



DOWN
TOWN

SMOKY HOLLOW

RLGH
N.C.



TRANSCENDENT PROJECT

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

Smoky Hollow is a multiphase revitalization project envisioned as a distinctive urban area in downtown Raleigh.

An extension of the existing vibrant neighborhood, while deeply rooted in the site's transportation and industrial history, Smoky Hollow is a transcending project injecting a creative mix of uses. Refined industrial design mixes with progressive workplaces—engaging street-level retail mixes with destination amenity areas—connected streets mix with pedestrian and transit activity.

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

OFFICE

421
N. HARRINGTON ST.

LIFESTYLE-ORIENTED OFFICE EXPERIENCE DEEPLY CONNECTED TO PULSE OF THE DOWNTOWN NEIGHBORHOOD

- 9-story, 225,000 RSF Class A office atop active ground-level retail
- Industrial influenced design
- 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
- Bicycle lanes, widened sidewalks, street-scape and other nearby pedestrian improvements enhance connectivity
- 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

Publix
FOOD & PHARMACY

OFFICE

CREATIVE
OFFICE@ **SH**

ONE-OF-A-KIND 2-STORY CREATIVE OFFICE WITH PREMIUM VISIBILITY

- Smoky Hollow's take on office with a view—the creative vibe is the perfect environment for the not so typical office user looking for the not so typical office space
- 5,200 RSF creative office space with 2,560 RSF on first floor and 2,640 RSF on second floor
- Abundance of collaborative open work space offering a connected office environment
- Extensive daylight with front door views of Smoky Hollow's street-level
- Premium visibility in active neighborhood with frontage on Harrington Street at Capital Boulevard square loop exit
- Easily accessible to street-level retail and restaurants, outdoor spaces, events and numerous other urban amenities
- Integrated parking
- Direct stair and elevator access from both parking deck and street

ENGAGING OUTDOOR DINING & GATHERING PLACES

RETAIL STOREFRONTS AUTHENTIC TO THE NEIGHBORHOOD

- 40,000 square feet of street-level retail with active, pedestrian-friendly sidewalks and open event-oriented courtyard
- Featuring Publix grocery store below apartments
- Urban street grid with walkable restaurants, bars, retail, living and hotels
- Integrated covered parking
- Enriched by highly collaborative work environments, emphasis on lifestyle amenities and residents within steps
- Integrated into the community with pedestrian connectivity
- Connectivity to downtown Raleigh and the greater Triangle area with recently executed and planned improvements to the Capital Boulevard corridor as a gateway to downtown Raleigh

GOODS & SERVICES



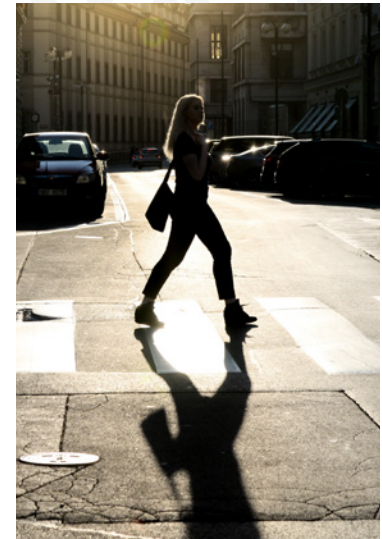
HOME & CONNECTIVITY

URBAN APARTMENTS WITH BEST-IN-CLASS AMENITIES & FINISHES

The Line Downtown Apartments will feature 283 apartment homes and Peace Raleigh Apartments includes 417 apartments.

THE LINE
DOWNTOWN APARTMENTS


PEACE
RALEIGH APARTMENTS



DYNAMIC LOCATION WITH IMPACTFUL INFRASTRUCTURE AND TRANSIT

Future 14.5-acre Devereux Meadows Park with planned rehabilitation focused on open green space, water features and greenway connections at the doorstep of Smoky Hollow. 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.

