



north hills
innovation
district

RALEIGH ON THE RISE



The City of Oaks is thriving. Ranked the #1 City for Economic Growth in the U.S., Raleigh is a hotbed for technology, entrepreneurship, and culture. The influx of creatives and up-and-comers in their respective fields numbers over 30,000 new residents moving to Raleigh in the last year. For businesses, students, residents and visitors alike—Raleigh is a great place to be.

Raleigh draws folks who like to work hard and play hard. It's home to craft breweries, James Beard-award winning chefs, and five major museums covering art, natural sciences and history. Sports fans can take their pick of hockey, baseball, soccer, basketball, football, and the list goes on. Plus, with over 180 miles of greenways and 9,000 acres of parks, Raleigh is full of opportunities to explore the great outdoors.

This generation in the workforce has their eyes wide open. They know innovation and new ideas don't have to occur in a traditional work environment, and they don't expect to create in one. Big ideas happen everywhere—on a walk, in a chance meeting with a friend at a concert, in a shared workspace. The catalyst for a breakthrough could happen over a beer, or while taking in public art.

What comes next? Unique and dynamic spaces that foster interaction to appeal to the industries and innovators that are drawn here.

#1

Top State for Business
(CNBC 2023 & 2022)

#1

Best Performing City for Economic
Growth in U.S.
(Milken Institute 2025)

#2

Top 20 Innovation Hub
(CommercialCafe 2025)

#2

Best Business Climate
(Business Facilities 2024)

#3

Best Place to Live in U.S.
(U.S. News & World Report 2024)



OUR VISION

WELCOME

North Hills Innovation District (NHID) – where technology, life sciences, and entrepreneurship collide with natural open spaces to reinvent how Midtown Raleigh residents work, play, and create.

The 33-acre District features Trophy Class office, thousands of apartments and over 60,000 SF of active ground level retail space featuring a diverse tenant group of entrepreneurs, start-ups, and local businesses such as Dose Yoga + Smoothie Bar, Standard Beer + Food, Benchwarmers Bagels & Coffee, Good Graces Market|Bar|Eatery, Green Rabbit Plants, HomeTurf Cycling & Strength Studio, Trenlend, Ky's Kandles, Unlikely Professionals, Bofemme, Hush Salon and more.

