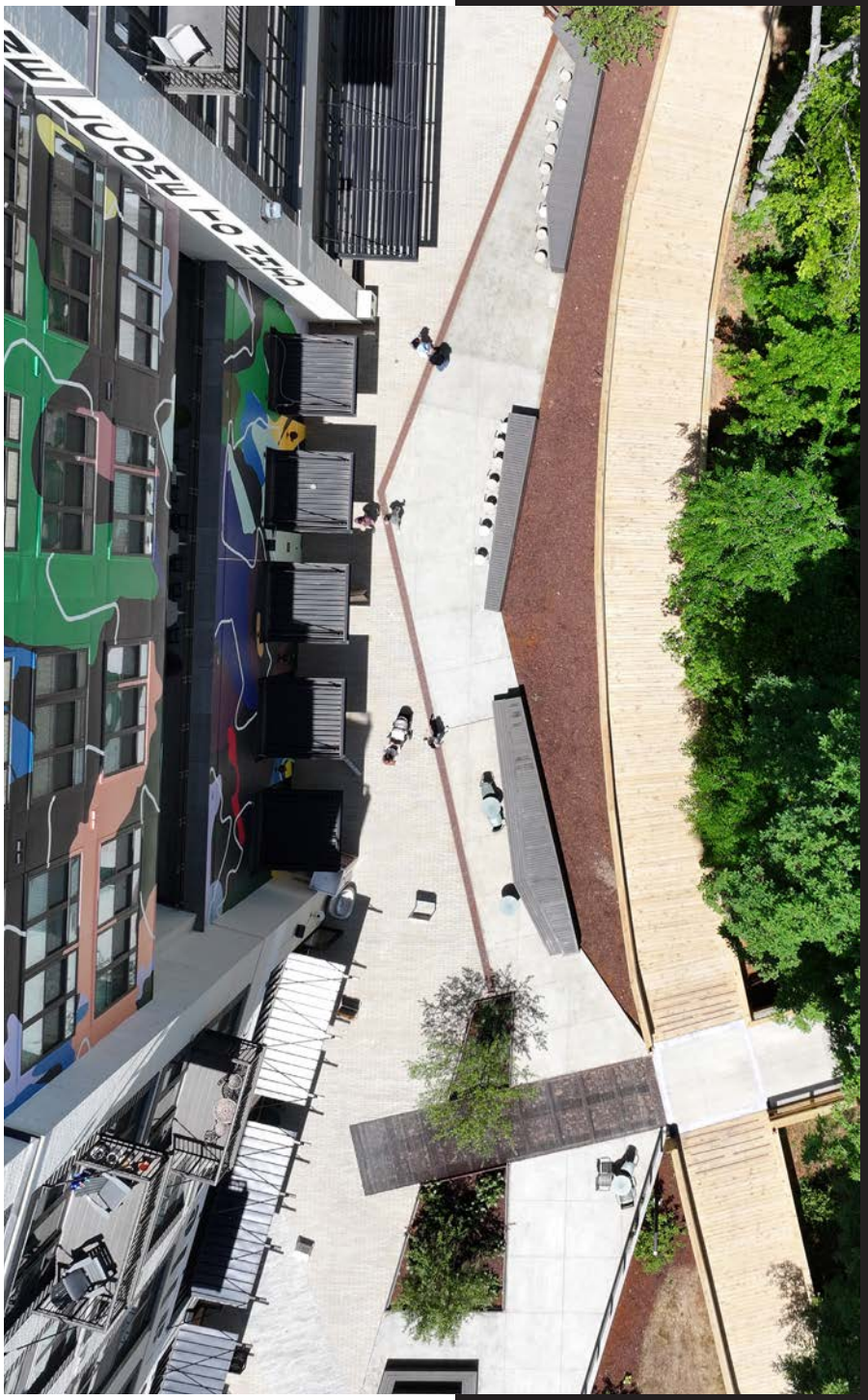
north hills innovation district

MIDTOWN RALEIGH, NC

OUR VISION

North Hills Innovation District (NHID) offers the ultimate placemaking experience in excellent Midtown Raleigh location with access to walkable 6 million SF hub of places to live, work, shop, dine, play and stay at North Hills.

