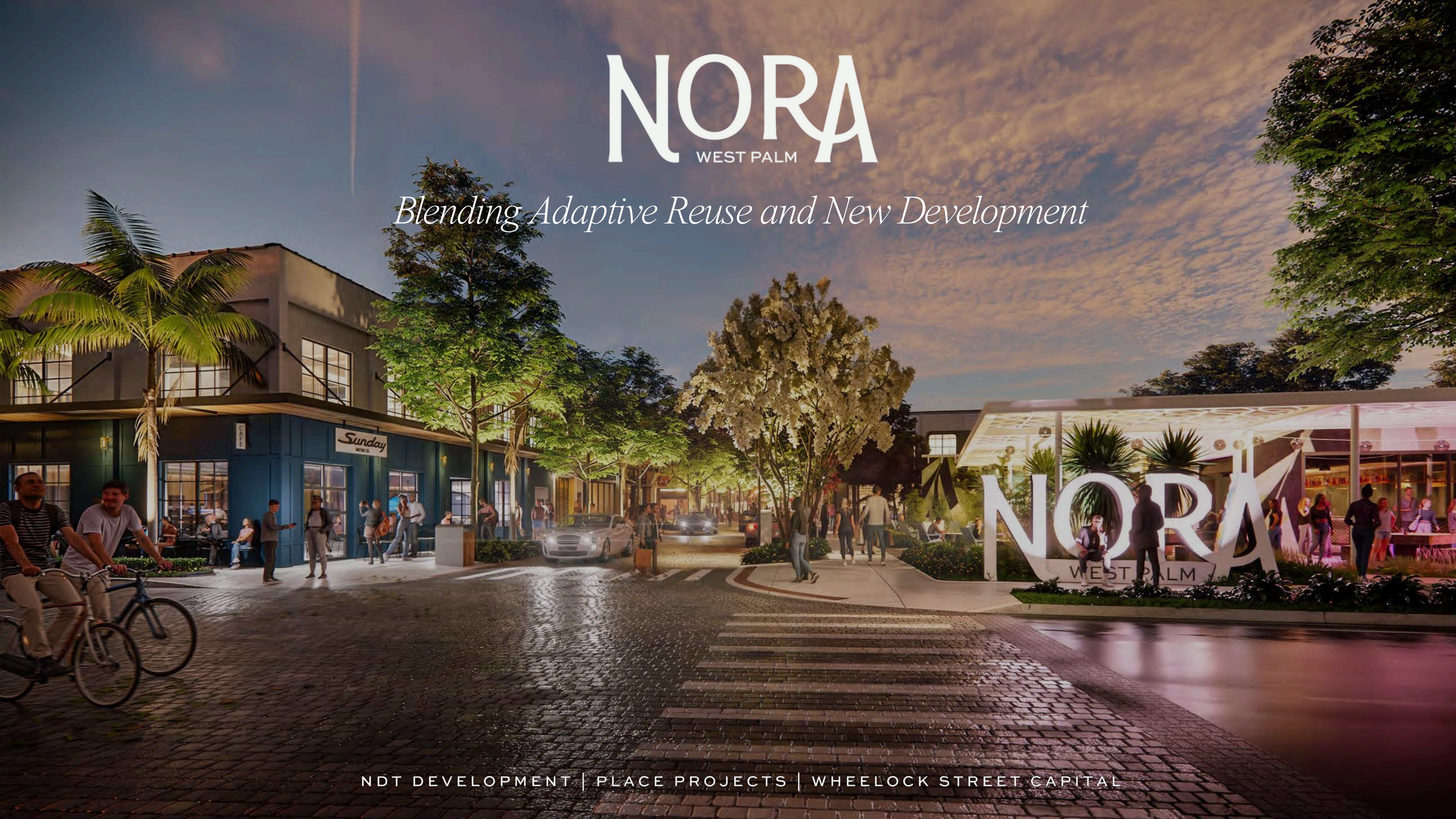


NORA

WEST PALM

Blending Adaptive Reuse and New Development



NDT DEVELOPMENT | PLACE PROJECTS | WHEELLOCK STREET CAPITAL

NORA

WEST PALM

A THOUGHTFULLY
MASTERPLANNED DISTRICT
FOR THE CONTEMPORARY
WEST PALM COMMUNITY.



The Nora District features 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.



Where there was once an abandoned row of warehouses just north of West Palm Beach’s bustling downtown, now sits the highly anticipated Nora District.

Nora, short for North Railroad Avenue, is an expansive project with plans covering 13.2 acres. The District is set to include a boutique hotel, residential developments, creative office space, and a thoughtful collection of hospitality, beauty & wellness, and lifestyle destinations.

Retailers arrive to the market in late 2025, with vertical development to-follow. By 2030– the District will be the heartbeat of West Palm.

845 NORTH RAILROAD AVENUE | WEST PALM BEACH, FL

 @NoraWestPalm



NORA



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



ONE WEST PALM

EXISTING RESIDENTIAL
ENCLAVE

PROJECT COMPONENTS



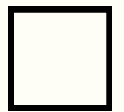
1. GROUNDWORK

Streetscape beautification, infrastructure upgrades, and the creation of a dynamic public realm on North Railroad Avenue



2. PLACEMAKING

Adaptively reuse exsisting structures and build new ones to create 150,000 sf of commercial space along North Railroad Avenue



3. VERTICAL DEVELOPMENT

1.9m sf of vertical development planned—to be comprised of a hotel, residential & office buildings + additional ground-floor retail



PLACEMAKING



MASTER SITE PLAN, PHASE 1

PHASE 1B

(2023 - Q3 2026)

The Nora Hotel, by BD Hotels

PHASE 1

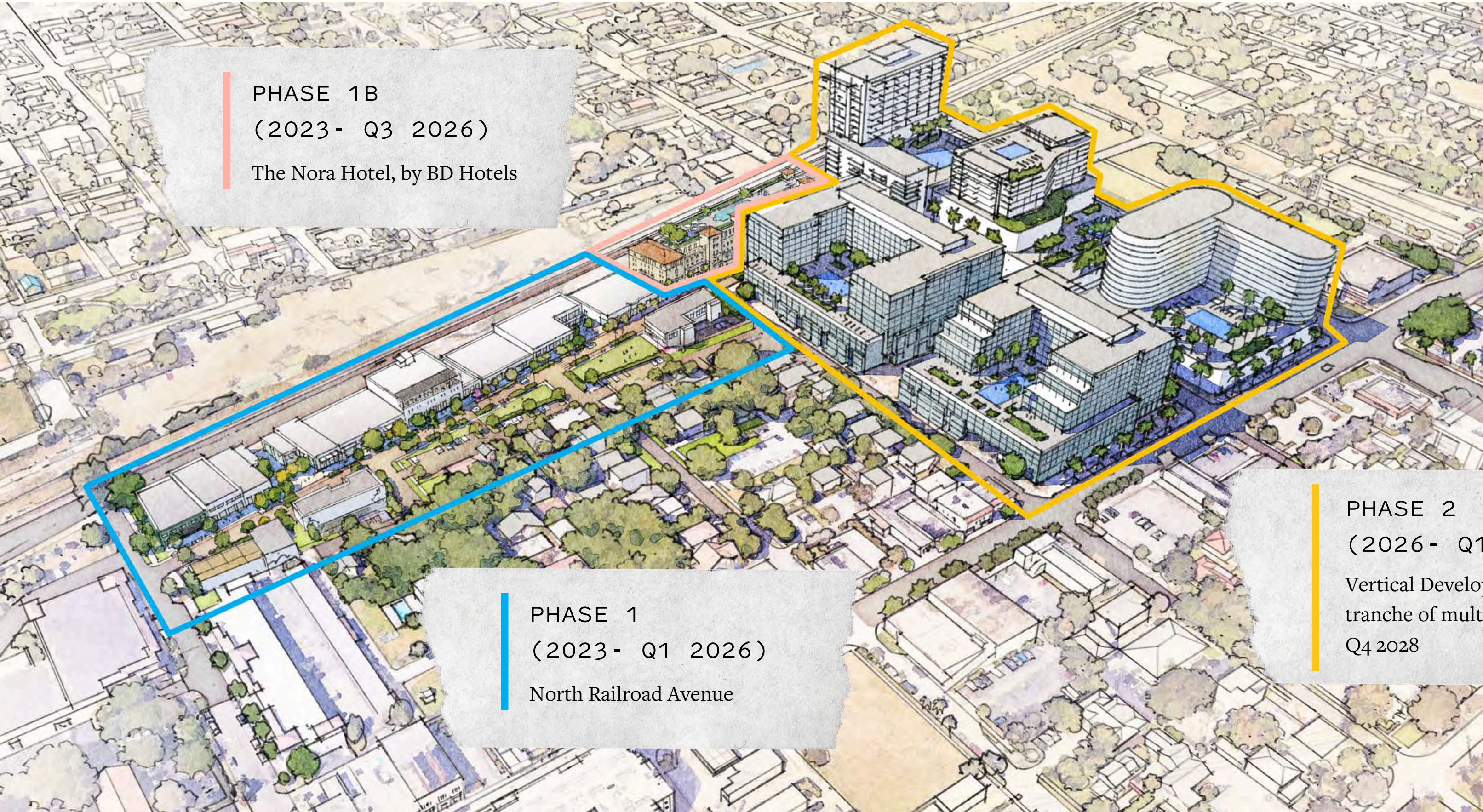
(2023 - Q1 2026)

North Railroad Avenue

PHASE 2

(2026 - Q1 2030)

