

The Creamery
1928

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ESTD **THE CREAMERY** 1928
GLENWOOD SOUTH



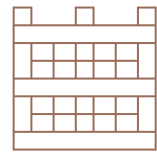


CELEBRATING RALEIGH'S LEGACY

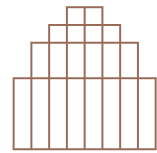
Originally established in 1928, The Creamery is a Raleigh landmark with its iconic butter churn standing above the corner of Glenwood Avenue and Tucker Street. It was designated as a Raleigh historic landmark in 1997, and it will remain as the cornerstone of the project.

FROM LEGACY TO LEGENDARY

Something transformative is coming to Raleigh’s Glenwood South neighborhood. The Creamery will become a hub for residential, commercial, and retail that downtown Raleigh has never experienced. With sweeping views from Highline Glenwood, among Raleigh’s tallest luxury residential towers, state-of-the-art office space at 404 Glenwood, and exciting new retail and dining, The Creamery will bring together restaurateurs, entrepreneurs, influencers, and connoisseurs to live, visit, work, and experience the very best of the City of Oaks.



OFFICE 280,000 SF
404 GLENWOOD



RESIDENTIAL 299 Units
HIGHLINE GLENWOOD



RETAIL 41,400 SF
THE CREAMERY



PARKING 856 Spaces (3:1,000 Office Parking Ratio)



PUBLIC PLAZA One-Half Acre



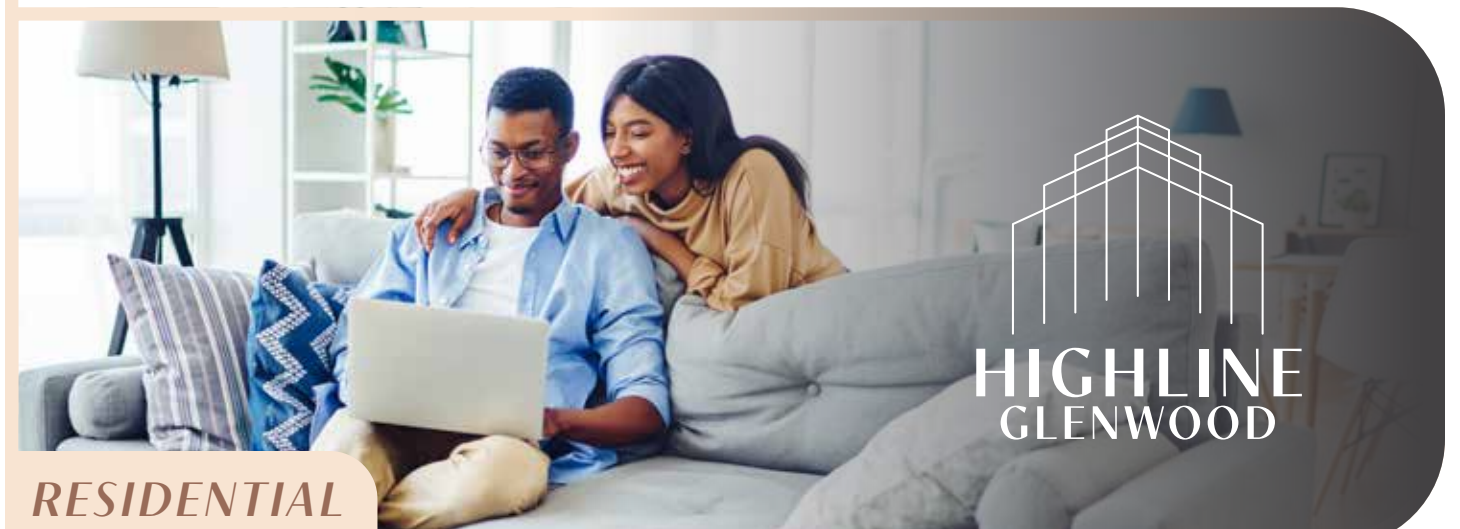
OFFICE

404
GLENWOOD
AT THE CREAMERY



RETAIL

THE
CREAMERY
ESTD 1928
GLENWOOD SOUTH



RESIDENTIAL

HIGHLINE
GLENWOOD

WHY RALEIGH?