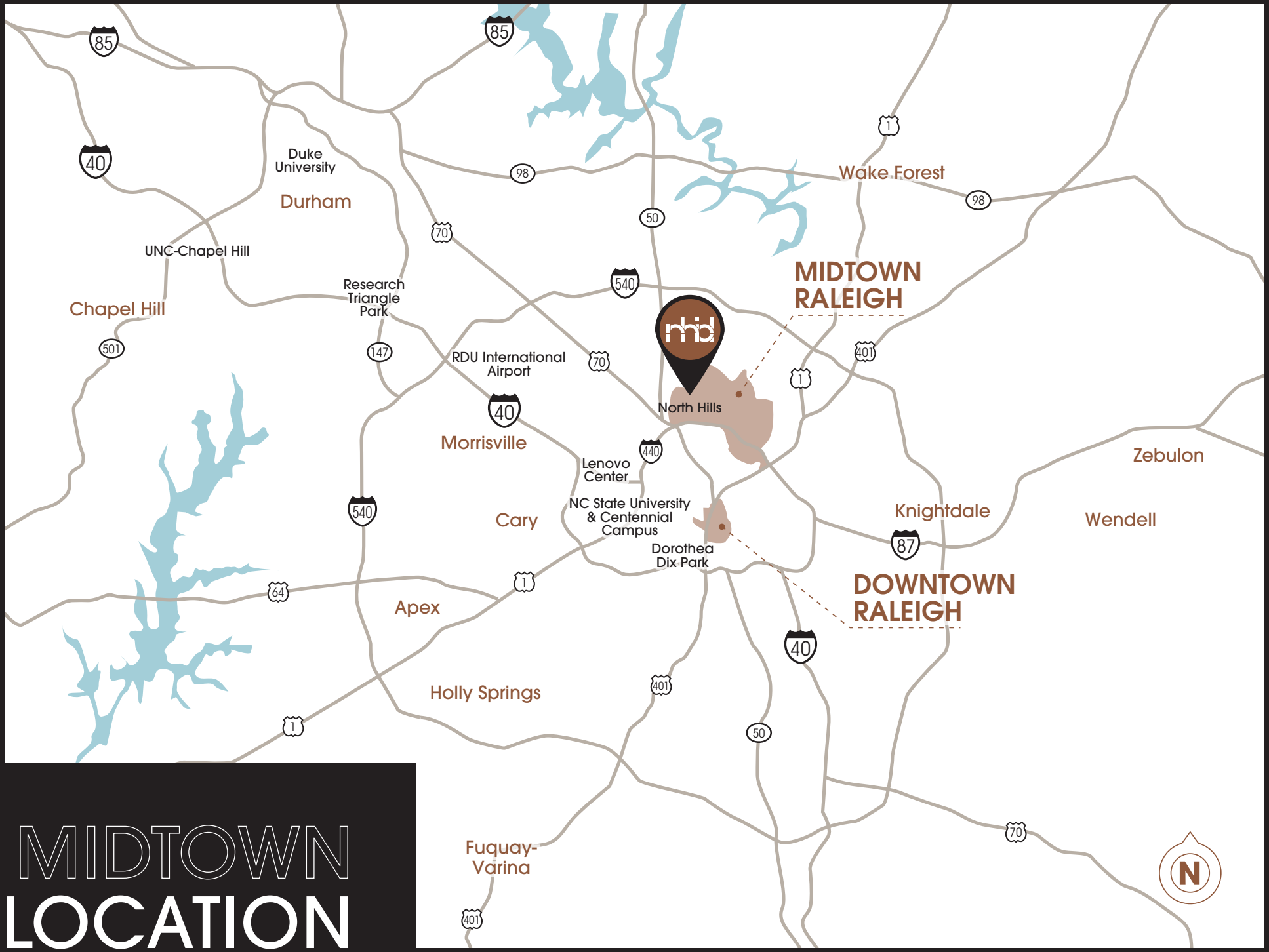


RALEIGH'S HOME FOR INNOVATION & CONNECTION

Spanning 60 acres, NHID combines expansive outdoor areas, best-in-market office space, thousands of residences, hospitality, ground-level dining and retail in a vibrant, walkable district.

