTH RAILROAD AVENUE



1005 North Railroad Avenue

**ADAPTIVE RE-USE BUILDING
SECOND FLOOR OFFICE**

12,604

**RENTABLE SF
DEMISABLE**

TIMELINE

READY FOR DELIVERY: Q4 2024

PROJECTED OCCUPANCY: Q1 2025



1060 North Railroad Avenue

ADAPTIVE RE-USE BUILDING
SECOND FLOOR OFFICE
DEMISABLE

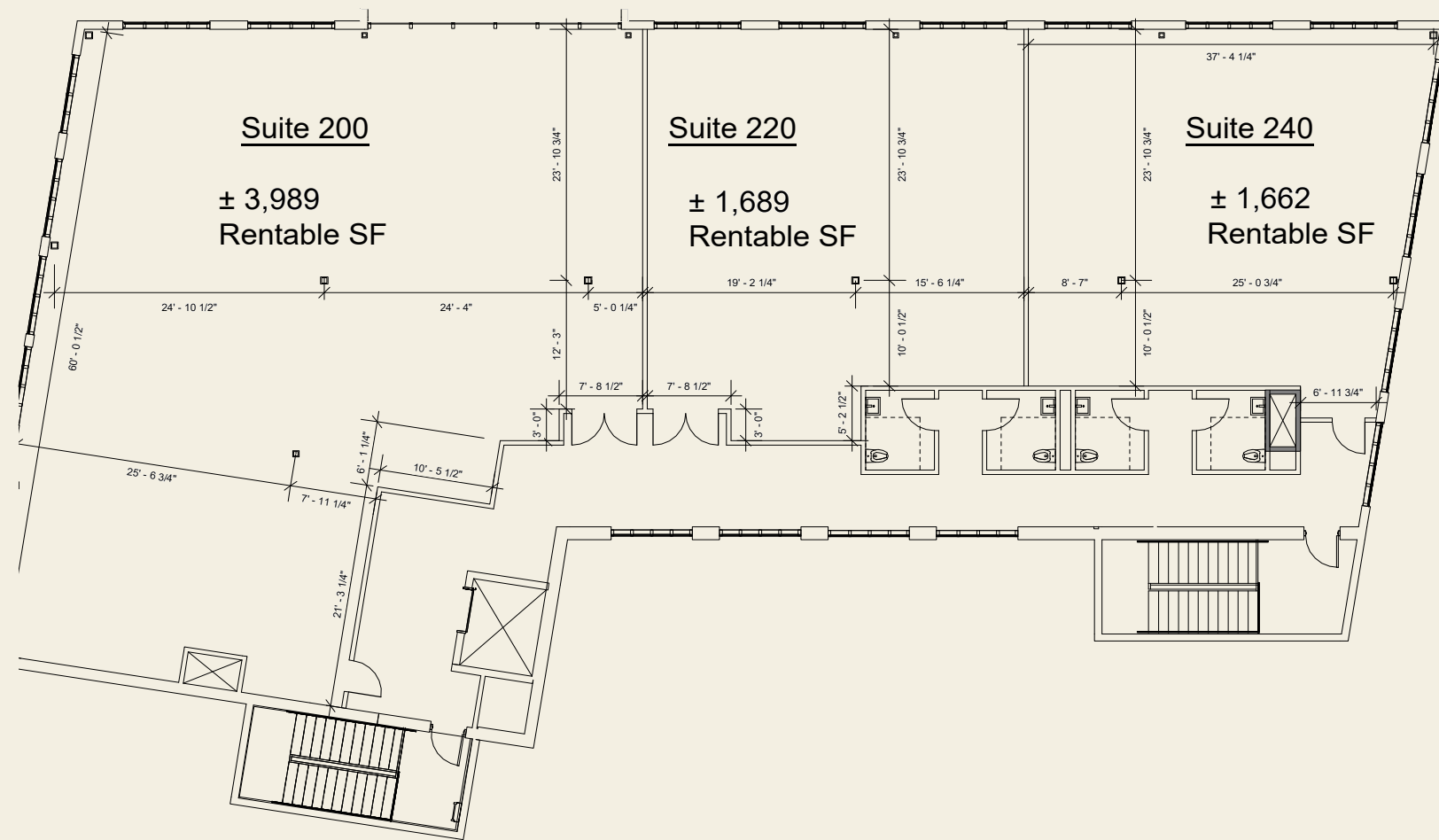
SUITE 200 : 3,989 RSF
SUITE 220 : 1,689 RSF
SUITE 240 : 1,662 RSF

TIMELINE

READY FOR DELIVERY: Q4 2024
PROJECTED OCCUPANCY: Q1 2025



1060 North Railroad Avenue LOD & Scenario Test Fit





Setting Down Roots in West Palm

FOR THE CONTEMPORARY
WEST PALM COMMUNITY

NORA
WEST PALM



GARRET'S SPORTS
AND RECREATION BAR
1040 NORTH RAILROAD AVENUE

A Distinct Amenity Set for West Palm & All of Palm Beach County

**UNLIKE ANY OTHER AMENITY SET IN THE
WEST PALM MARKET, NORA BLENDS GRIT
AND GRACE TO PROVIDE A COMPELLING
EXPERIENCE FOR THE BURGEONING
WEST PALM COMMUNITY**

A Vibrant Avenue Rooted In Hospitality

High-style eateries, chef-driven concepts, fast casual, sun-soaked cafés and food for thought. The Nora District will feature over 15 different hospitality industry leaders.