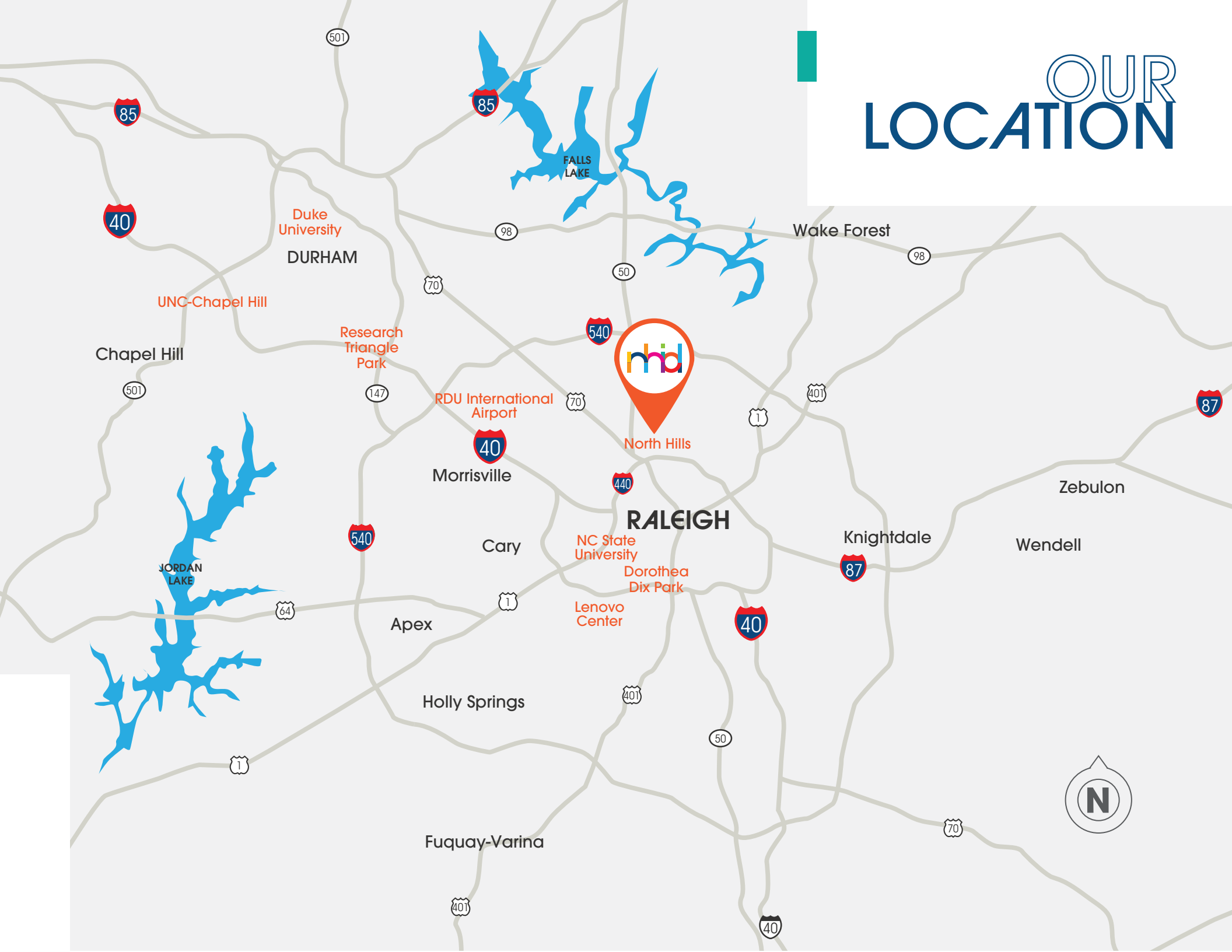
The District offers an unprecedented amount of open natural area (including outdoor working spaces), and bustling, walkable ground level with experiential retail and makers spaces. NHID facilitates interaction and collaboration with a wide range of office users, entrepreneurs, retail tenants, creatives and makers through the urbanization of the traditional Innovation District.