By fostering connection of office users, entrepreneurs, residents and hyper-local retailers, NHID creates opportunities for the exchange of ideas that drives innovation and economic growth.

NHID IS BUILT AROUND COMMUNITY, NATURE AND INTENTIONAL DESIGN.



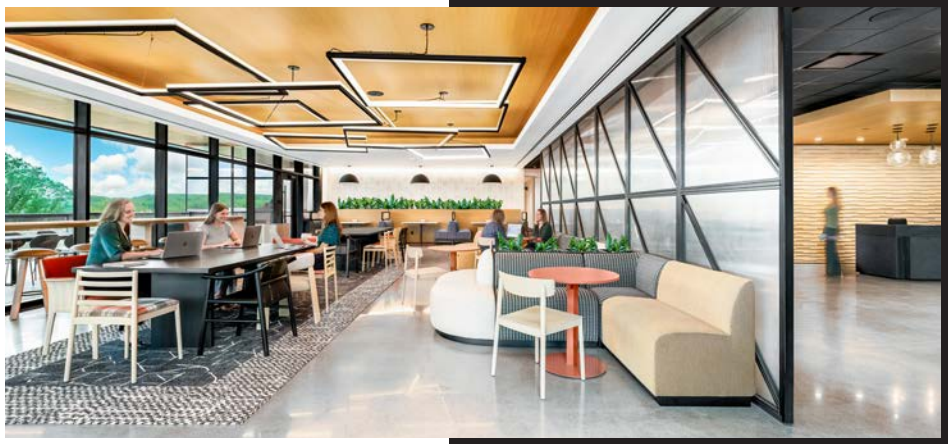
MIDTOWN LOCATION

WORK AT NHID

Prominently positioned along I-440, Tower 5 is a 17-story Class A office tower part of NHID. The ground level immediately below features destination-worthy food and beverage options plus aces of outdoor space ready to be enjoyed.

Tower 5 includes 342,000 SF of office space, indoor/outdoor amenity spaces, conference center and event space with kitchen, shared outdoor terrace, integrated parking with direct elevator connectivity, indoor bike room and locker/shower facilities and is walkable to the 1.2 million square feet of retail space across North Hills.

The vision at NHID is a district rich in urban convenience, offering opportunities for meaningful connection in a setting that unifies indoor and outdoor areas, redefining what it means to "go to the office."



COMMUNITY-
FORWARD RETAIL

Retail at NHID reflects a hyper-local focus and a curated, diverse set of food+beverage purveyors plus Makers Alley with unique micro retail spaces for small local business, emerging artisans and makers.

STANDARD
RESTAURANT & BAR

The freestanding retail building features a 6,000 SF interior and more than 15,000 SF of outdoor gathering space—one of Raleigh's most distinctive indoor/outdoor experiences. Beloved local spot serves elevated casual food, drinks and beer brewed on site.

BENCHWARMERS
BAGELS & COFFEE

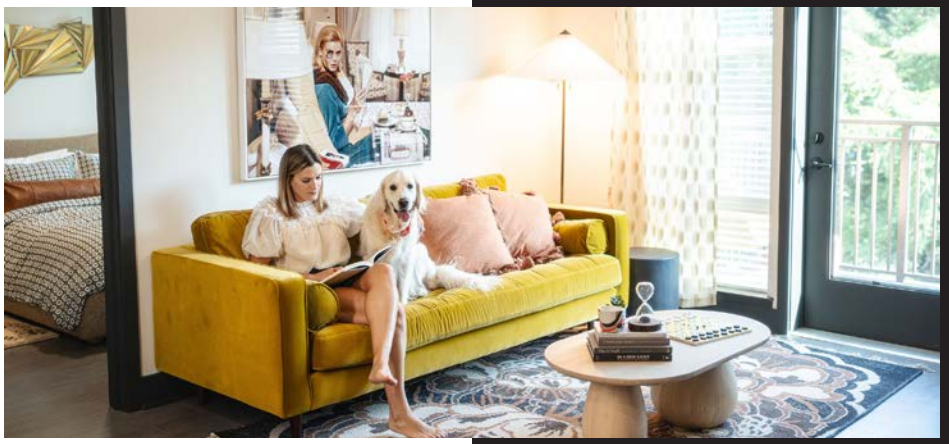
Inviting 2,800 SF freestanding building adjacent to Tower 5 and the Hardimont Drive bridge. A local eatery known for artisanal bagels and wood-fired pizza, location features sprawling outdoor seating with pedestrian connectivity.