Vertical Development—first
tranche of multi-family opening by
Q4 2028



Aerial 2022



Aerial 2025





PHASE ONE

North Railroad Avenue

100,000 SF F&B, BOUTIQUE RETAIL,
FITNESS, AND WELLNESS

50,000 SF DYNAMIC OFFICE SPACE

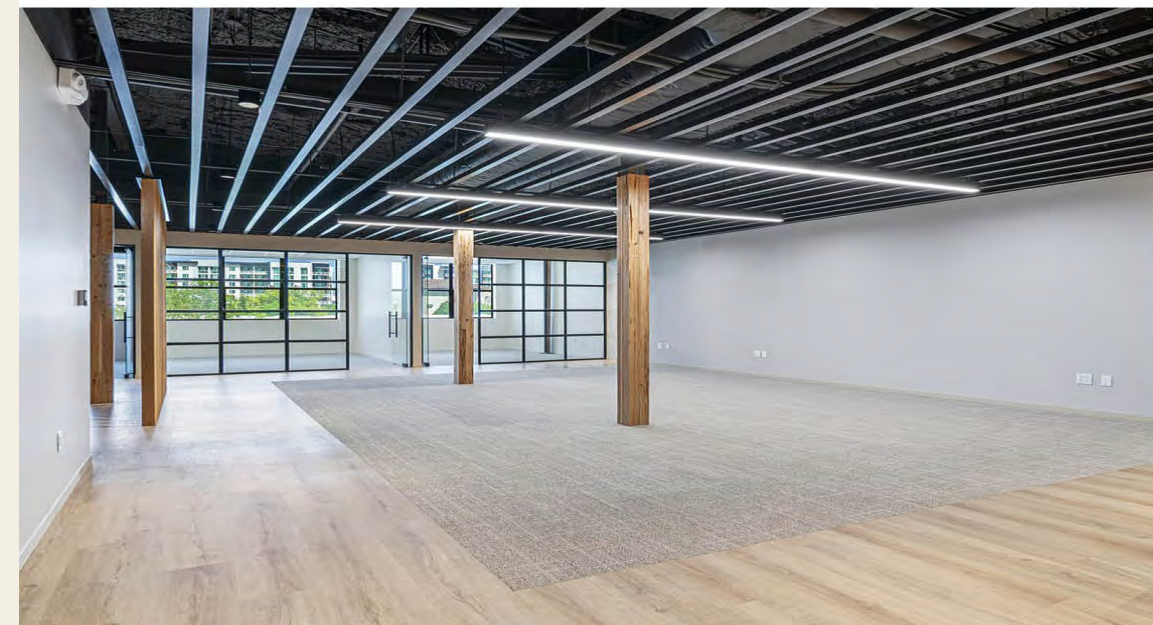


Office Suite Details

SECOND FLOOR OFFICE SUITES AVAILABLE ALONG NORTH RAILROAD AVENUE

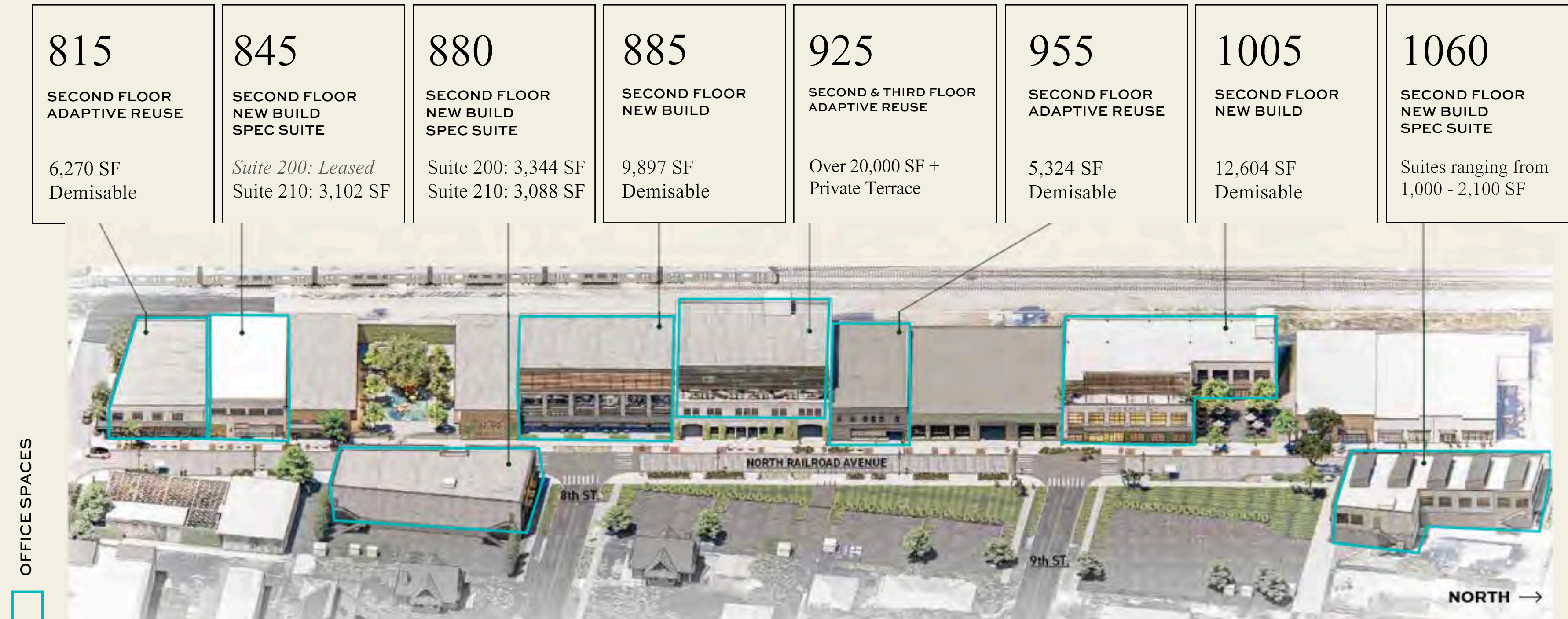
- Bespoke second floor offices
- Elevated fixtures and finishes
- Wood timbered ceilings
- Expansive window lines
- Unmatched District amenities including access to future members-only social, fitness & wellness clubs

Offices located above 30 curated best-in-class businesses.



Office Suite Opportunities

SECOND FLOOR OFFICE SUITES AVAILABLE ALONG NORTH RAILROAD AVENUE



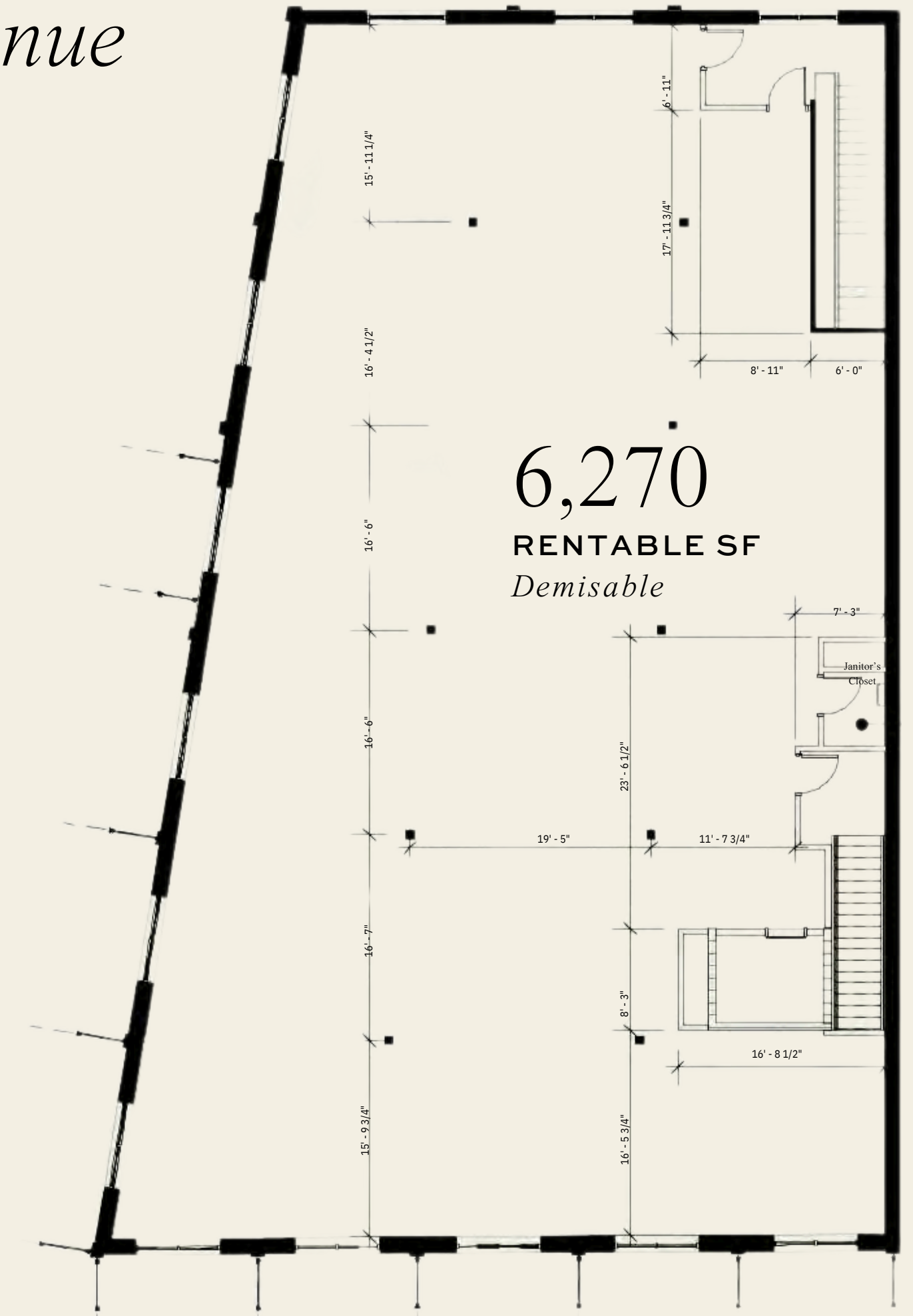
**All square footage is rentable square footage and is subject to change.*

