

DOWN TOWN SOUTH

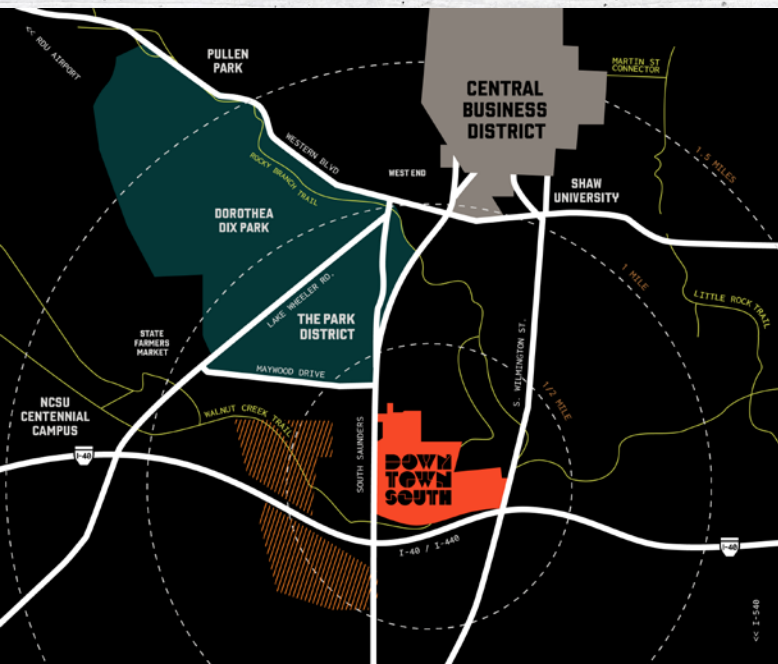
DOWNTOWN RALEIGH NC



Downtown South is a multiphase, mixed-use, entertainment-based district in Downtown Raleigh, North Carolina. Offering the perfect blend of urban energy within a vibrant community, Raleigh is the ideal place to live, work, and play.

DOWNTOWN LOCATION JUST OFF I-40

Downtown South will serve as the high growth southern gateway to Raleigh, the connection to nature and parks, and the physical integration of communities across the city.



FULL BUILD-OUT FACTS

MUSIC VENUE
3,500 CAPACITY

ADAPTIVE RE-USE
50,000 SF

OFFICE
1.5 MILLION SF

MULTI-FAMILY
3,800+ UNITS

RETAIL
240,000 SF

HOTEL
800+ KEYS



INNOVATIVE WORKPLACES

Your work life has never felt better. Downtown South offers mid-rise and high-rise office space immediately proximate to I-40, I-440 and Raleigh's Central Business District.

MASS TIMBER CENTRAL OFFICE

- Mass-timber construction office building offering low-carbon alternative designed with focus on productivity & wellness
- Six stories / 140,000 SF
- 14,000 SF of street-level retail
- Collaborative amenity spaces

SOUTH SAUNDERS OFFICE TOWER

- 27 stories / 350,000 SF
- 15,000 SF of street-level retail
- Fully integrated structured parking
- Open 25,000 SF floorplates
- Collaborative amenity spaces





THE WAREHOUSES

Two classic butler-building style buildings re-imagined as 50,000 SF of creative office and experiential retail spaces. Located directly across from the site of a new music + entertainment venue, the warehouses offer high ceilings, concrete floors, ample parking and feature a central large-scale outdoor space, ready to be activated with dining, live music and events with a tenant mix of diverse, hyperlocal food and beverage purveyors.





MUSIC + ENTERTAINMENT

LEASED BY AEG PRESENTS

A state-of-the-art, 60,000 sf entertainment venue programmed and operated by global leader in the live performance industry, AEG Presents. The entertainment venue is located along Water Works Street near the warehouses and future multi-residential buildings.

- 3,500 person capacity
- Rooftop performance space and bar
- Adjacent to a 28,000 SF urban plaza and lawn gathering space

Coming soon.





DISTINCTIVE RESIDENCES

LIVE AT DOWNTOWN SOUTH

From mid-rise to high-rise; from studio to 3-bedroom floorplans – you'll find distinctive and elevated apartment living.

Designed to preserve and enhance Raleigh's natural surroundings, Downtown South offers residents the perfect blend of urban energy within a vibrant natural environment.

- Best-in-class living spaces and amenities
- Advanced collaborative workspaces
- Indoor/Outdoor rooftop lounges
- Saltwater pools and resort-style sundecks
- Abundant greenway and park space

Coming soon.