A Private Social Club

Serving the contemporary West Palm community and deliverings extraordinary experiences to our members through hospitality and events.

Boutique Retail & Fitness

Tenants that pursue a commitment to wellness as an experience as well as the presentation of lifestyle brands.

Public Art & Linear Park

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



NORA
WEST PALM



Cultivating West Palm Community

THE NORA DISTRICT
ARRIVING 2025



NORA
WEST PALM

OFFICE TEST SPEC
860 NORTH RAILROAD



A Place that
Celebrates
The Real,
The Rare,
and The
Wonderful

THE NORA DISTRICT
ARRIVING 2025



*High Style Eateries,
Fine Dining,
Fast Casual,
Gourmet Cafes,
Cocktail Bars,
Boutique Fitness,
& Lifestyle Retail*

THE NORA DISTRICT
ARRIVING 2025



**OVER 30 HAND
SELECTED
BUSINESSES
CELEBRATING THE
BEST IN CLASS &
THE BEST OF WEST
PALM**



**JULIANA'S RISTORANTE & PIZZERIA
895 NORTH RAILROAD AVENUE**



Nora District Hotel

**NORA'S GROUND UP DEVELOPMENT
WILL FEATURE ONE NEWLY
CONSTRUCTED BESPOKE LIFESTYLE
HOTEL FEATURING ROOFTOP POOL,
SIGNATURE RESTAURANT & BAR.**

201 KEYS

85 DEDICATED GUEST PARKING SPACES

ESTIMATED GROUNDBREAKING

Q2 2024

BD is a real estate ownership and development company that specializes in hotel management. Currently, BD has ownership in dozens of commercial and residential properties, many of which are significantly underleveraged. BD is best known for its deep portfolio of boutique hotels in downtown Manhattan.

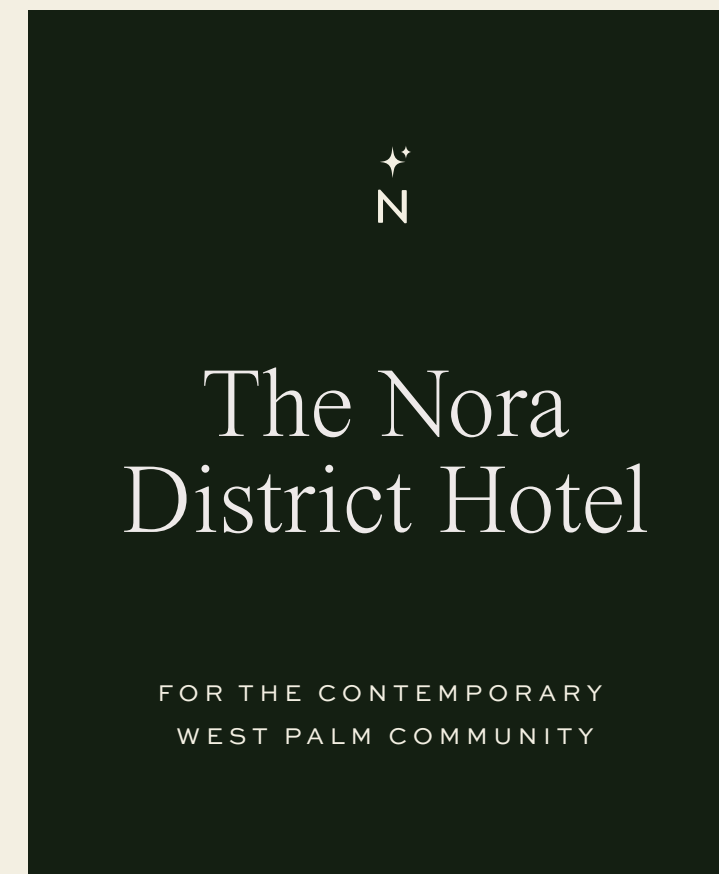
The Mercer (1997)

The Bowery (2007)

The Pod Hotel (2007)

The Marlton Hotel (2011)

The Ludlow (2013)



North Railroad Avenue *Parking Plan*



**TRANSIENT RETAIL & OFFICE
GUEST SHORT TERM PARKING**

OFFICE PARKING

**VALET &
RIDESHARE STANDS**

PUBLIC PARKING SPACES

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

NORA
WEST PALM

Thank you

WWW.NORAWPB.COM

FOR LEASING

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NDT DEVELOPMENT - PLACE PROJECTS - WHEELLOCK STREET CAPITAL