NORA
WEST PALM

815 North Railroad Avenue

SECOND FLOOR OFFICE

Ready for delivery: Q2 2025

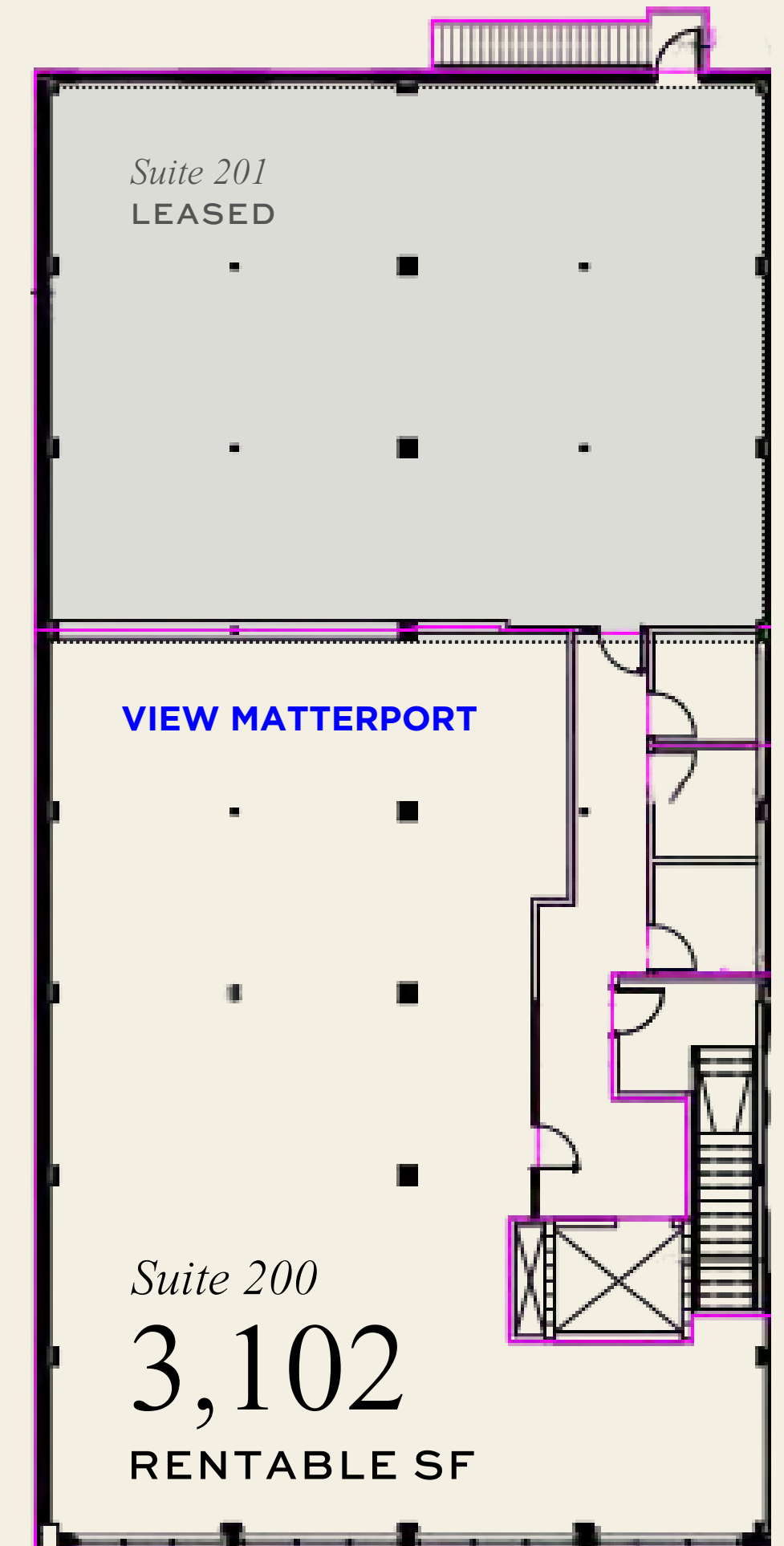


NORA
WEST PALM

845 North Railroad Avenue

SECOND FLOOR OFFICE | SPEC SUITE

Ready for delivery: Q2 2025

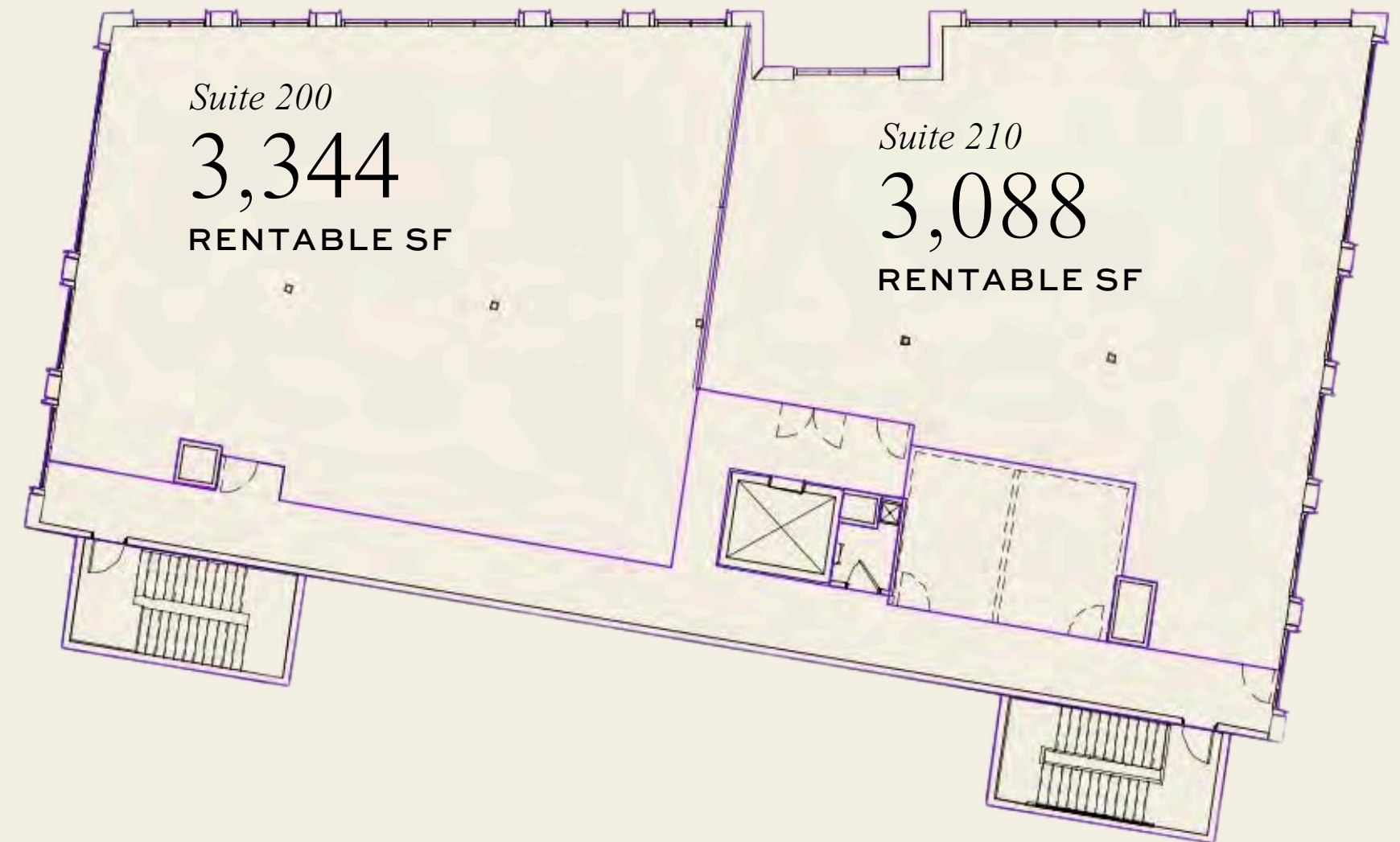




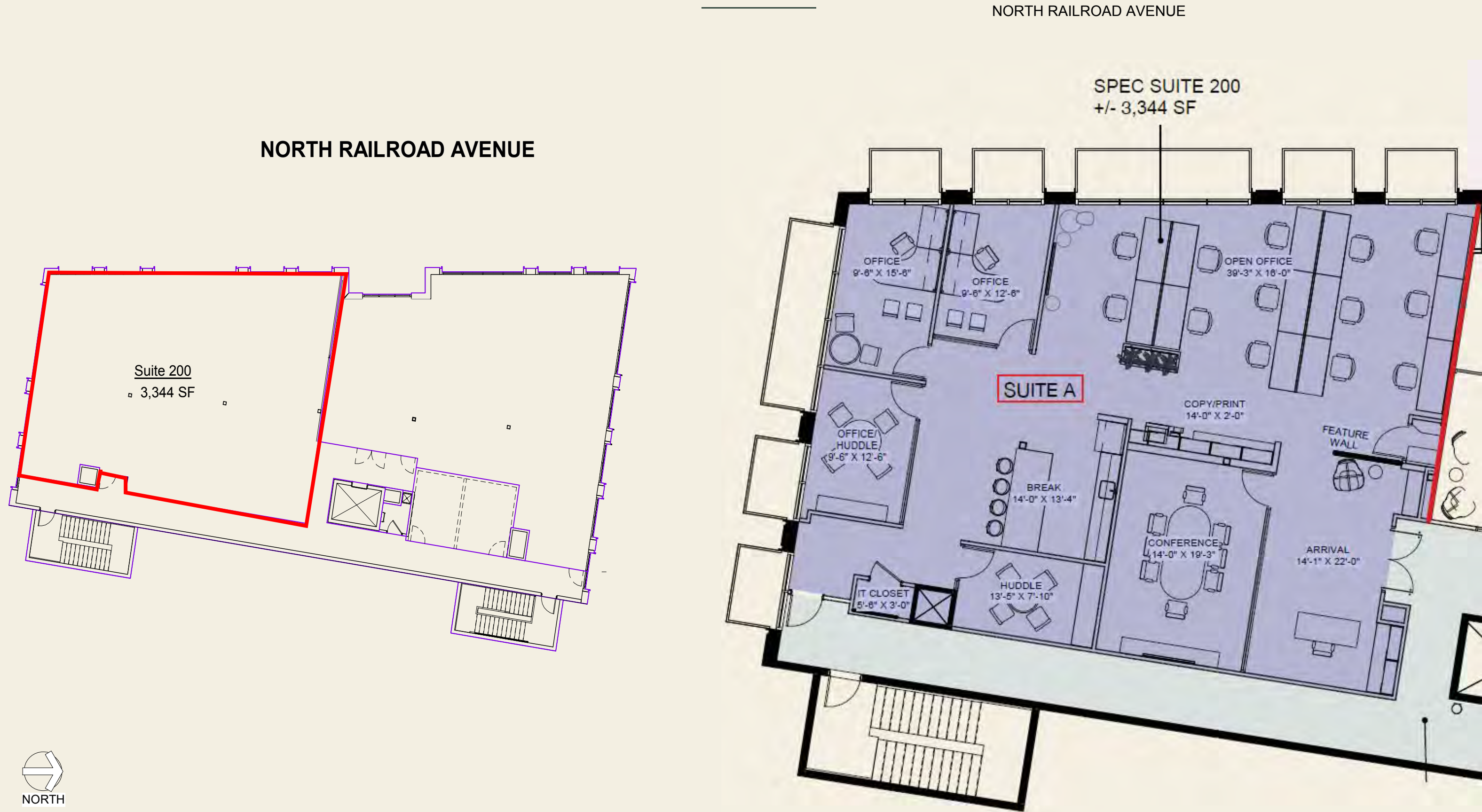
880 North Railroad Avenue

SECOND FLOOR OFFICES | SPEC SUITES

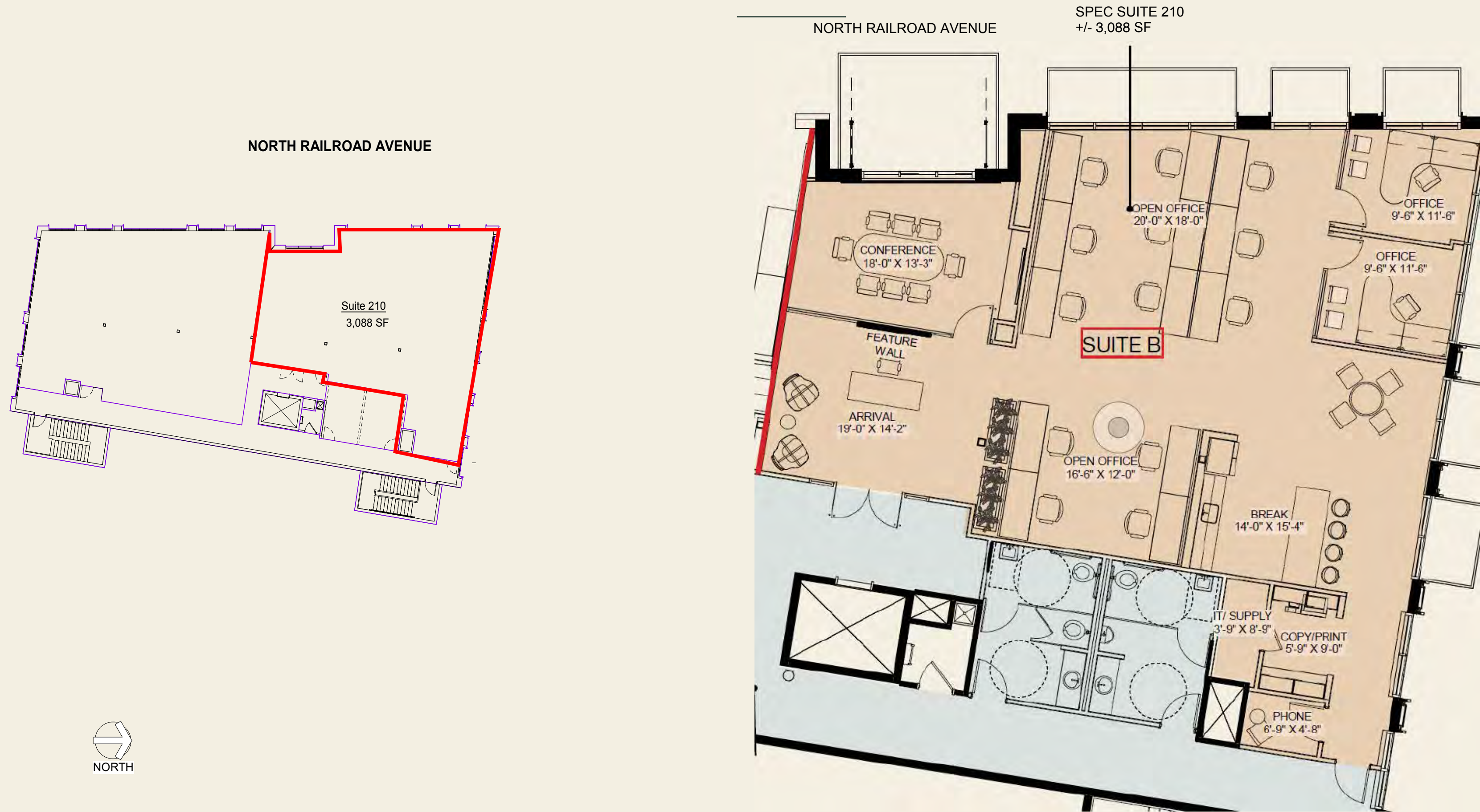
Ready for delivery: Q2 2025



880 North Railroad Avenue LOD & Scenario Test Fit



880 North Railroad Avenue LOD & Scenario Test Fit

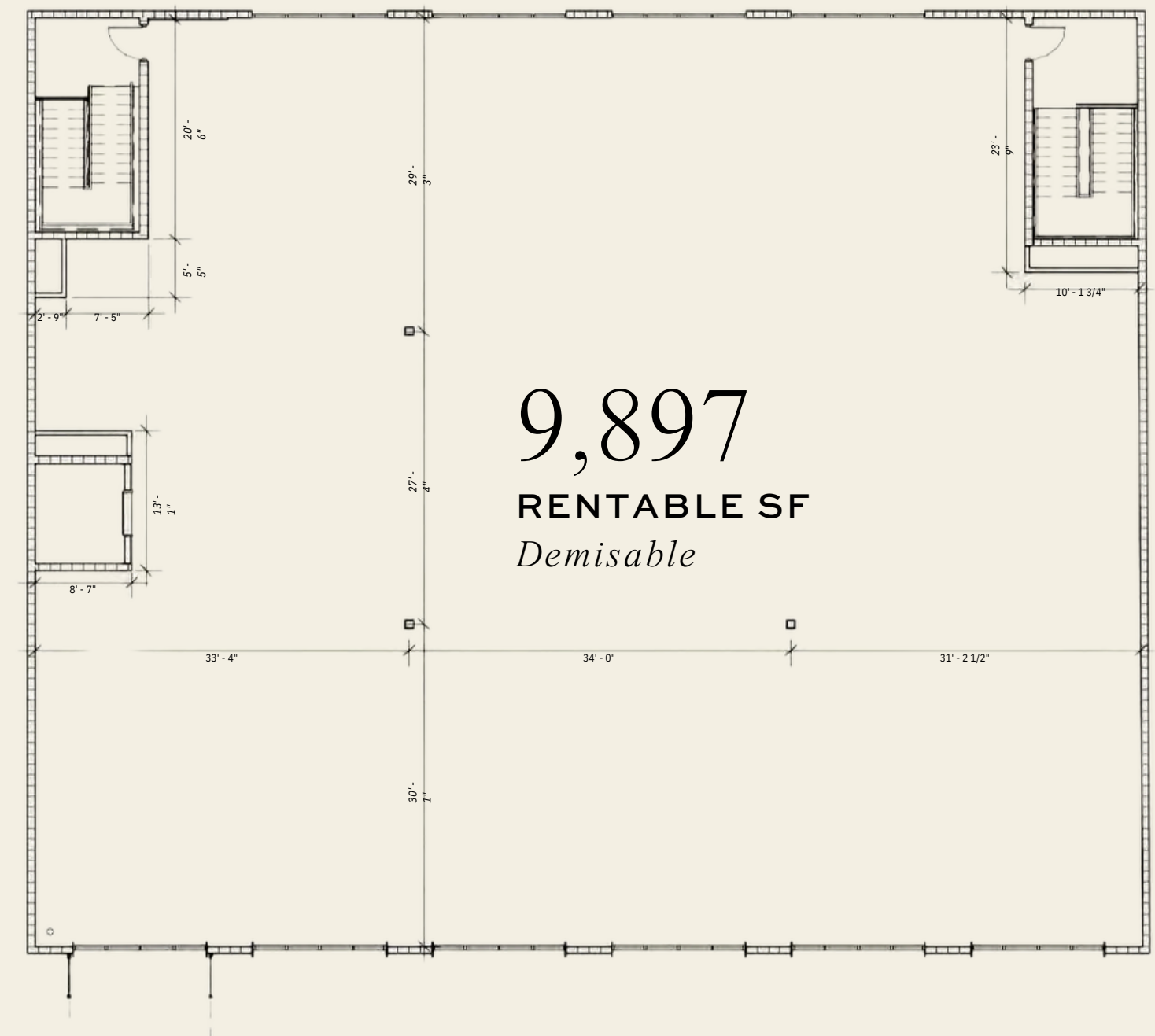


NORA
WEST PALM

885 North Railroad Avenue

SECOND FLOOR OFFICE

Ready for delivery: Q2 2025