#1

BEST QUALITY OF LIFE IN THE US
- NUMBEO | JULY 2021



15

LOCAL COLLEGES



40K

ANNUAL GRADUATES
25K FROM TIER-1 UNIVERSITIES



65%

OF GRADUATES LIVE
IN THE AREA AFTER COLLEGE



#3

**BEST CITY FOR MILLENNIALS
TO RELOCATE IN THE US**
- COMMERCIAL CAFÉ | JANUARY 2020

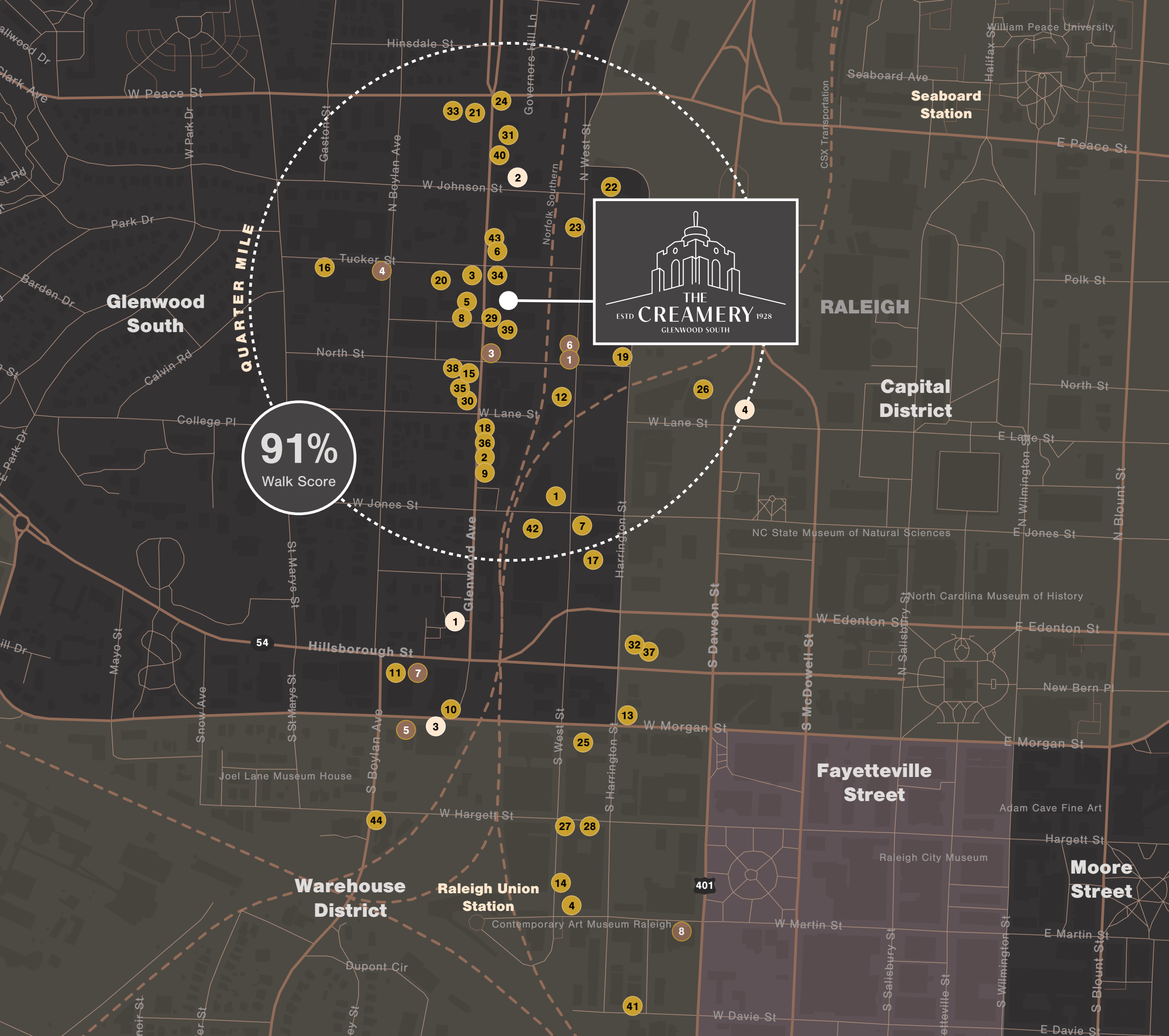


#5

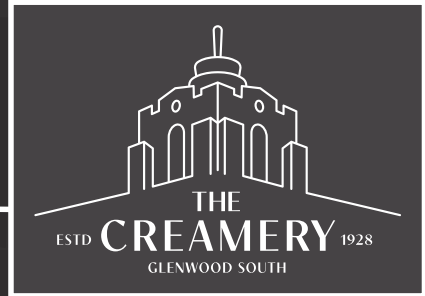
BEST CITY FOR GEN Z HOTSPOTS
- COMMERCIAL CAFÉ | AUGUST 2020

BOOMING BUSINESS

- One of the **lowest corporate income taxes** in the US - *North Carolina Tax Foundation*
- **#3** hottest job market - *The Wall Street Journal*
- Raleigh-Durham named **#2 and #6 market in the country** for real estate prospects in 2022 and 2023, respectfully - *Emerging Trends in Real Estate 2022, Urban Land Institute and PwC*
- **Best State for Business** in 2022 - *CNBC*