GOOD GRACES
MARKET | BAR | EATERY

Go-to gathering spot serving coffee, breakfast, lunch, dinner and drinks plus a market and event space.

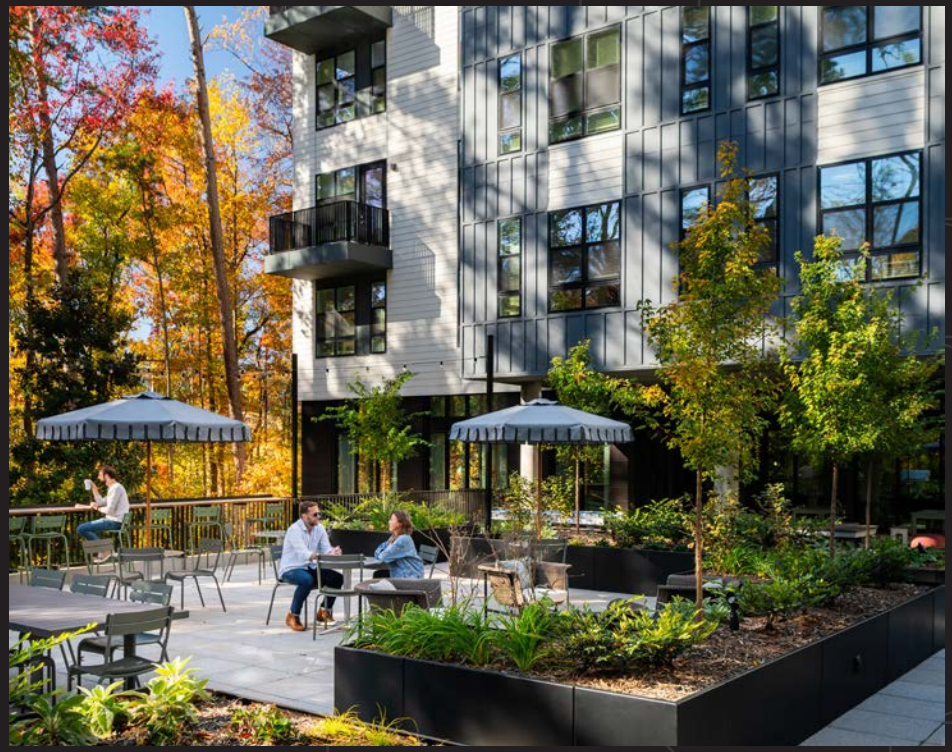
DOSE YOGA
+ CAFE

Hot yoga studio featuring a cold plunge, sauna and sound journeys. Smoothies, elixirs, and small bites are made to order at the cafe with an outdoor walk-up counter.