NORA
WEST PALM

925 North Railroad Avenue

SECOND AND THIRD FLOOR OFFICE WITH ROOFTOP TERRACE

Ready for delivery: Q2 2025





Ready for delivery: Q2 2025



Open to Floor 1



Private Terrace

NORA
WEST PALM

955 North Railroad Avenue

SECOND FLOOR OFFICE

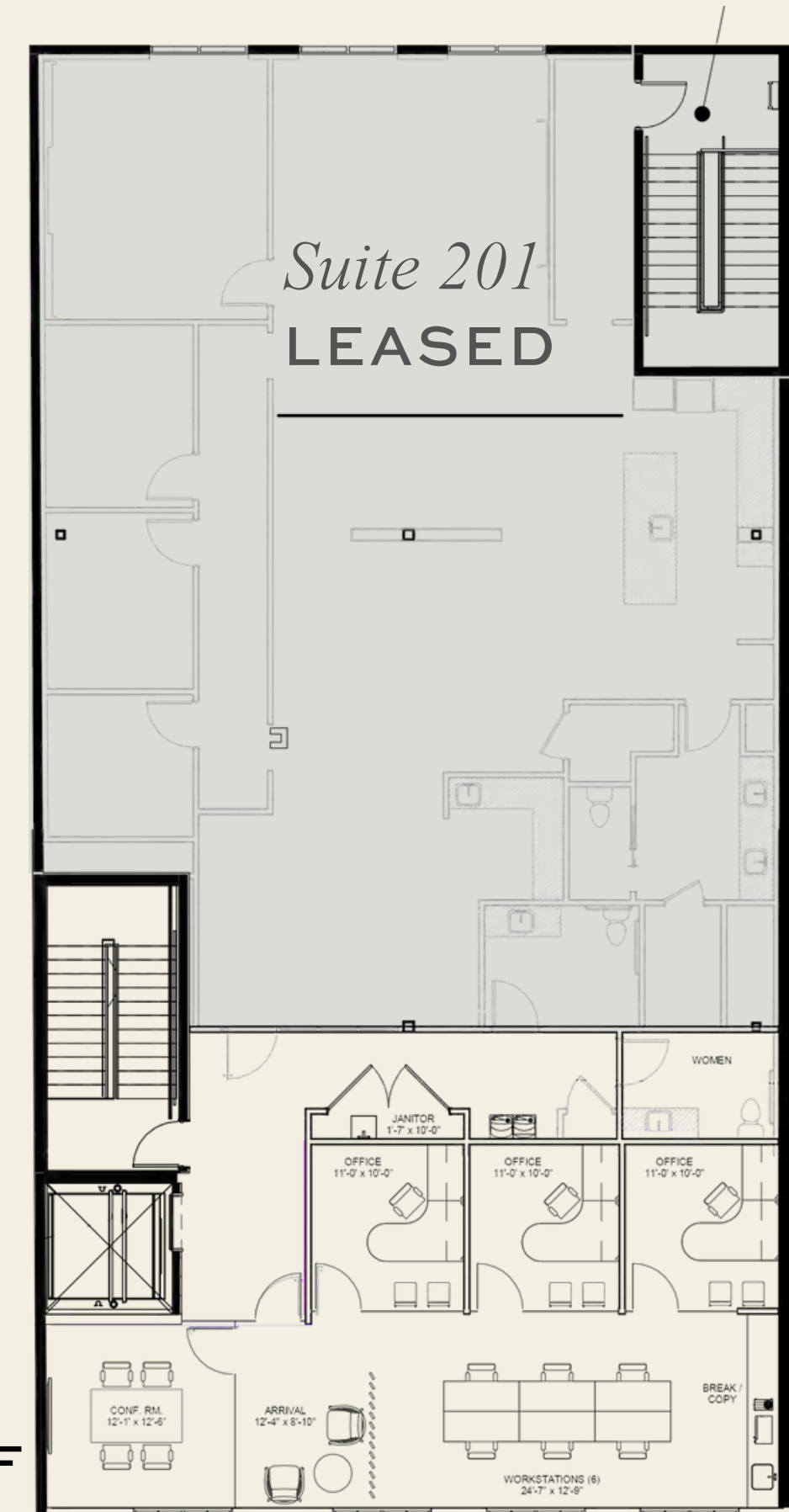
Ready for delivery: Q2 2025



Suite 200

1,348

RENTABLE SF

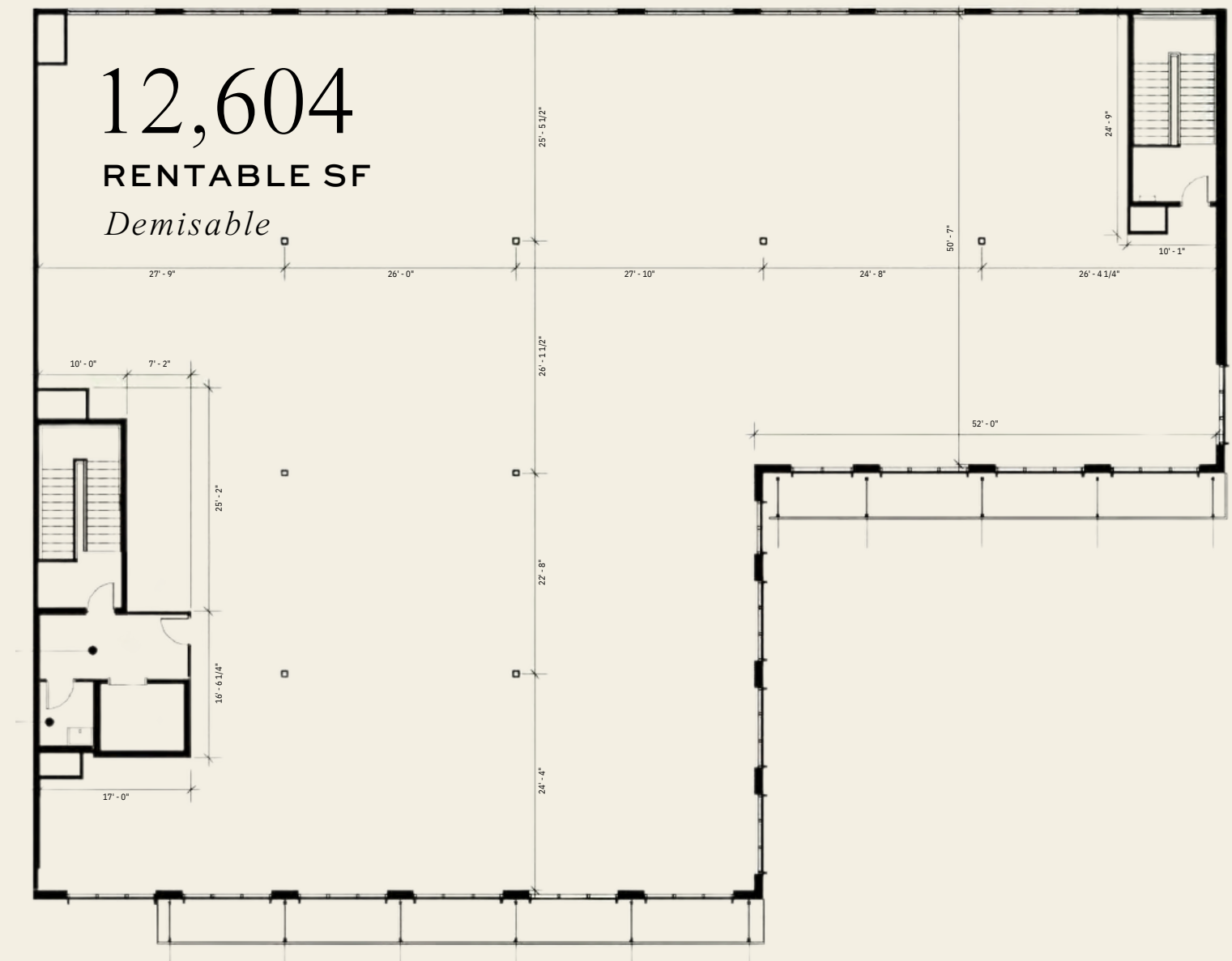


NORA
WEST PALM

1005 North Railroad Avenue

SECOND FLOOR OFFICE

Ready for delivery: Q2 2025

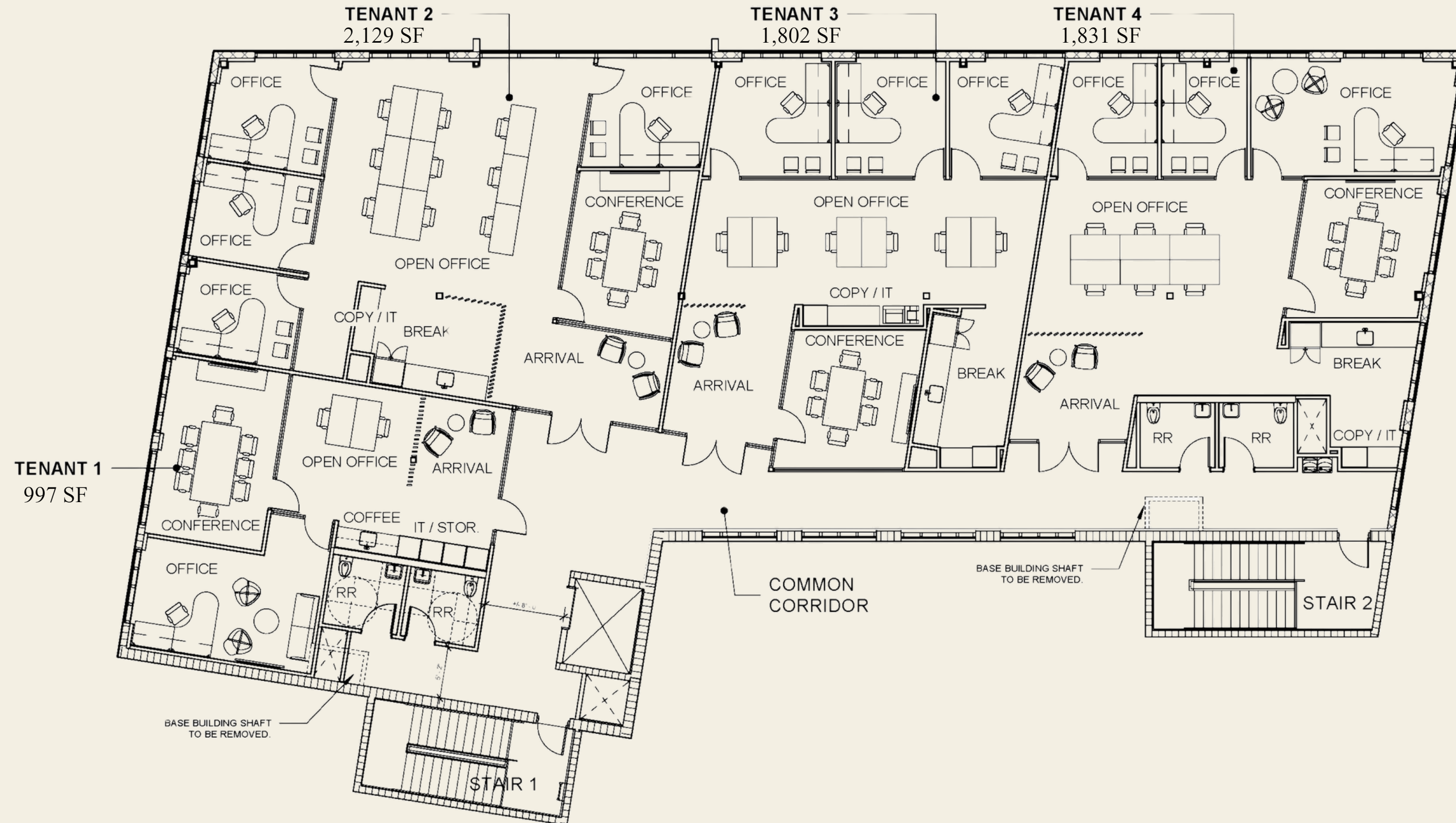




1060 North Railroad Avenue

SECOND FLOOR OFFICES | Spec Suites

Ready for delivery: Q4 2025





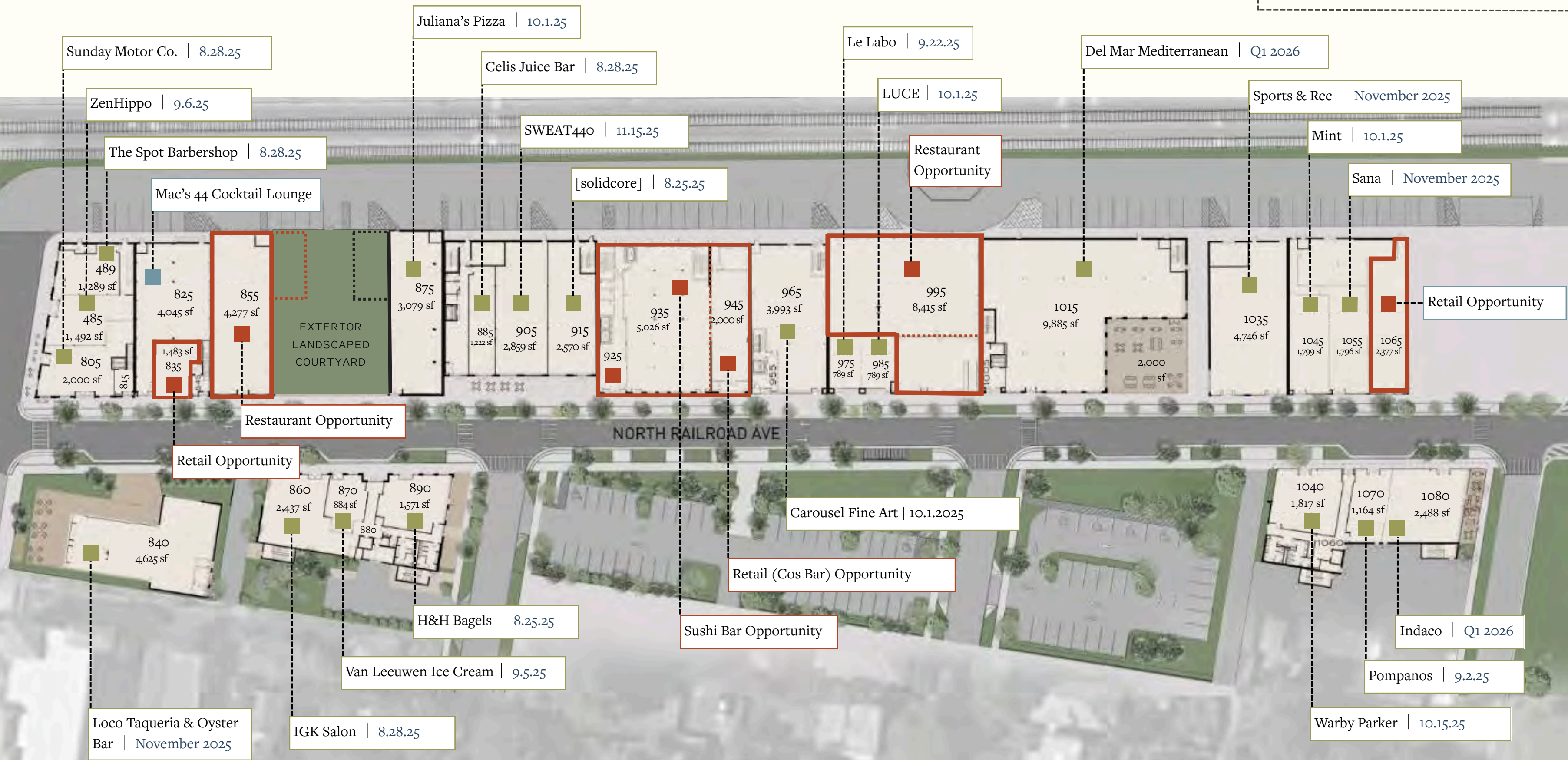




Discover the District