91%
Walk Score



RESTAURANTS & CAFES 🍴

- | | |
|--|--|
| 1. 42nd Street Oyster Bar | 25. Morgan Street Food Hall |
| 2. Anise Pho | 26. Mulino Italian Kitchen & Bar |
| 3. Armadillo Grill | 27. Oak Steakhouse |
| 4. Barcelona | 28. O-Ku |
| 5. Botanical Lounge | 29. Pine State Public House |
| 6. Carolina Ale House | 30. Plates Neighborhood Kitchen |
| 7. Clouds Brewing | 31. Raleigh Beer Garden |
| 8. Cortez Seafood & Cocktail | 32. Second Empire Restaurant & Tavern |
| 9. DeMos Pizzeria & Deli | 33. Starbucks |
| 10. Dram & Draught | 34. Sullivan's Steakhouse |
| 11. First Watch | 35. Sushi Blues Cafe |
| 12. Five Star Restaurant | 36. Sushi O Bistro & Sushi Bar |
| 13. Flying Saucer Draught Emporium | 37. Taverna Agora Greek Kitchen & Bar |
| 14. Heirloom - Coffee, Tea, Kitchen | 38. Thaiphooon Bistro |
| 15. Hibernian Irish Pub | 39. The Ark Royal Tiki Bar |
| 16. Iris Coffee Lab | 40. The Dogwood Bar & Eatery |
| 17. Killjoy | 41. The Pit Authentic Barbecue |
| 18. La Santa Modern Mexican Food | 42. Tobacco Road Sports Cafe & Brewery |
| 19. Little City Brewing + Provisions Co. | 43. Vidrio |
| 20. Lucky B's | 44. Wye Hill Kitchen & Brewing |
| 21. Mellow Mushroom | |
| 22. Midwood Smokehouse | |
| 23. MILKLAB | |
| 24. MoJoe's Burger Joint | |

HOTELS 🏠

- AC Hotel by Marriott Raleigh Downtown
- Hampton Inn & Suites Raleigh Downtown
- Hotel 83
- The Longleaf Hotel and Lounge

FITNESS CENTERS 🧘

- Chisel Studio
- Dose Yoga & Smoothie Bar
- Heat Studios
- HOTWORX
- Iyengar Yoga Center
- Studio Hargett Pilates
- YogaSix
- YOGA SOUL • LEC • TIVE



THE PULSE OF RALEIGH'S MIXED-USE ENTERTAINMENT DISTRICT

Located in the heart of Glenwood South, The Creamery development will be at the core of one of Raleigh's signature districts, which features an eclectic mix of:



44 RESTAURANTS



50 UNIQUE RETAILERS



15 ENTERTAINMENT VENUES



41 BARS



05 HOTELS

Capital District

- State Capitol
- NC History Museum
- NC Museum of Natural Science
- 15 Minute Walk

Central Business District

- 15 Minute Walk

Fayetteville District

- Performing Arts Center
- Red Hat Amphitheater
- Convention Center
- Restaurants
- 25 Minute Walk

Smoky Hollow

- Restaurants
- Retail
- Publix Supermarket
- Fitness Studios
- 4 Minute Walk

Warehouse District

- Art Museums
- Restaurants
- Destination Retail
- Breweries
- 15 Minute Walk

Glenwood South District

- Raleigh's most distinct neighborhoods
- Eclectic mix of restaurants, art galleries, retail shops, and residences


Highline
Glenwood

404
GLENWOOD
AT THE CREAMERY



N. West Street

Glenwood Avenue



404
GLENWOOD
AT THE CREAMERY

280,000 SF OF RALEIGH'S
PREMIER OFFICE SPACE



PRIVATE TERRACE SPACE ON EACH FLOOR

PRODUCTIVITY AT ITS FINEST

SPACE TO CREATE & COLLABORATE

280,000
OFFICE SF

12,000
SF OF AMENITY SPACE

20
STORIES

13,000
SF OF OUTDOOR TERRACE



SKY DECK



TENANT LOUNGE

OFFICE-SPECIFIC AMENITIES

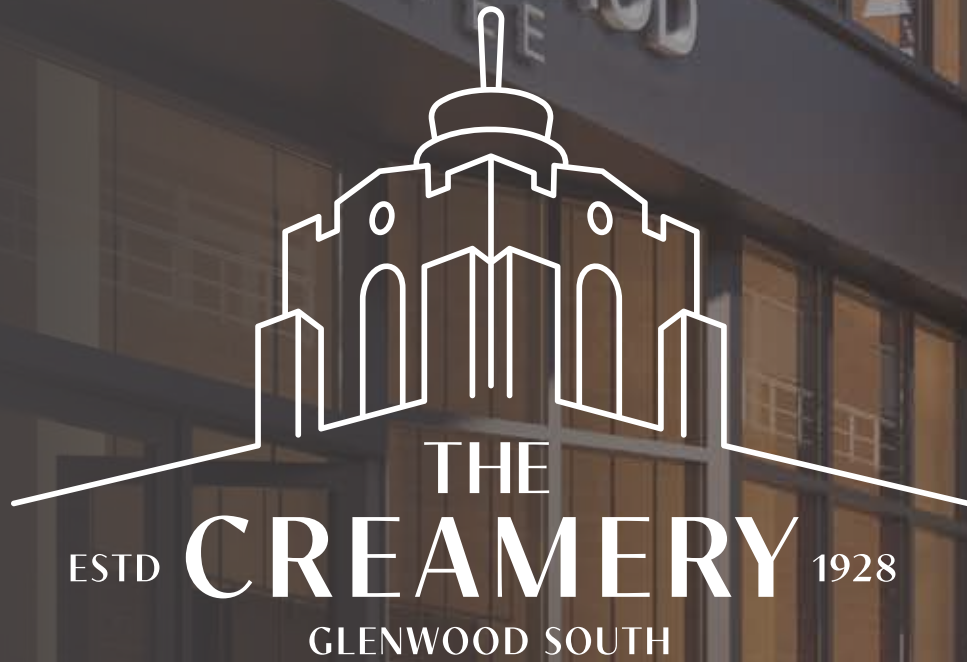
- Concierge/security
- Cycle center
- Sky Deck (9th floor)
- Spa-quality fitness & locker rooms
- Tenant event/conference space
- Private outdoor space on every floor
- Showers
- Tenant lounge