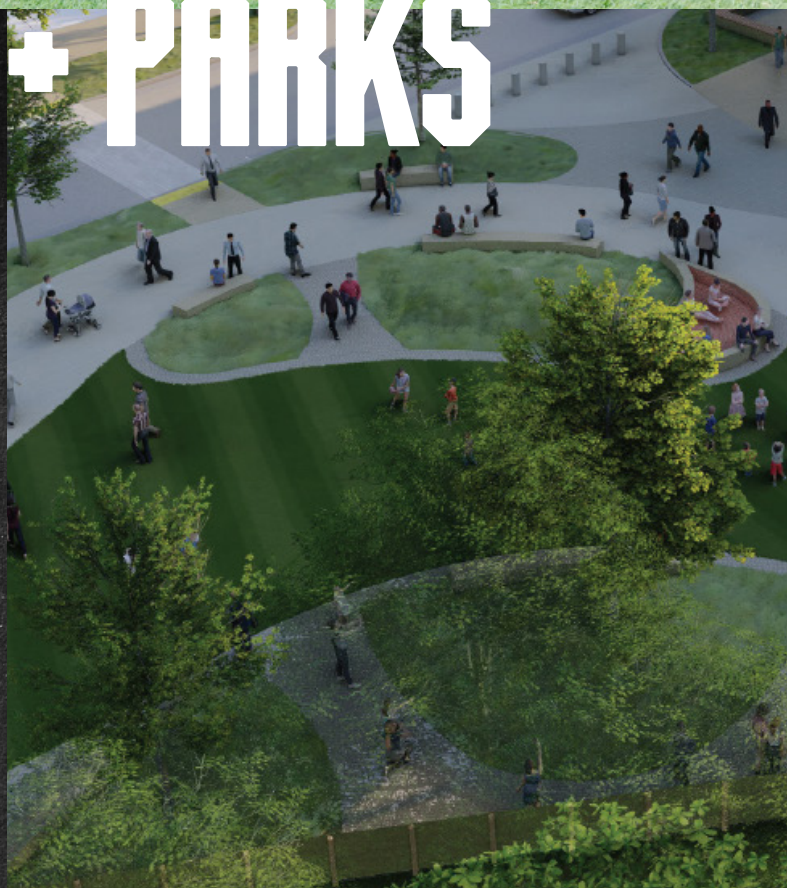




GREENSPACE + PARKS

Gather, socialize, and connect with nature. Downtown South is designed to preserve and enhance our natural surroundings, vital for creating a more healthy, sustainable, and livable city.

- Restoration of Walnut Creek and surrounding wetlands allows nature to play a key role in the district
- Dozens of acres of open space
- Enhanced greenway trail including a new greenway loop integration
- Urban pocket parks
- Integrated green building techniques including green roofs and green elevated social spaces



KANE REALTY CORPORATION: WHO WE ARE

NATIONAL PIONEERS IN MIXED-USE DEVELOPMENT

Kane Realty Corporation is a full-service real estate development and management company focused on office, retail, multi-family and mixed-use properties of the highest quality. Based in Raleigh, NC since 1978, Kane Realty is dedicated to the goal of creating irresistible places where people naturally want to gather. Through meticulous attention to detail in every aspect of the property, from design and construction management to leasing and property management, Kane Realty's mission is to build places that improve the quality of life of businesses, their employees, residents and visitors.

KANE

REALTY CORPORATION



**FOUNDED
1978**



3M SF
OFFICE PROJECTS



1.2M SF
RETAIL PROJECTS



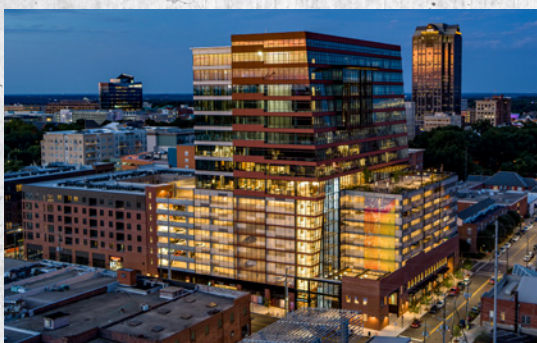
**DEVELOPED
\$3.5B
IN ASSETS**



6,000
RESIDENTIAL UNITS



750
HOTEL ROOMS



KANE

REALTY CORPORATION

FOR OFFICE LEASING INFO CONTACT:

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

FOR RETAIL LEASING INFO CONTACT:

Stephen Brown / 919.719.5425 / sbrown@kanerealtycorp.com
Wendi Wood Howell / 919.719.5426 / whowell@kanerealtycorp.com
Mary Ehrenberger / 919.601.7488 / mehrenberger@kanerealtycorp.com

4321 Lassiter at North Hills Avenue / Suite 250, Raleigh, NC 27609