KEY:

- FULLY EXECUTED LEASE
- LEASE OUT FOR SIGNATURE
- AVAILABLE SPACE
- PROJECTED OPENING DATES



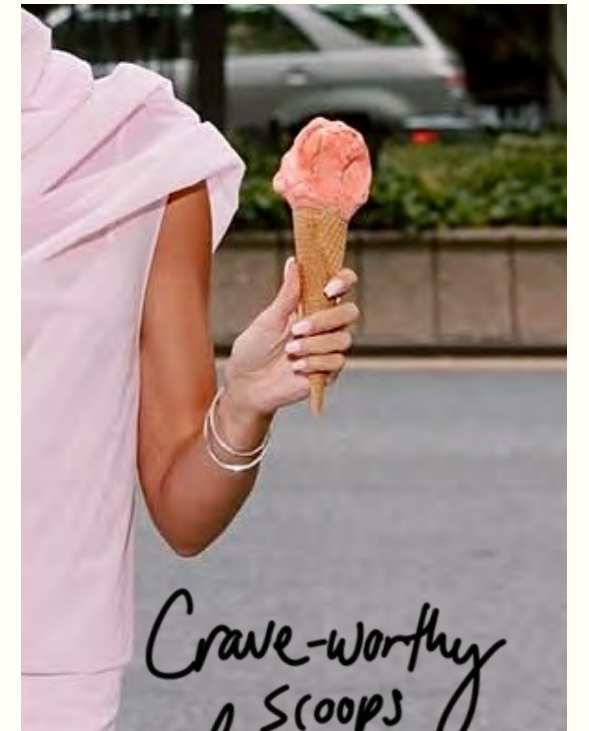
ONE STOP. MANY MOMENTS.

THE SPOT BARBERSHOP
ZEN HIPPO
SUNDAY MOTOR CO.
LOCO TAQUERIA & OYSTER BAR
IGK SALON
VAN LEEUWEN ICE CREAM
H&H BAGELS
JULIANA'S PIZZA
CELIS JUICE BAR
SWEAT 440
SOLIDCORE
LE LABO
LUCE
DEL MAR
SPORTS & REC
MINT
SANA SKIN STUDIO
WARBY PARKER
POMPANOS
INDACO



Fuel up at
Sunday Motor Co.

Fresh blowout,
courtesy of IGK



Crave-worthy
Scoops
from Van Leeuwen

VERTICAL DEVELOPMENT



MASTER SITE PLAN, PHASE 1B

PHASE 1B
(2023 - Q3 2026)

The Nora Hotel

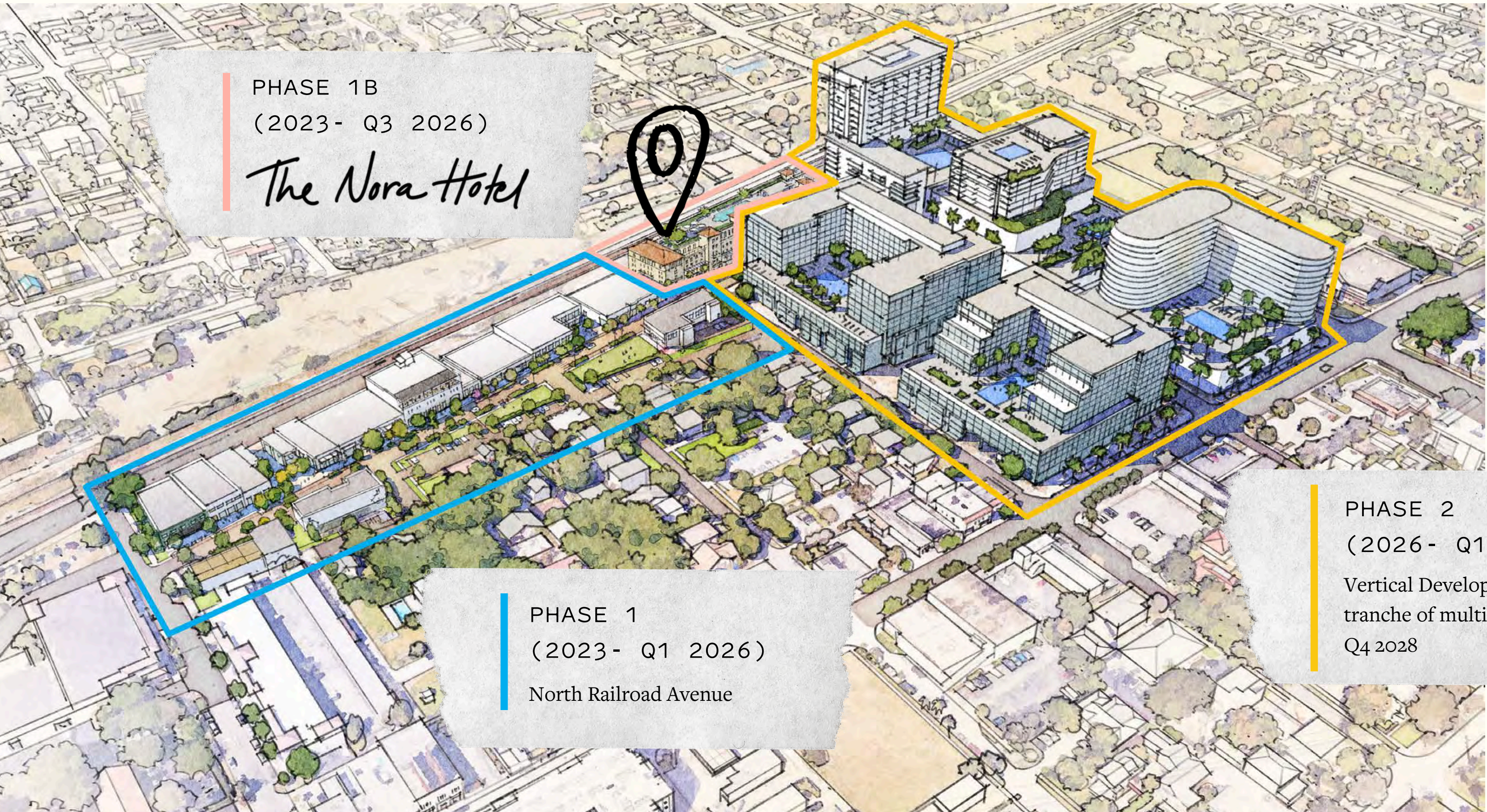


PHASE 1
(2023 - Q1 2026)