DEVELOPMENT AMENITIES

- Bike share station
- One-half acre public plaza
- Electric car charging stations
- Parking Ratio - 3:1,000 SF
- 41,400 SF of retail

DESIGN ATTRIBUTES





41,400 SF SERVING
RALEIGH'S BEST RETAILERS,
RESTAURANTS, AND
ENTERTAINMENT VENUES



DINE. SHOP. SAVOR. EXPLORE.

24,000

RETAIL SF
HISTORIC CREAMERY BUILDING

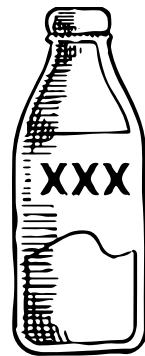
17,400

RETAIL SF
NEW CONSTRUCTION

ESTABLISHED TENANTS



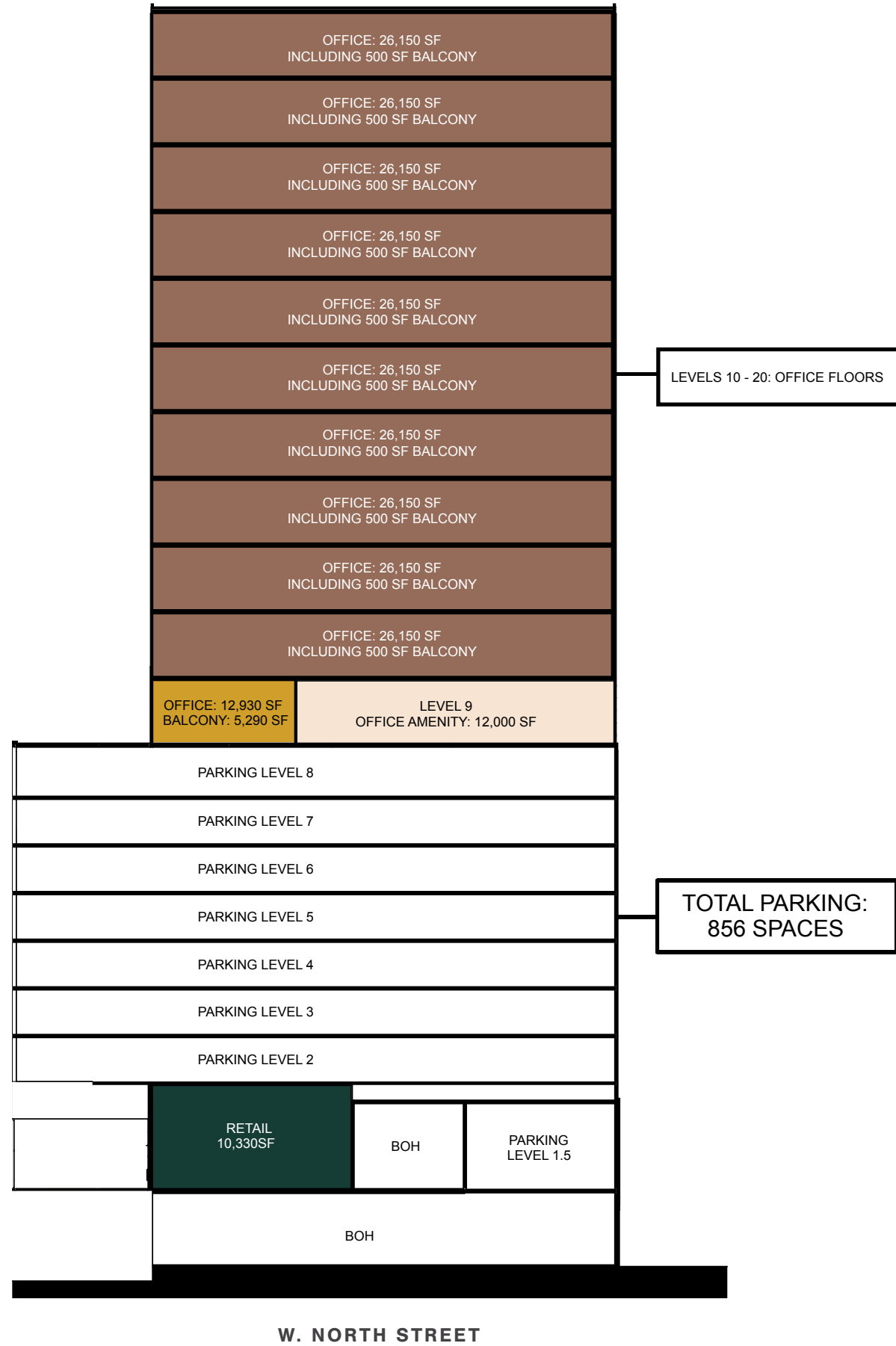
PINE STATE
-PUBLIC HOUSE-



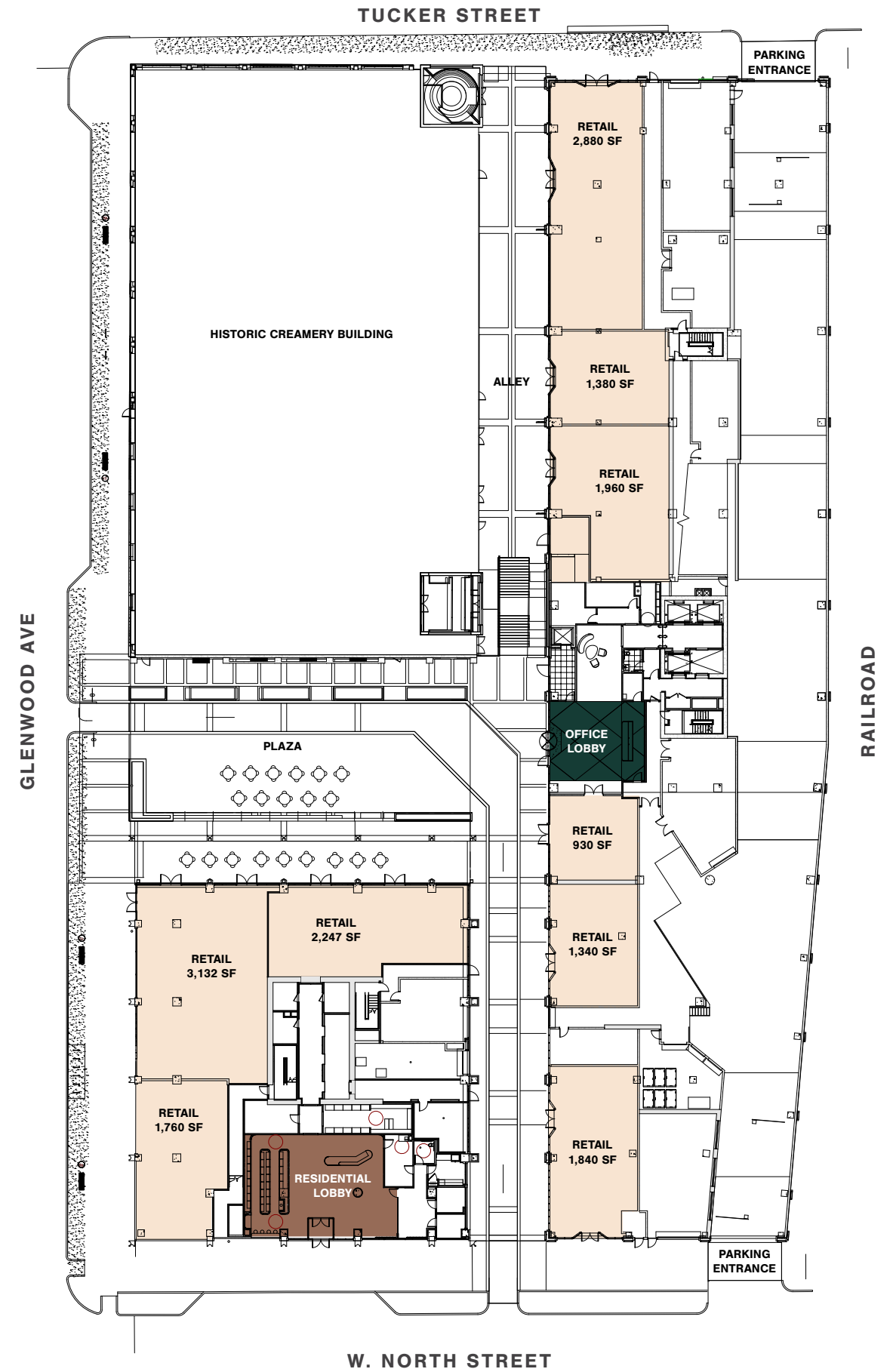
MILK BAR

SULLIVAN'S
STEAKHOUSE®

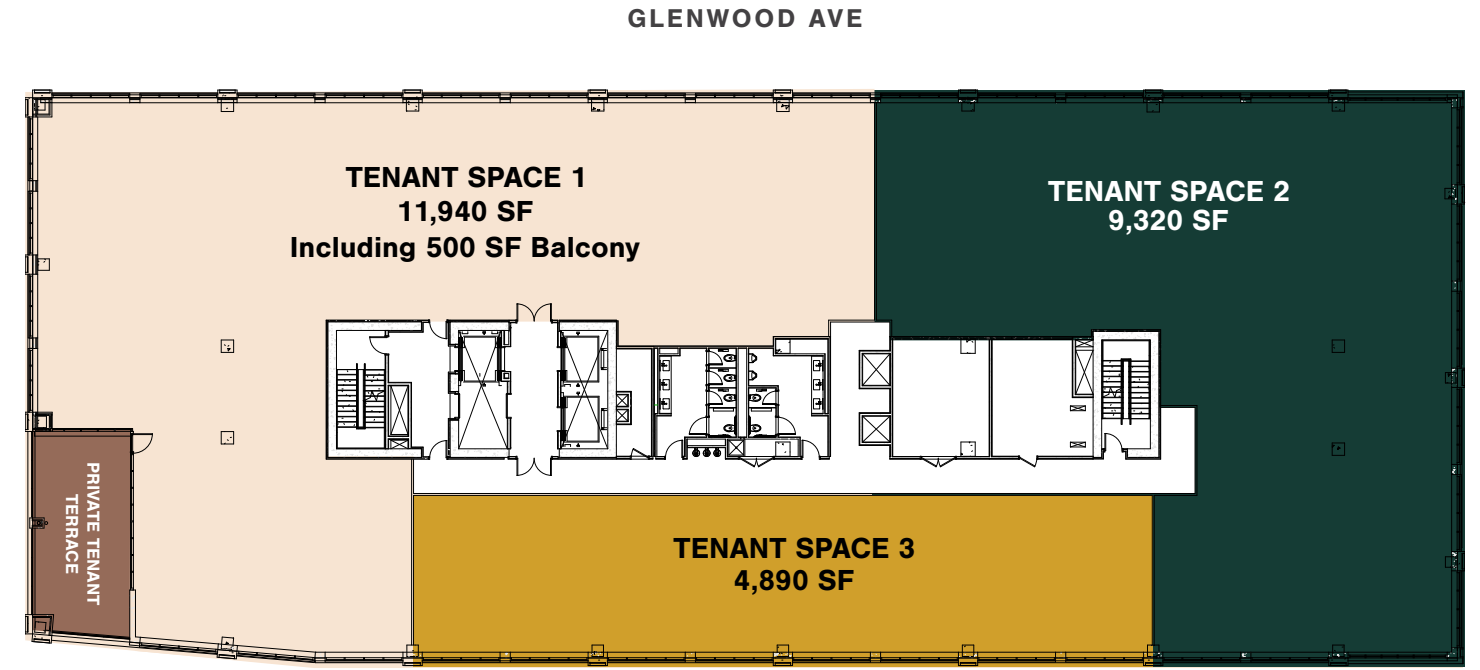
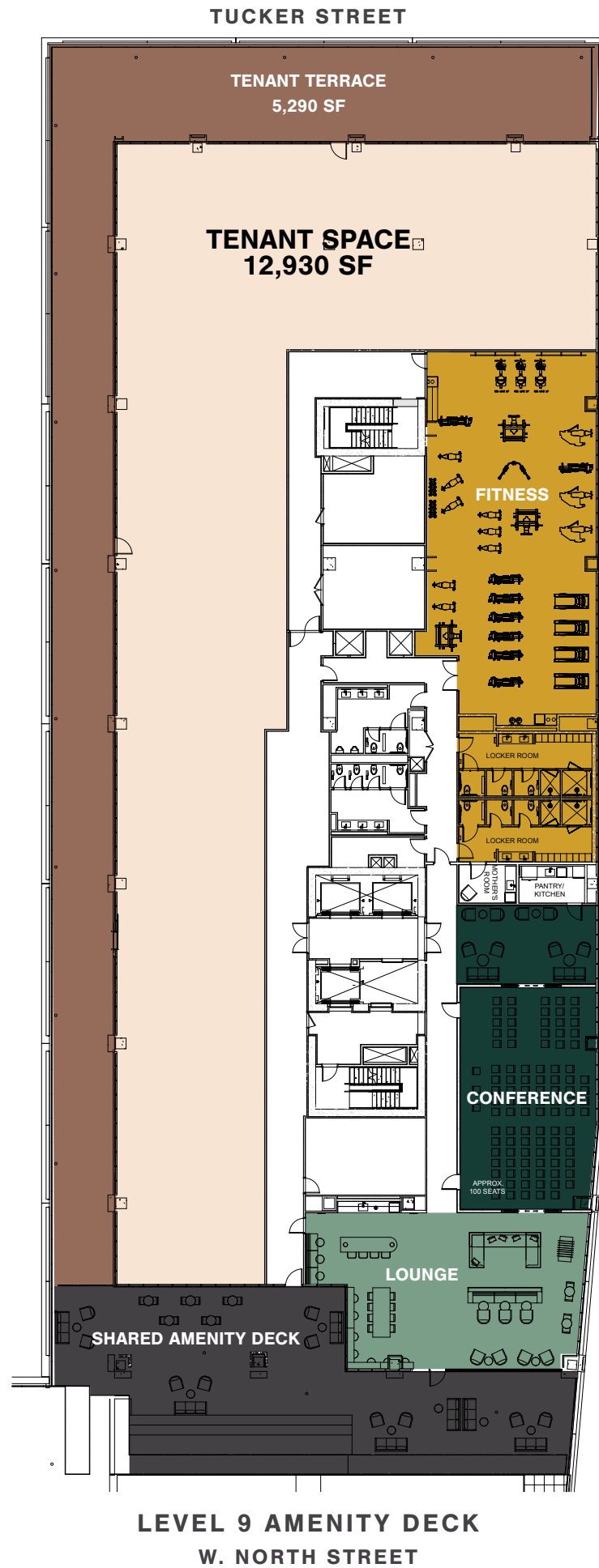