All streets anchoring Smoky Hollow provide meaningful connections to downtown and beyond. Smoky Hollow will enjoy recent transportation improvements to these streets including expansion and realignment, as well as streetscape and sidewalk improvements—making them even more pedestrian and bike-friendly.

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.

NEIGHBORHOOD: AN AUTHENTIC & ACTIVE DESTINATION

Located in the mix of downtown Raleigh's destination-worthy hot spots, this vibrant neighborhood is also experiencing explosive redevelopment. The options for nearby amenities are endless.

DINING | DRINKS

- Bad Daddy's Burger Bar
- Carolina Ale House
- Clouds Brewing
- Crawford and Son
- Dram and Draught
- Hibernian Irish Pub & Restaurant
- (ish) Delicatessen at Longleaf (coming soon)
- Jolie
- Krispy Kreme
- La Santa Modern Mexican Food
- Layered Croissant
- Little City Brewing + Provisions Co.
- Mellow Mushroom
- Morgan Street Food Hall
- Rainbow Luncheonette
- Raleigh Beer Garden
- Second Empire Restaurant and Tavern
- Starbucks
- Sullivan's Steakhouse
- Tapworks
- Taverna Agora

- The Cardinal Bar
- The Cortez
- The Station at Person Street
- Two Roosters Ice Cream
- Vidrio
- Yellow Dog Bread Company

HOTELS

- Hampton Inn & Suites Raleigh Downtown
- Holiday Inn Hotel Downtown Raleigh
- Longleaf Hotel (coming soon)
- Origin (coming soon)

LIVING

- 222 Glenwood
- 510 Glenwood
- 712 Tucker
- 927 West Morgan
- Elan City Center
- Historic Boylan Apartments
- HUE

- Link Apartments
- Metropolitan Apartments
- Peace Raleigh Apartments (coming soon)
- The Line Downtown Apartments (coming soon)
- The Devon Four25
- The Dillon
- The Gramercy
- The Residences at Quorum Center
- West at North

ARTS | ENTERTAINMENT | SHOPPING | SERVICES

- Blue Lotus Yoga & Movement Arts Studio
- CAM Raleigh
- Glenwood South Pharmacy & Market
- Heat Studios
- PaintBase
- Publix (coming soon)
- The Cupcake Shoppe Bakery
- The Flourish Market
- The Wine Feed
- Tin Roof Raleigh

- Urban Outfitters
- Videri Chocolate Factory
- Weaver Street Market
- Wine Authorities

OFFICE

Active business lifestyle—over 7 million SF commercial office space downtown Raleigh

PUBLIC URBAN SPACE

Future Devereux Meadows Park at Smoky Hollow's doorstep and other parks providing open green space and programmed areas nearby