North Railroad Avenue

PHASE 2
(2026 - Q1 2030)

Vertical Development—first
tranche of multi-family opening by
Q4 2028



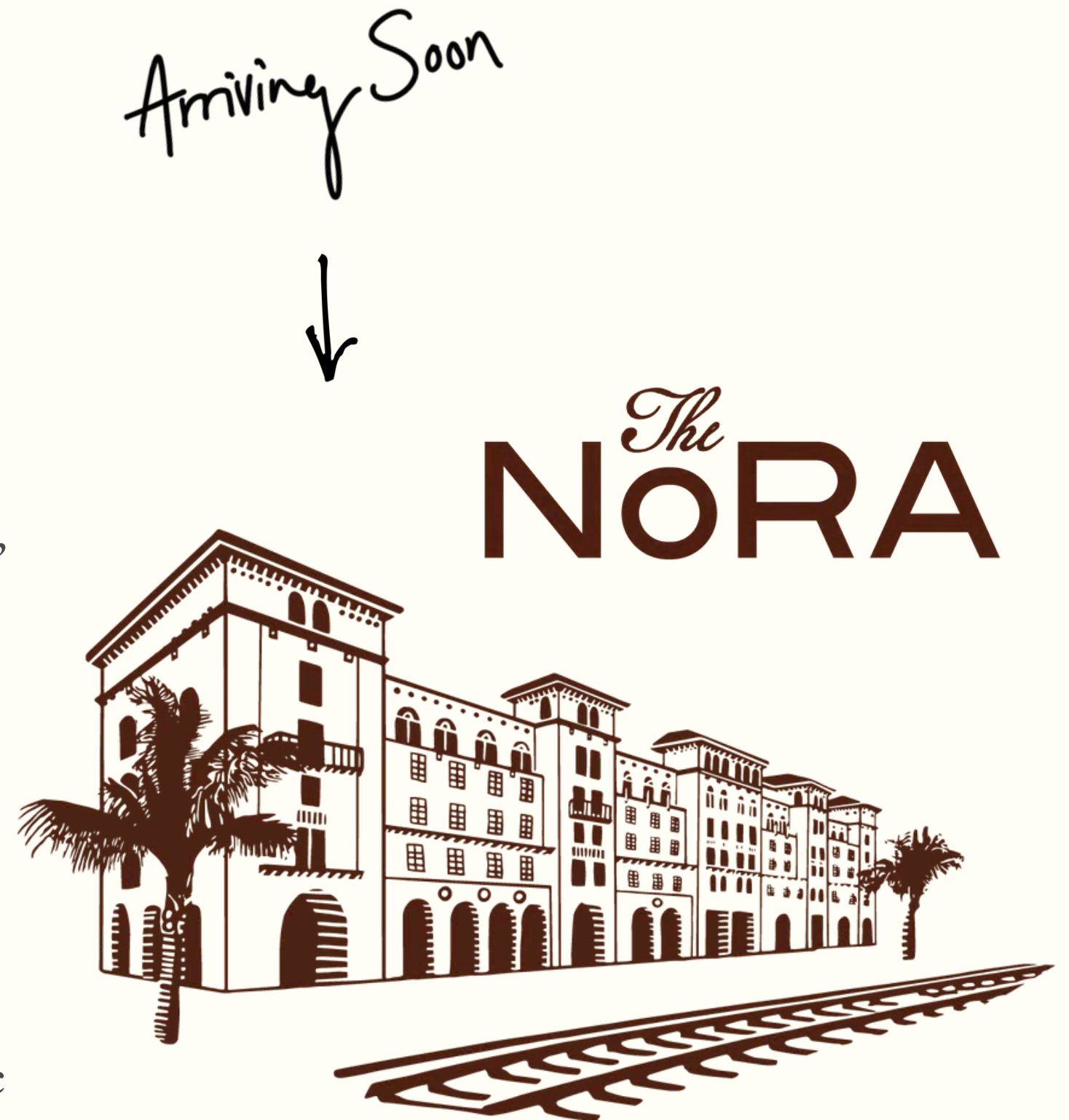
VERTICAL DEVELOPMENT

THE NORA HOTEL (PHASE 1B)

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 The Hotel Chelsea. The Nora, a 201-key, luxury boutique hotel, will be BD's first hotel venture outside of Manhattan with plans to open in October of 2026.

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.



The Nora Hotel



The Nora Hotel



The Nora Hotel



LOBBY BAR & LOUNGE



The Nora Hotel



LOBBY



LOGGIA

The NORA

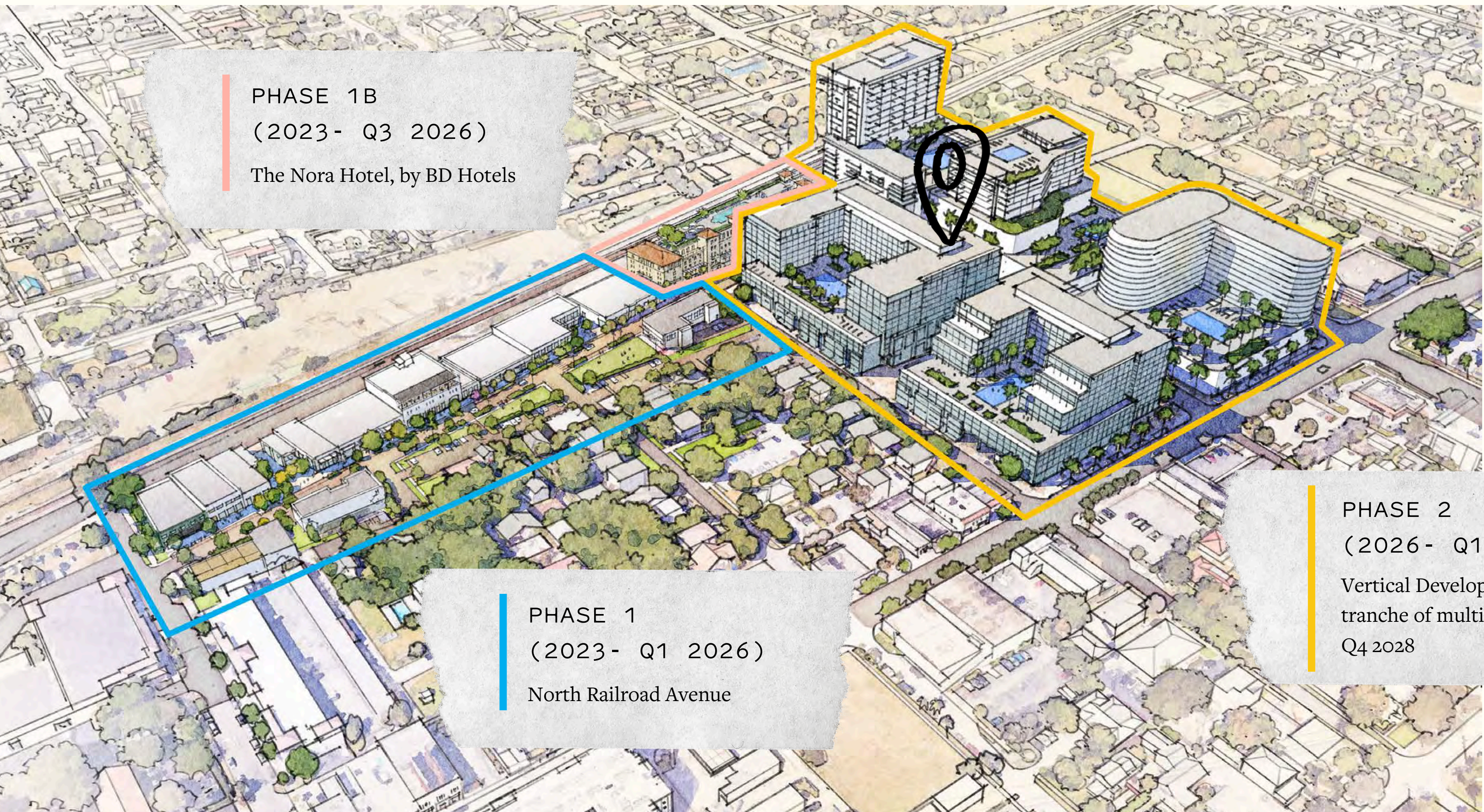


GUEST ROOMS

VERTICAL DEVELOPMENT



MASTER SITE PLAN, PHASE 2



PHASE 1B

(2023 - Q3 2026)

The Nora Hotel, by BD Hotels

PHASE 1

(2023 - Q1 2026)

North Railroad Avenue

PHASE 2

(2026 - Q1 2030)

Vertical Development—first
tranche of multi-family opening by
Q4 2028



DISTRICT DEVELOPMENT

VERTICAL DEVELOPMENT (PHASE 2)

LUXURY RENTAL APARTMENTS

- A 12-story, 350 unit luxury rental building will break ground in early 2026.
- 7 of the planned housing units will be 3-story townhomes with private garages, and 10 units will be lofts.
- The residences will range from 540 to 1,990 sf and will be accompanied by best-in-class amenities including a fifth-floor pool terrace and rooftop offerings such as a fitness wing, two pickleball courts, cold plunge pool, coworking space, summer kitchen/lounge and dog run terrace
- Members will have building amenity access opportunities

2027 - 2030

- A for-sale, 12-story condominium building is planned along with 15 and 20-story buildings adding an additional 1.9m sf of residential, office, and ground-floor retail to the 13.2 acre Nora development.