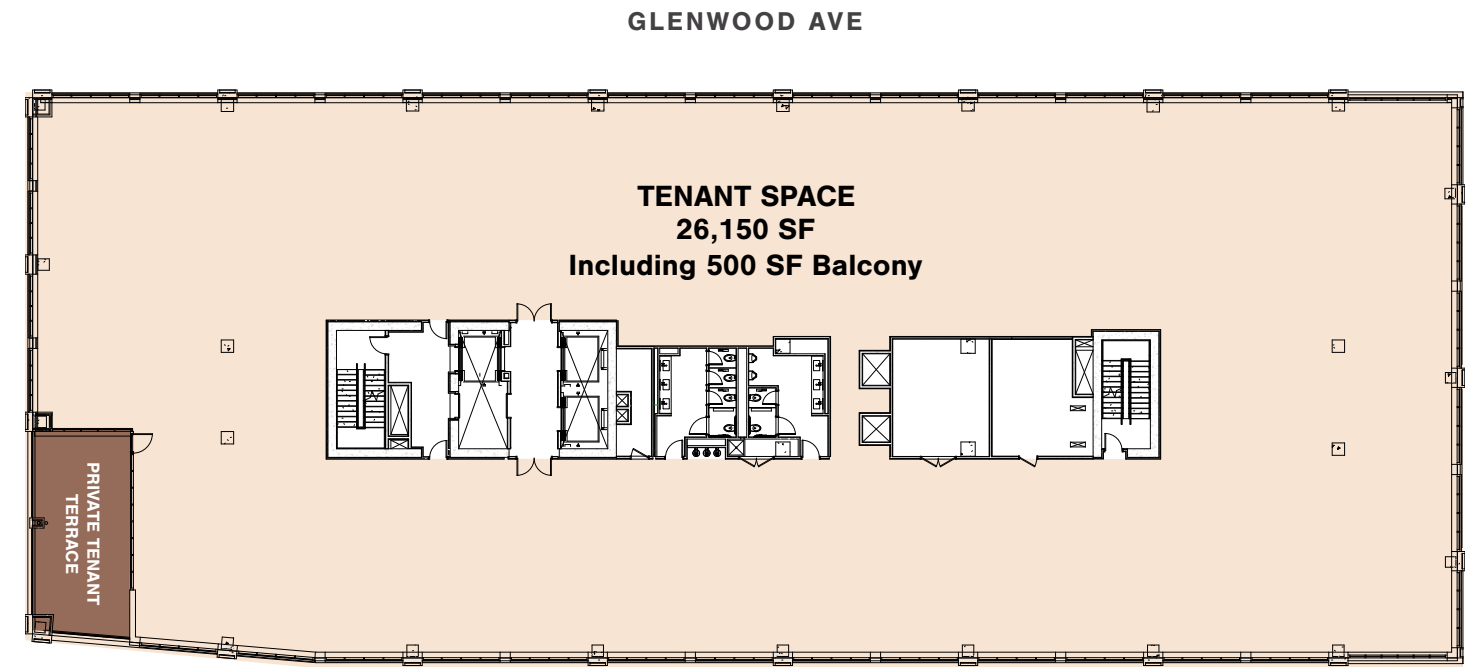
OFFICE STACKING DIAGRAM



GROUND FLOOR LOBBY AND RETAIL



SAMPLE DEMISED FLOORPLATE
THREE TENANTS



TYPICAL FLOORPLATE



HIGHLINE GLENWOOD

299 OF RALEIGH'S MOST
ELEGANT RESIDENTIAL UNITS
WITH SWEEPING VIEWS OF
DOWNTOWN RALEIGH
AND BEYOND



COME ON IN, STAY A WHILE.