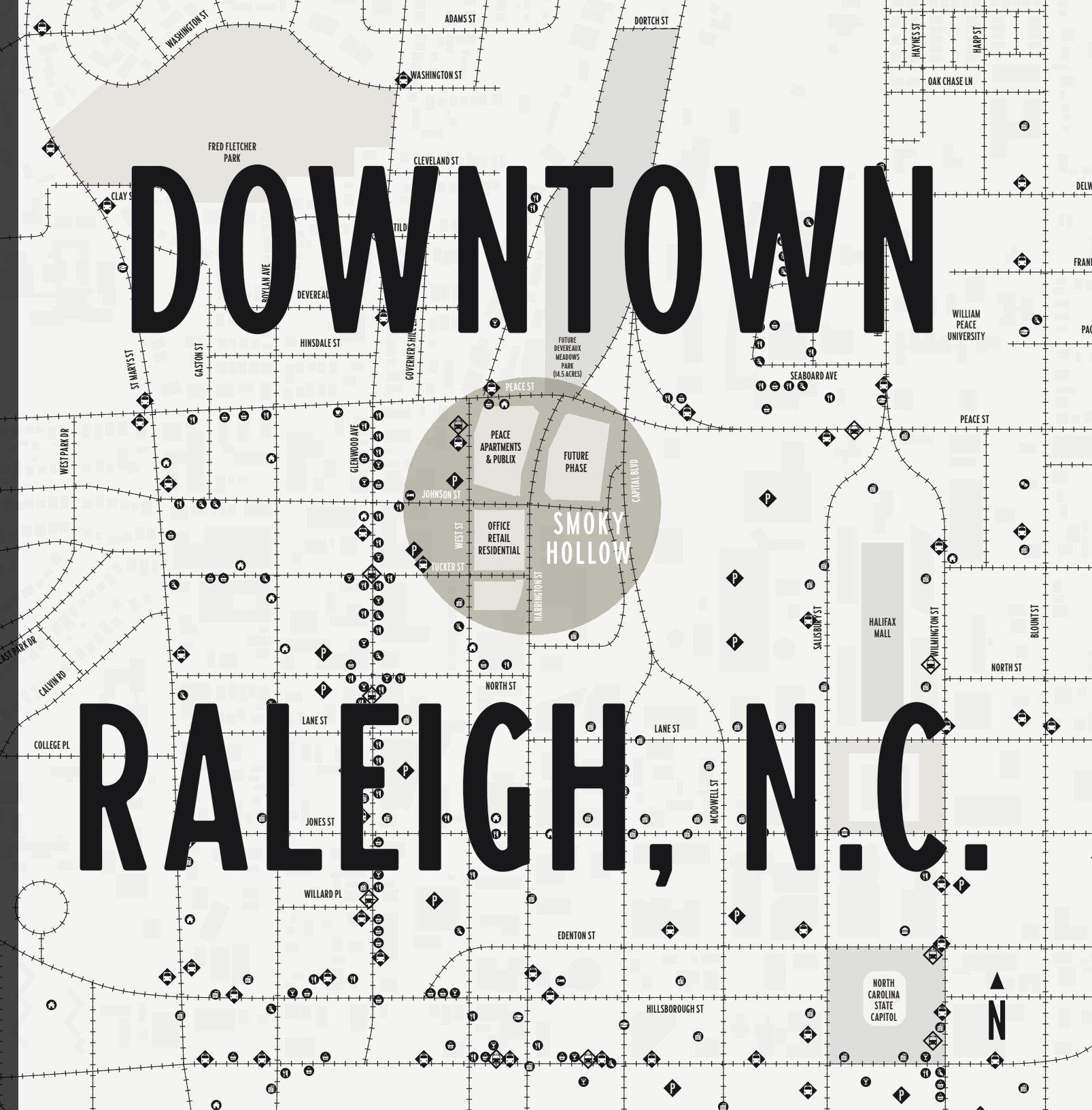
TRANSIT & CONNECTIVITY

Bike share stations, bus stops, parking options, Raleigh Union Station train services, and scooter services—all located in downtown Raleigh

- RESTAURANT
- CAFE
- BAR
- SHOPPING
- MUSEUM
- SERVICE
- RESIDENTIAL
- HOTEL
- ENTERTAINMENT
- OFFICE
- PARKING
- BUS
- R-LINE

DOWNTOWN

RALEIGH, N.C.





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.

48,000

TOTAL NUMBER OF EMPLOYEES IN DOWNTOWN RALEIGH

1,266

HOTEL ROOMS IN DOWNTOWN RALEIGH

117

RETAILERS IN DOWNTOWN RALEIGH—BOTH LOCAL & NATIONAL

DOWNTOWN RALEIGH, N.C.