Residential



CORNER OF 10TH ST AND NORTH RAILROAD AVENUE



Residential

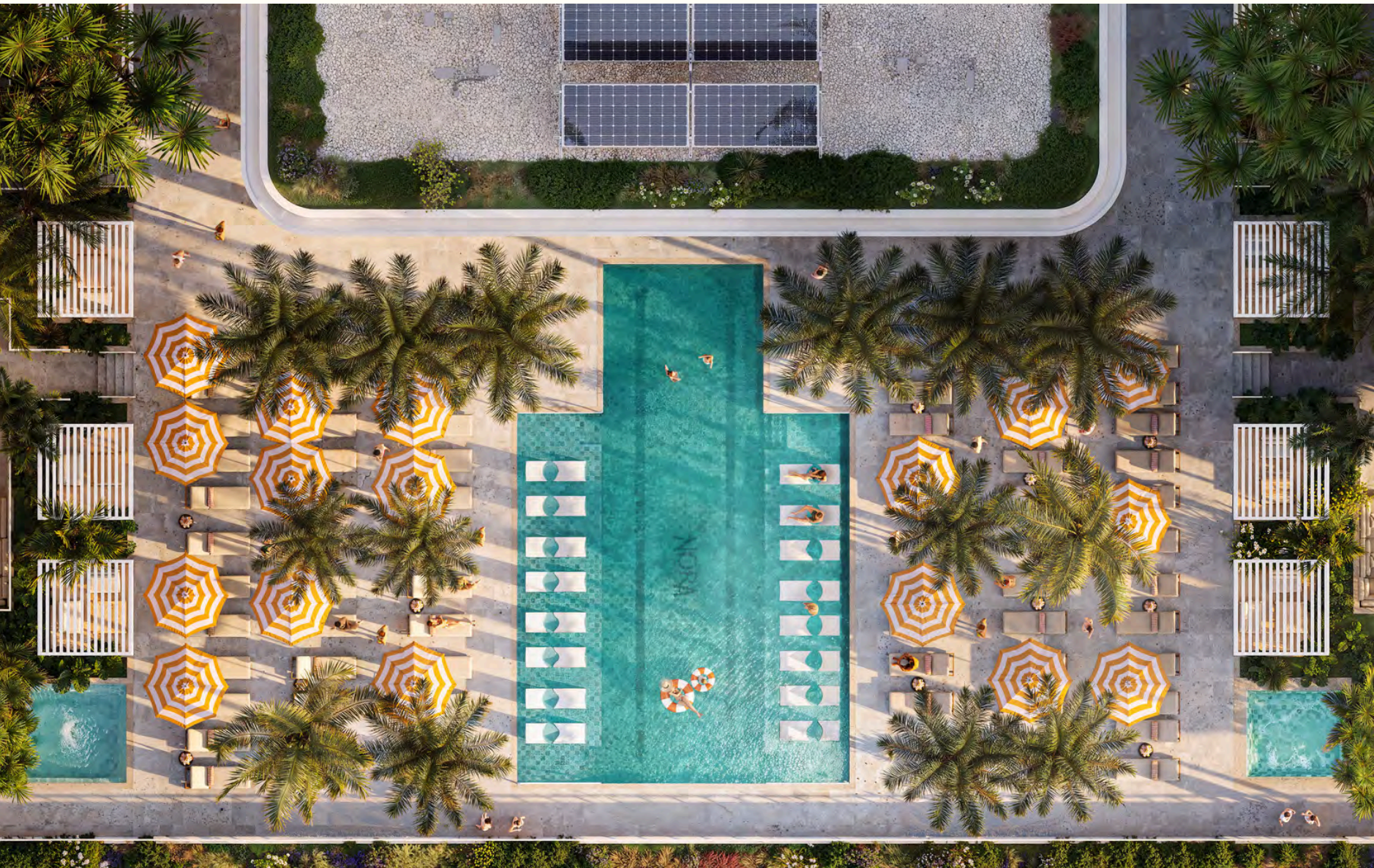


AMENITIES

Tenants will have the opportunity to join the building's Member's Club, granting use of the gym, group fitness, sauna & steam rooms, and the pool terrace, plus inclusion in all organized events and programs.



AMENITIES

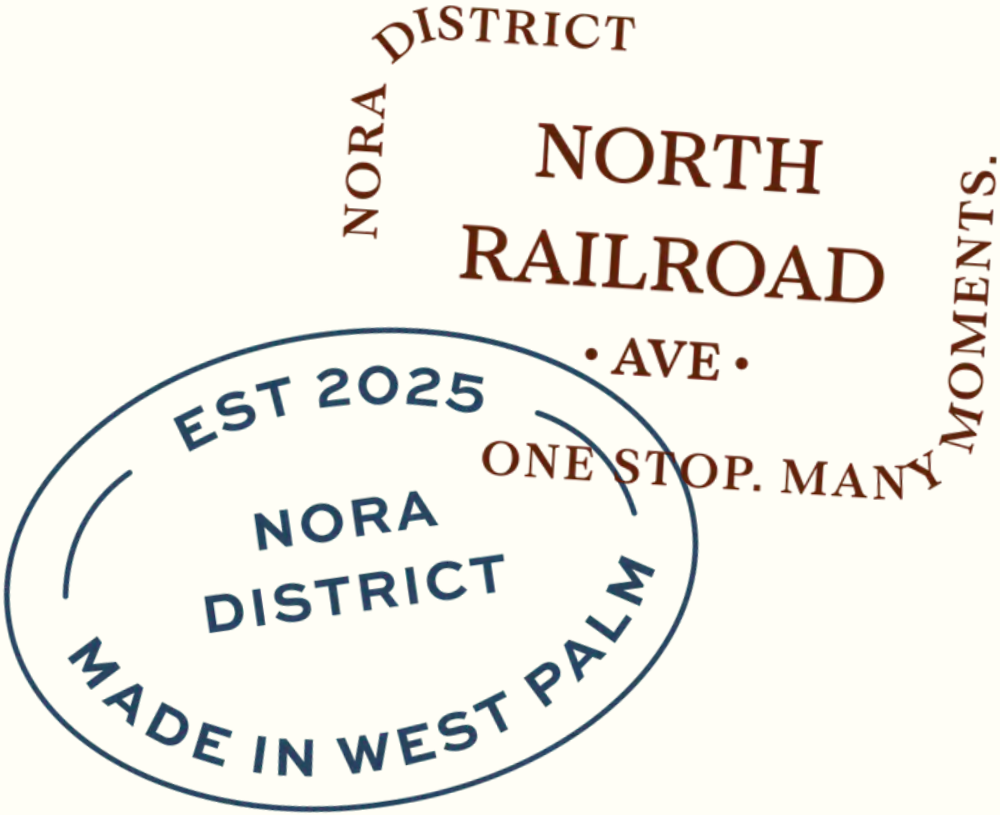


AMENITIES

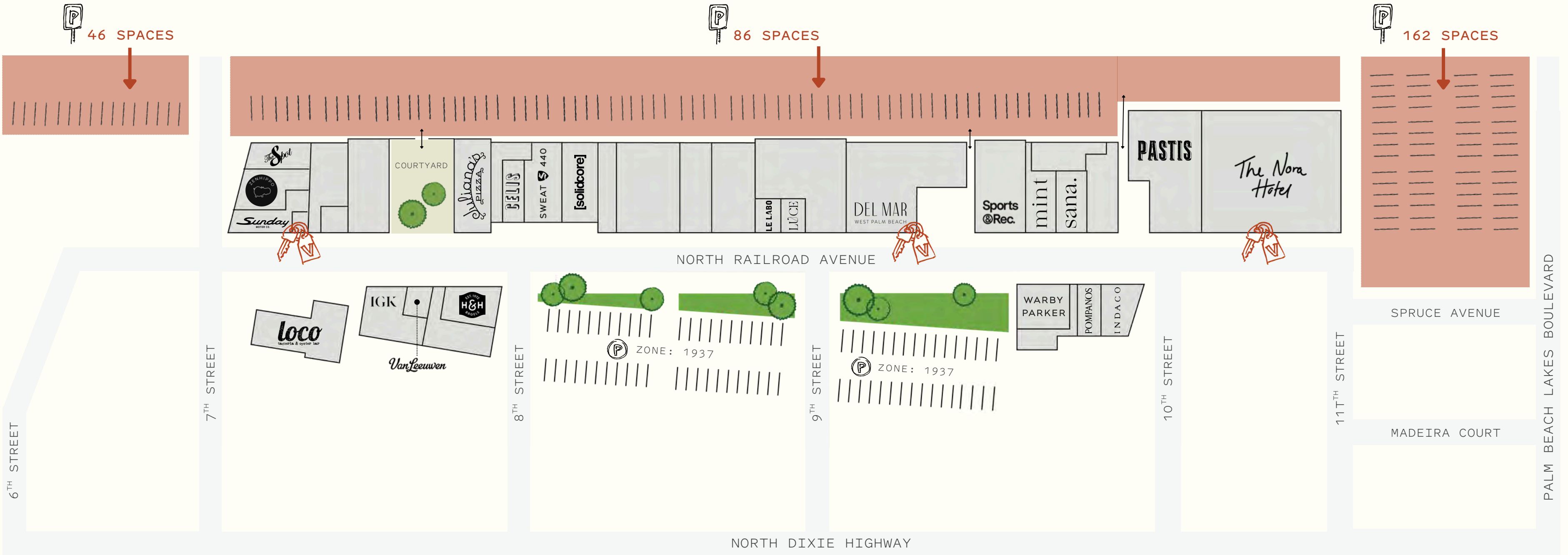




OFFICE TENANT PARKING GUIDE



OFFICE EMPLOYEE PARKING MAP



LEASED RENTABLE SPACE

BUSINESSES ARE GENERALLY ALLOWED 2 PARKING SPACES PER EVERY 1,000 SQUARE FEET OF LEASED SPACE.



EMPLOYEE SELF-PARKING

- Businesses in the Nora District have access to self-parking options of approximately 300 on-site spaces in close proximity to office suites.
- Two tiers of self-parking are available to Nora business tenants:
 - Unreserved spaces currently priced at \$150 per month, per employee
 - Reserved spaces currently priced at \$200 per month, per employee

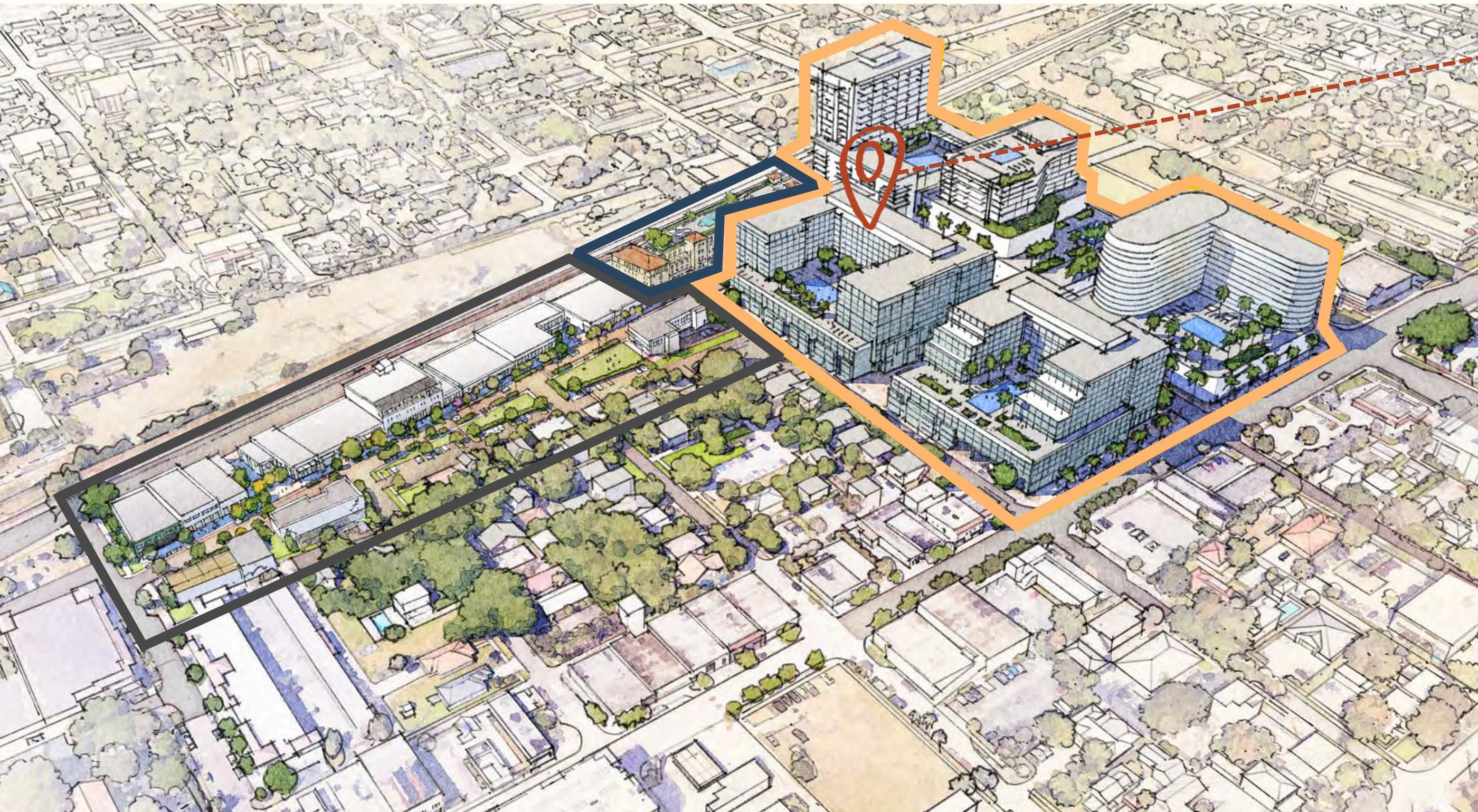


VALET

- Businesses in Nora have access to a full-service valet offering for employees, with valet stands in close proximity to office suites.
- Full-service valet is currently offered at \$200 per month, per employee.
- The District utilizes text-ahead software allowing employees to request their vehicle from valet 15 minutes in advance of their expected departure.