LIVING AT NHID

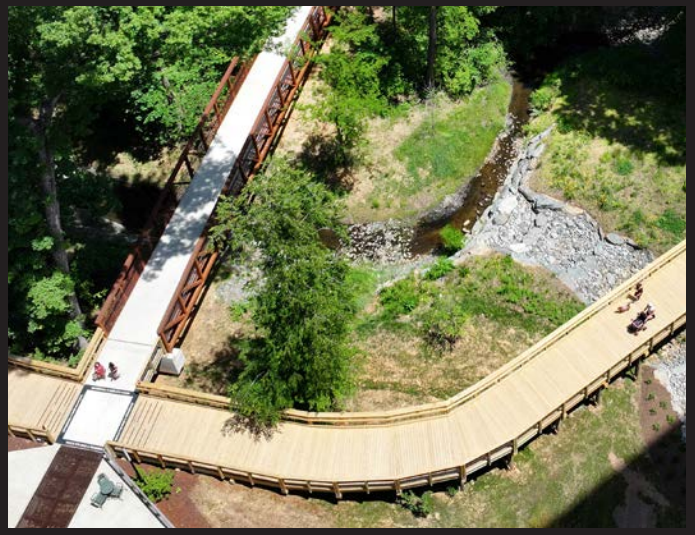
With more than 1,200 apartments featuring market-leading amenities—and more on the way—NHID has become a vibrant residential hub. Thoughtful features such as meditation gardens, content recording studios and contrast therapy suites reimagine apartment living, while beautifully designed interiors reflect the way modern residents want to live.

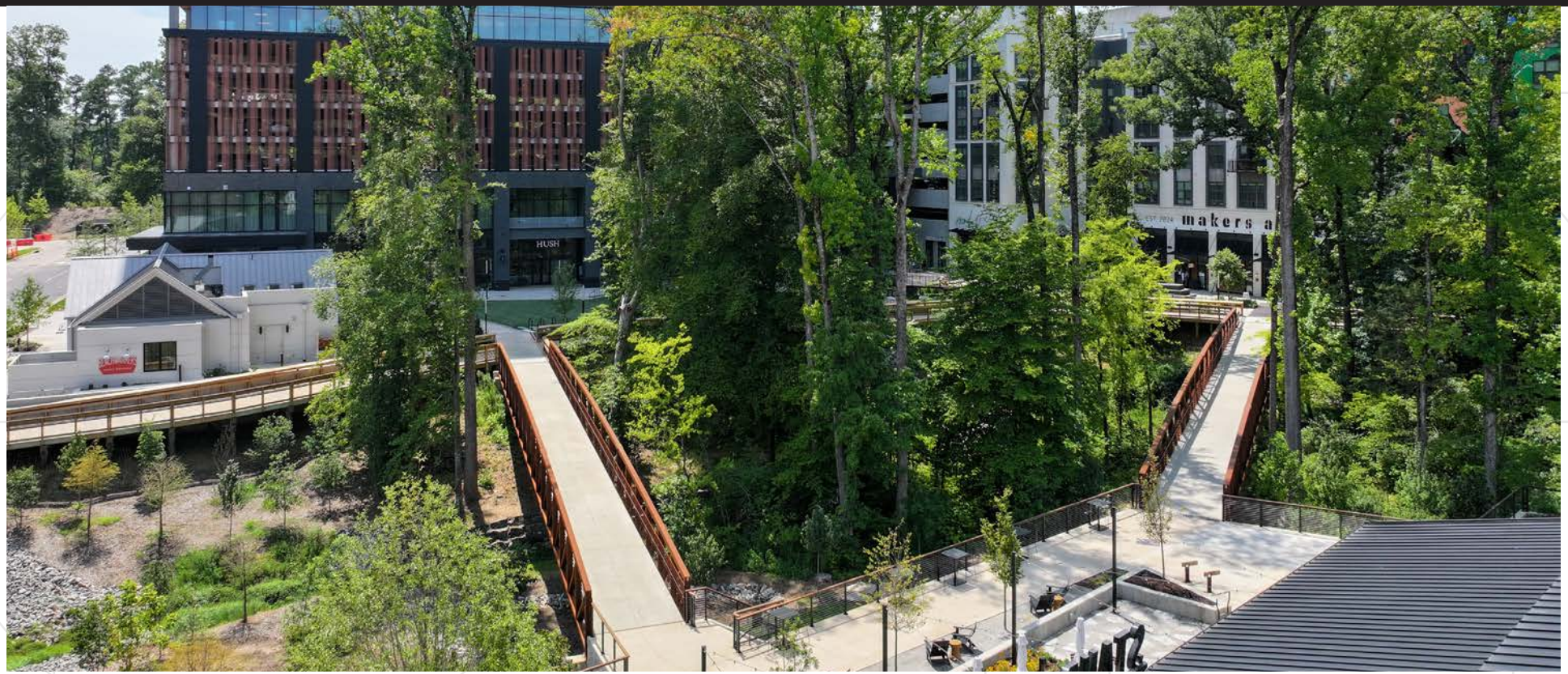


GREEN SPACE

NHID features a private Greenway segment that will ultimately connect to Raleigh's extensive Greenway system. Featuring a boardwalk design with pedestrian bridges providing connectivity throughout the district for walking or biking.