36

STORIES

TALLEST RESIDENTIAL TOWER
IN DOWNTOWN RALEIGH

299

LUXURY UNITS FOR LEASE

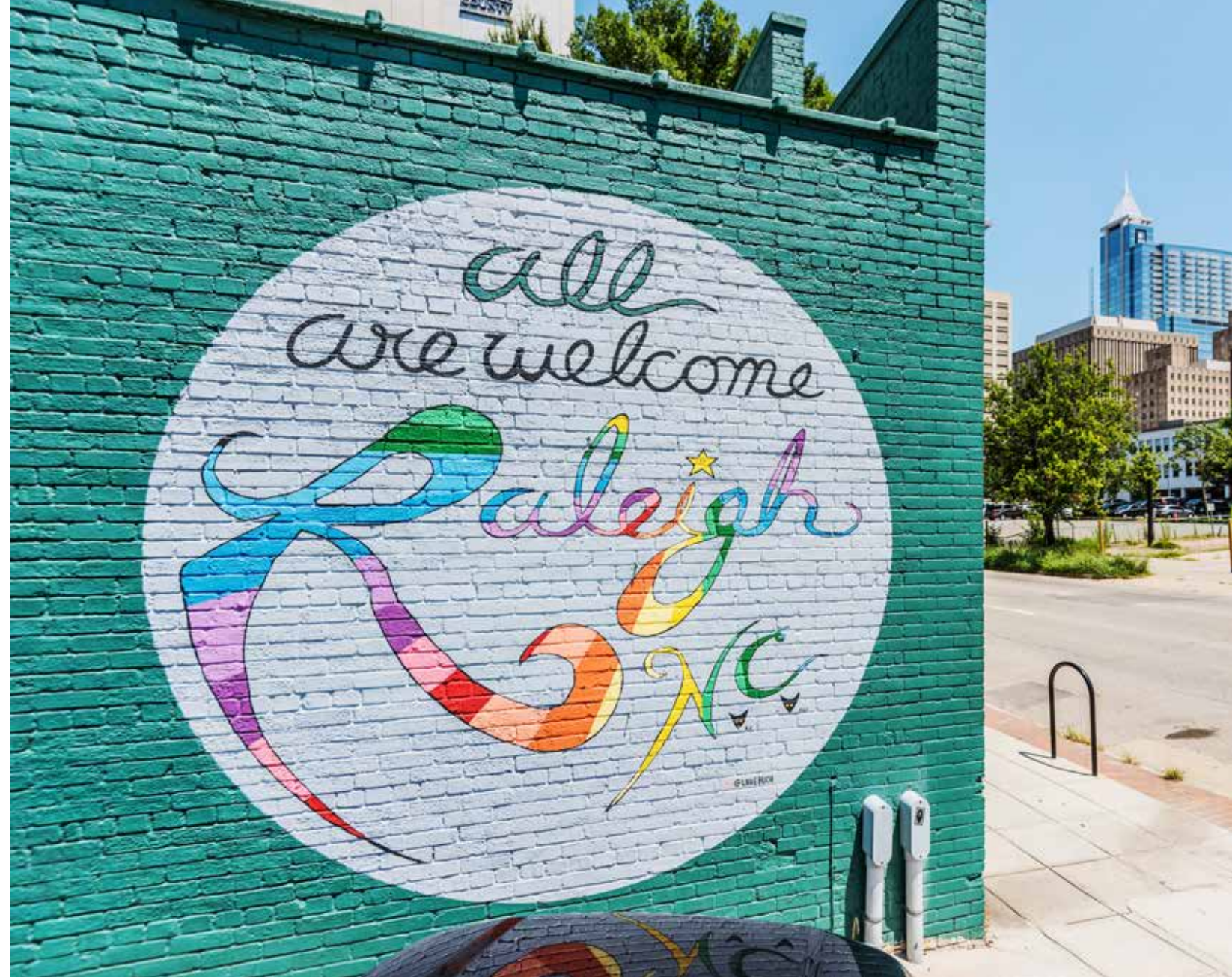
16 UNRIVALED
PENTHOUSE UNITS

RESIDENTIAL AMENITIES

- Skylounge
- Event Lounge
Reservable Room
- Recreation Room
- Golf Simulator
- Co-working Space
- Fitness Center
- YogaStudio
- Pool
- Daybed/Pergolas
- Fire Pits
- Outdoor Grill
Kitchen Area
- Lawn/Game Area

RESIDENCE AMENITIES

- WELL Building™
Certified
- Column-free Floor-
to-Ceiling Corner
Windows
- Terraces in select units
- Built-in mudrooms in
most units
- Kitchen islands in
most units
- Smart home features
- Quartz countertops
- Chef's kitchens
with stainless
steel appliances
- Walk-in showers in
all units
- Penthouse units with
elevated finishes





A PLACE TO CALL HOME
(AND THE BEST VIEWS IN RALEIGH)

THE CREAMERY

creameryraleigh.com



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