FUTURE OFFICE EMPLOYEE PARKING

AS THE NORA DISTRICT CONTINUES INTO ITS NEXT PHASES OF CONSTRUCTION, STRUCTURED GARAGE PARKING WILL BE ADDED TO RESIDENTIAL & MIXED-USE BUILDINGS.



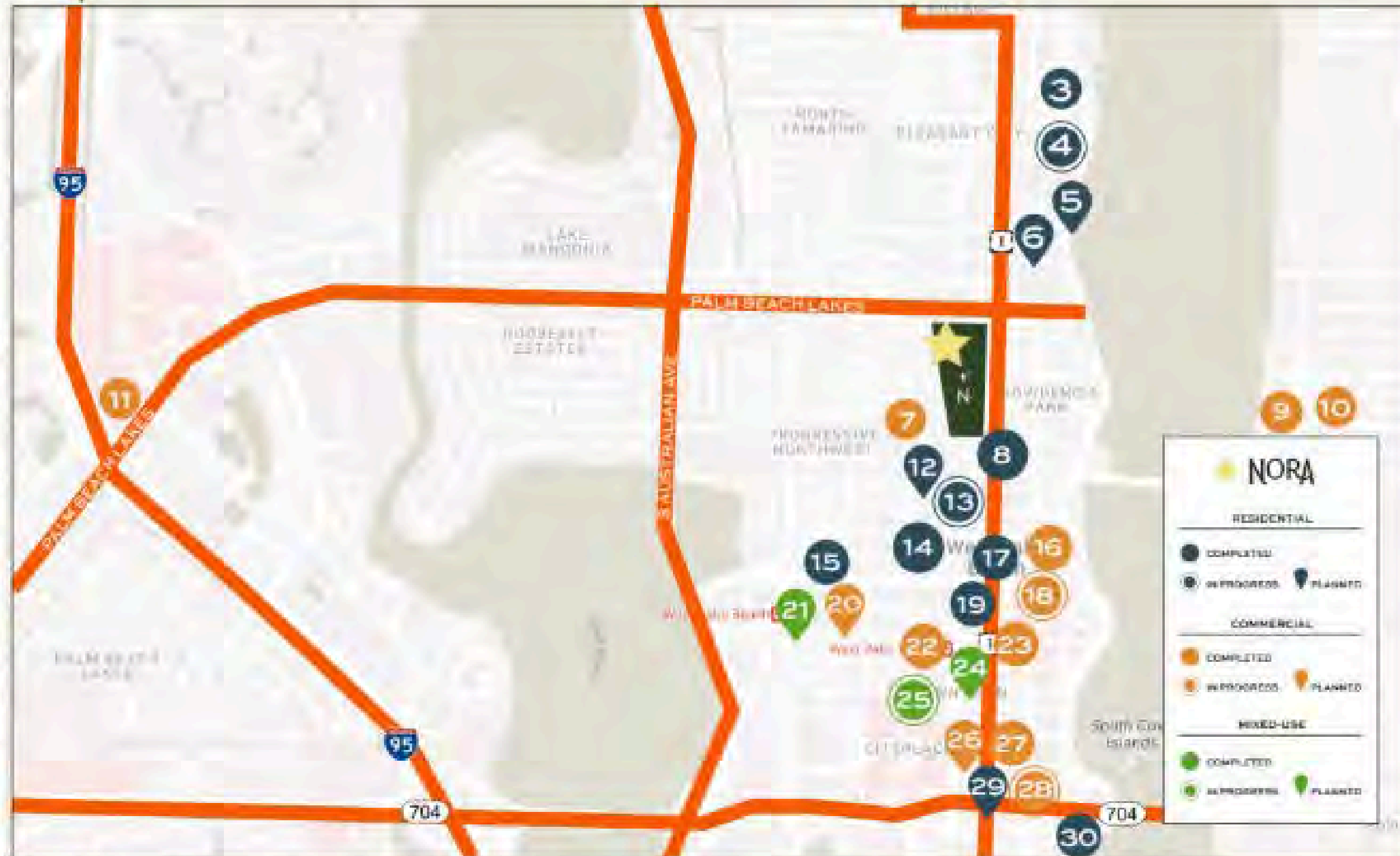
The first building in the next phase of development is expected to be complete by Q1 2028, offering an additional 150 spaces available for office use. Additional parking will continue to be added as each new building becomes complete.



Surrounding Developments Map

DETAILING REAL ESTATE DEVELOPMENTS IN CLOSE PROXIMITY TO THE NORA DISTRICT

#	Property Name	Project Type	Density	Delivery Date
1	The Alba*	Residential	59 units	2025
2	Icon Marina Village*	Residential	359 units	2023
3	Currie Park Redesign	Civic Community	13.6 acres	2024
4	Olara Residences	Residential	417 units	2026
5	The Temple Residences	Residential	100 units	TBD
6	Ritz-Carlton Residences	Residential	140 rooms	TBD
7	Sunset Lounge	Commercial	19,506 sf	2022
8	Tortoise One	Residential	264 units	2023
9	The White Elephant Hotel	Hotel	32 units	2019
10	Via Flagler	Commercial	150,000 sf	2022
11	Whole Foods Plaza	Commercial	42,000 sf	2015
12	Soleste	Residential	2.5 acres	TBD
13	One West Palm	Residential	328 units	2024
14	The Grand	Residential	301 units	2023
15	Flagler Station	Residential	94 units	2023
16	The Ben	Hotel	208 rooms	2020
17	303 Banyan	Residential	223 units	2022
18	300 Banyan Blvd	Commercial	115,000 sf	2025
19	The Watermark	Residential	154 units	2023
20	Vanderbuilt	University	2.6 acres	2025
21	Transit Village	Mixed-Use	TBD	TBD
22	360 Rosemary	Commercial	300,000 sf	2021
23	Sterling Organization HQ	Commercial	42,073 sf	2019
24	L&L / Wexford Apartments	Mixed-Use	350 units	2025
25	575 Rosemary	Mixed-Use	364 units	2024
26	West Palm Point	Commercial	443,296 sf	TBD
27	AKA Hotel West Palm	Hotel	217 rooms	2022
28	One FLagler	Commercial	277,000 sf	2024
29	Mr. Cs / Terra	Res / Hotel	146 / 110 units	2026
30	The Bristol	Residential	63 units	2019
31	Forte	Residential	43 units	2024
32	South Flagler House**	Residential	106 units	2026
33	La Clara**	Residential	83 units	2023



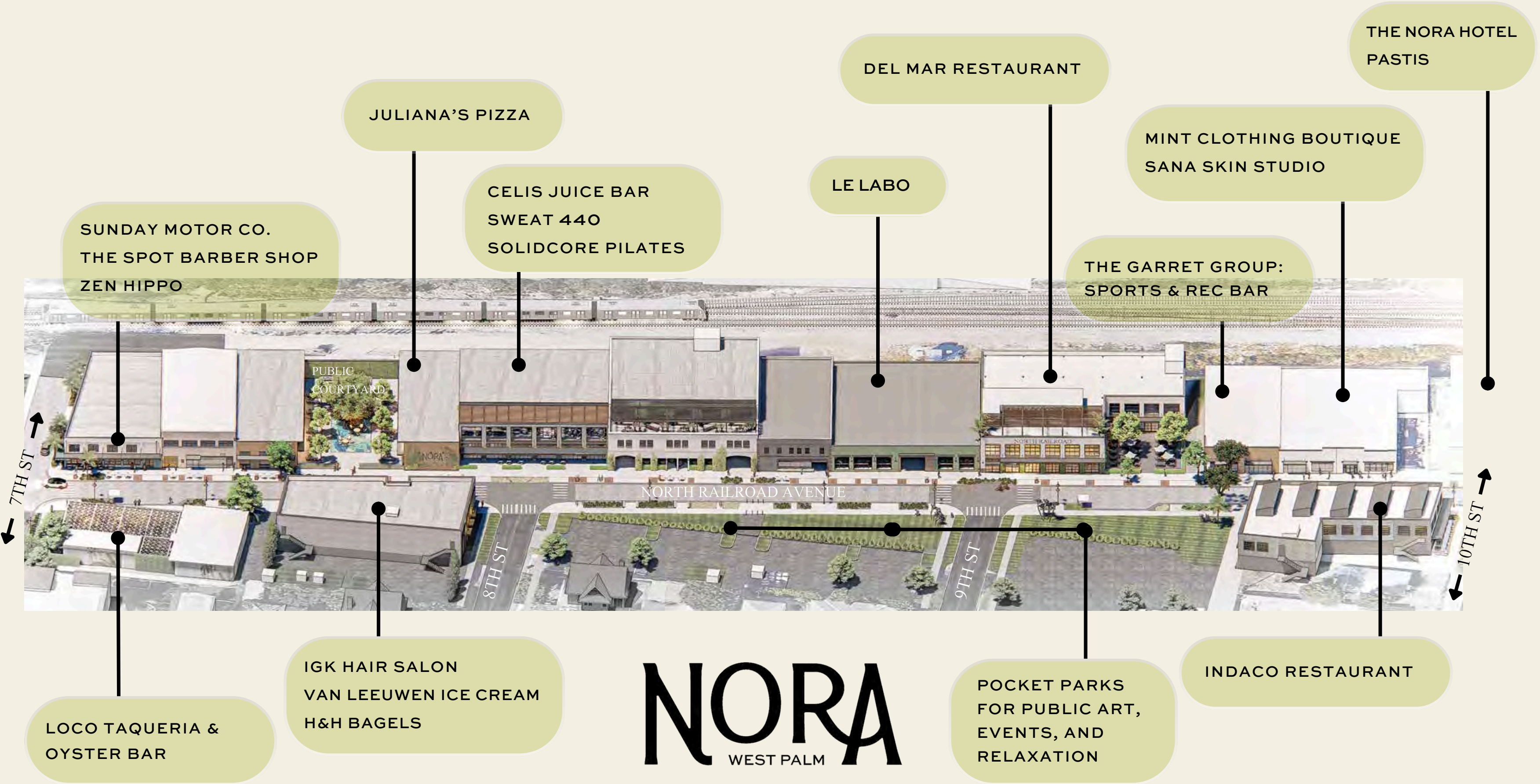
RESIDENTIAL UNITS
3544

HOTEL KEYS
567

COMMERCIAL SF
2,203,449

*Not shown on map - less than 5 miles north of #3
** Not shown on map - less than 1 mile south of #31

Merchant Mix



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



Your Future Neighbors

COMMITTED RETAIL TENANTS



WARBY PARKER



TEN FIVE HOSPITALITY STEAKHOUSE



POMPANOS BOUTIQUE



LOCO TAQUERIA & OYSTER BAR



SOLIDCORE



THE SPOT



H&H BAGELS



VAN LEEUWEN ICE CREAM



GARRET'S SPORTS & RECREATION BAR



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

NORTH RAILROAD AVENUE OVERHEAD VIEW



NORTH RAILROAD AVENUE STREETVIEW LOOKING NORTH



NORTH RAILROAD AVENUE



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NORA
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