200

RESTAURANTS & BARS IN DOWNTOWN RALEIGH—INCLUDING NATIONALLY ACCLAIMED & AWARD-WINNING

96

HIGHEST WALK SCORE IN TRIANGLE REGION

447

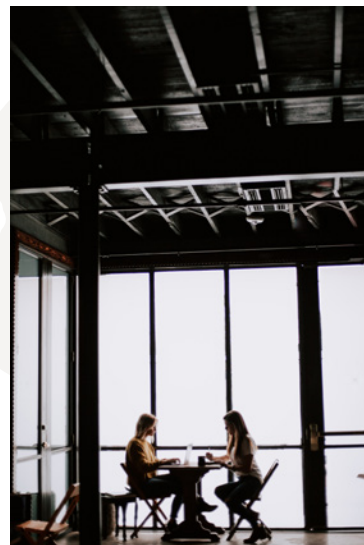
ACRES OF PARKS NEAR DOWNTOWN

42

ARTS & CULTURAL INSTITUTIONS IN DOWNTOWN RALEIGH

18,826

RESIDENTS WITHIN ONE MILE OF DOWNTOWN CORE



WHY RALEIGH

THE TRIANGLE CONSISTENTLY GARNERS ACCOLADES
TOUTING ITS APPEAL TO BUSINESSES & RESIDENTS ALIKE

#1

BEST STATE FOR BUSINESS
NORTH CAROLINA
FORBES 2018

#4

MOST ACTIVE REAL
ESTATE MARKETS
RCLCO 2018

#2

MOST EDUCATED CITY
FORBES 2017

#2

BEST PLACE FOR BUSINESS
& CAREERS
FORBES 2018

#5

STRONGEST BUSINESS GROWTH IN U.S.
OVER PAST 5 YEARS
CNBC 2018

#5

TOP METRO FOR TECH HUBS
BUSINESS FACILITIES 2018

#2

BEST CITY FOR YOUNG
ENTREPRENEURS
MONEYRATES 2017

#3

BEST CITY FOR JOB SEEKERS
INDEED 2017

#4

NEXT TOP TECH TOWN
REALTOR.COM 2017

#2

BEST BIG CITY TO LIVE IN
MONEY MAGAZINE 2017

#3

BIGGEST BOOMTOWNS
IN AMERICA
MAGNIFY MONEY 2018

#4

BEST PLACE TO LIVE IN U.S.
U.S. NEWS & WORLD REPORT 2017

#2

BEST CITY FOR YOUNG PROFESSIONALS
SMARTASSET 2018

#7

BEST BIG CITY FOR JOBS
FORBES 2018

#1

MID-SIZED AMERICAN CITIES
OF THE FUTURE
FINANCIAL TIMES 2017

#6

BEST U.S. CITIES TO RAISE A FAMILY
ZUMPER 2018



Williams Realty & Building Company focuses on top-quality commercial and residential construction, development and property management. Founded in 1954 by John C. Williams, the company was built on three simple principles: Treat people fairly, focus on the job at hand and do the best work possible. Today, managed by the founder's sons, Cross, Joel and Owen, the company remains true to its roots and continues to thrive through the relationships it has built and maintained for more than 60 years. For more information, please visit wrbc.com.

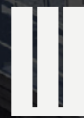


Kane Realty Corporation, one of the most experienced and respected developers in North Carolina, successfully employs smart growth principles to build places that improve the quality of life of residents, neighbors, businesses and visitors.

Kane Realty understands placemaking and delivery of a social experience. Creating active, connected places naturally woven into an urban context is paramount. Thoughtful design along with a balanced variety of complementary uses—creating a true destination environment—is always at the forefront of focus.

FOR MORE GO TO
SMOKYHOLLOWRALEIGH.COM
AND FOLLOW US
@SHRALEIGH

KANE
REALTY CORPORATION



WILLIAMS
REALTY & BUILDING
COMPANY, INC.



LIONSTONE INVESTMENTS

FOR OFFICE LEASING INFORMATION CONTACT:

Hooker Manning | 919.719.5424 | hmanning@kanerealtycorp.com
Alex Mikels | 919.719.5415 | amikels@kanerealtycorp.com

FOR RETAIL LEASING INFORMATION CONTACT:

Stephen Brown, CCIM, CLS, CRX | 919.719.5425 | sbrown@kanerealtycorp.com
Wendi Wood Howell, CLS, CSM | 919.719.5426 | whowell@kanerealtycorp.com

Kane Realty | 4321 Lassiter at North Hills Ave, Suite 250, Raleigh, NC 27609 | kanerealtycorp.com