NHID

RALEIGH'S HOME

FOR INNOVATION & CONNECTION



OUR
LOCATION

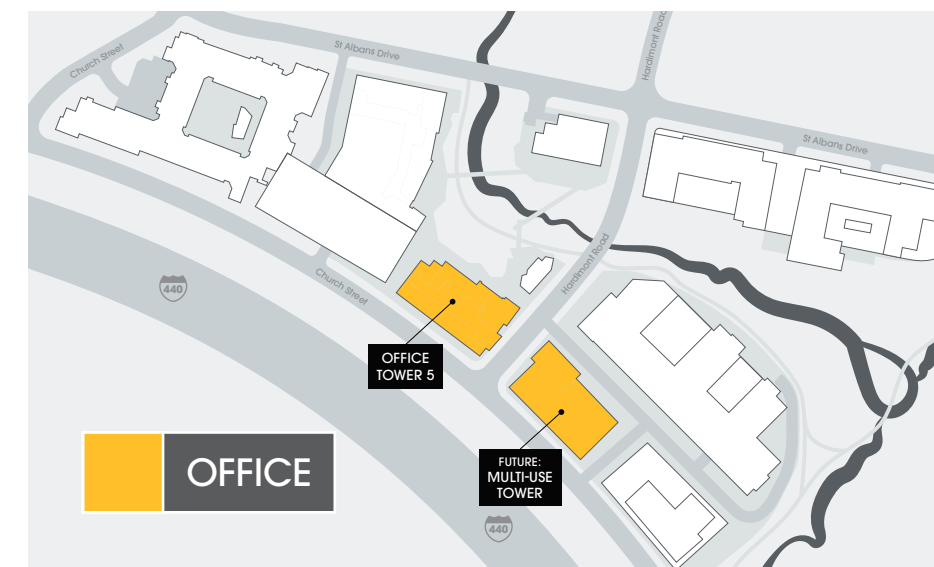


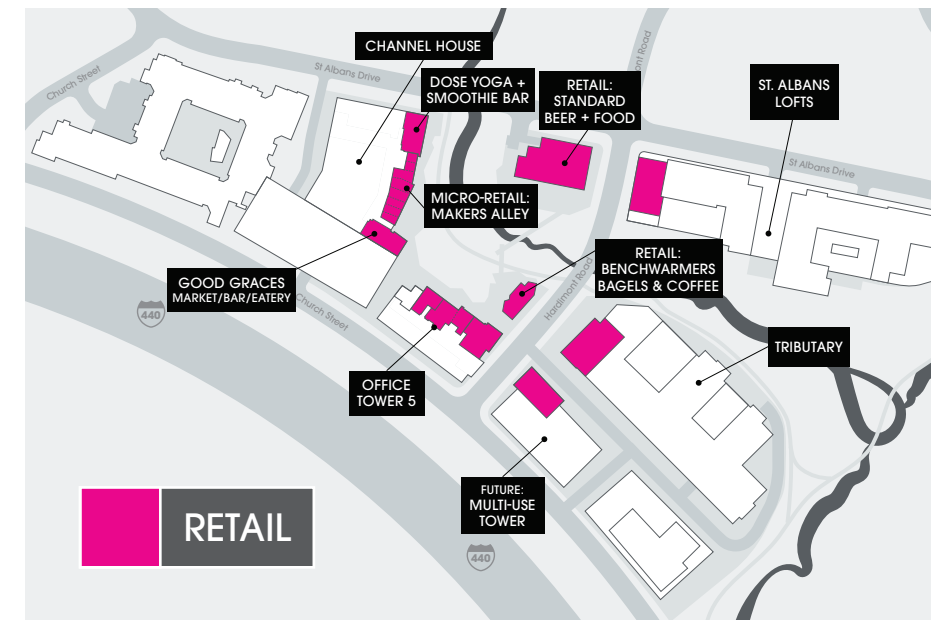
INNOVATION AT WORK

TOWER 5

Strategically positioned with prominent I-440 visibility, Tower 5 is a 17-story Class A office tower part of NHID. The ground level immediately below features 60,000 SF of new retail added to North Hills including food and beverage options from breakfast and coffee to lunch, dinner, and after-work drinks. Also, right outside the door is 4 acres of outdoor space, some programmed for working, meeting and collaborating.

Built to meet the needs of forward-thinking organizations, Tower 5 includes 342,000 SF of office space, indoor/outdoor amenity spaces plus conference space, 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.





EXPERIENTIAL RETAIL

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



BENCHWARMERS

Benchwarmers Bagels & Coffee is an 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, this experience will feature sprawling outdoor seating with pedestrian connectivity. Benchwarmers will be a hub for meeting and celebrating within the District.



STANDARD BEER + FOOD

The freestanding retail building features a 6,000 SF interior and more than 15,000 SF of outdoor gathering space—the most of any other North Hills space to date. Purveyors of Standard Beer + Food will experience Raleigh's most distinctive indoor/outdoor experience in the heart of NHID.