At the heart of NHID's wellness-conscious design is the thoughtful integration of the natural waterway bisecting the District, a tributary of Big Branch Creek. This design creates collaborative gathering spots surrounded by nature.





WHAT'S NEXT

NHID is expanding—creating even more reasons for visitors, talent, residents and retailers to be here. A 28-acre district expansion extends the footprint toward Wake Forest Road with phased mixed-use growth featuring residential, hospitality, office, retail and further greenway integration. Building on the district's original vision, the next phase emphasizes green space and connectivity with placemaking and nature at the forefront.

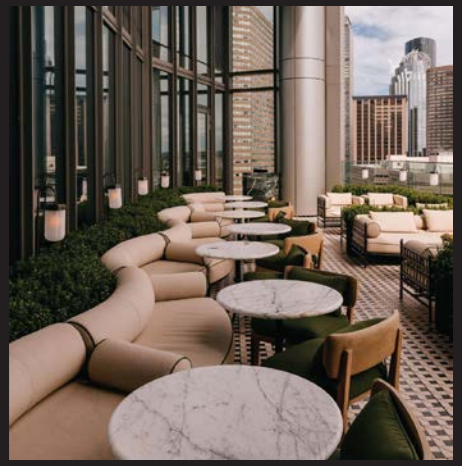
A sixth office tower at North Hills is planned, featuring best-in-market office space, outdoor social terrace, ground-floor retail and an adjacent park.

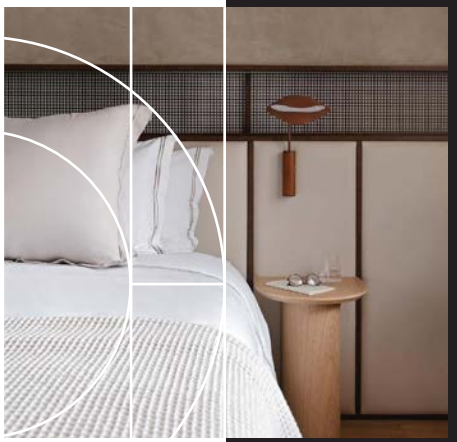
A luxury hotel with dining, a rooftop bar, café and district-focused amenities will be an integral part of the expansion along with more retail and dining destinations.

Thoughtful low- and high-rise residential options include 1,000+ new apartment homes and an active adult community—all with ground floor retail.

NEW DESTINATION HOTEL

The district expansion features a planned 250+ key, full service hotel adjacent to Tower 5 with speakeasy, coffee shop, rooftop restaurant and bar, street-level restaurant with valet parking, event and meeting spaces. The hotel will be a destination designed to complement the neighborhood.





ABOUT NORTH HILLS

In the middle of it all in Midtown Raleigh. North Hills is a 24/7, vibrant, urban environment that brings together a balanced variety of complementary uses creating a true destination. Thoughtful design, an emphasis on open space such as event and outdoor fitness areas, and community engagement such as public art—all within the context of an urban environment—results in a place where people want to live, work, play and visit.

North Hills offers a premier location with its own exit off I-440 and is easily accessible from Downtown Raleigh, Research Triangle Park, RDU International Airport, Chapel Hill, Durham, Cary and other central North Carolina cities.

FAST FACTS

2.0M SF Class A Office

1.2M SF Retail

3,700+ Apartments

500 Hotel Rooms

200+ Events Annually

155 Acres

MIXED-USE DESTINATION

WHO WE ARE

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.

NATIONAL PIONEERS IN MIXED-USE DEVELOPMENT

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innovation
district

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