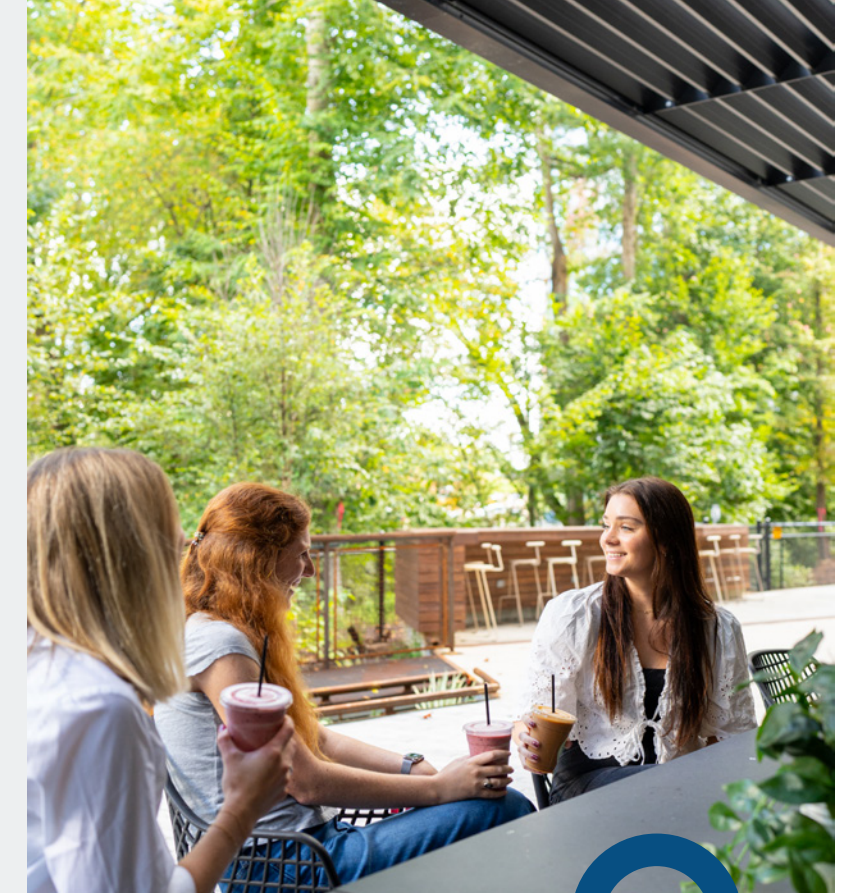


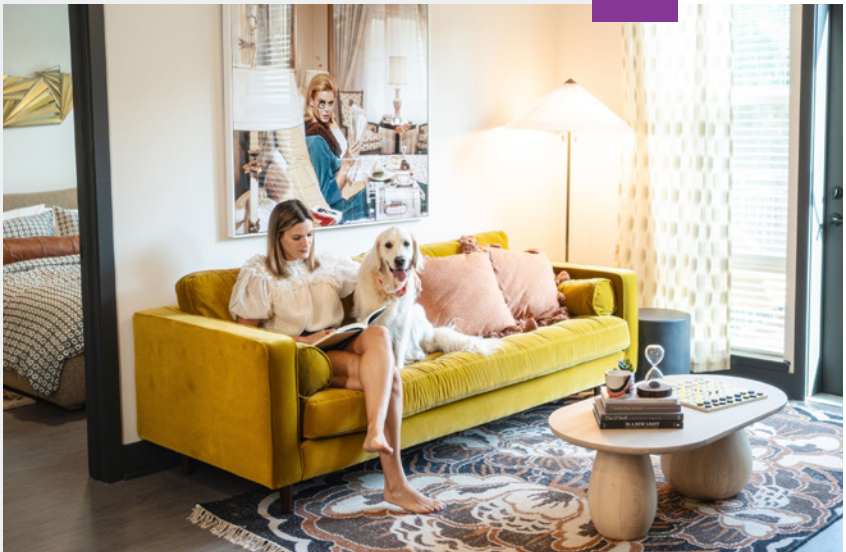
WELCOME TO MAKERS ALLEY



CREATIVE SPACES FOR CREATIVE PEOPLE

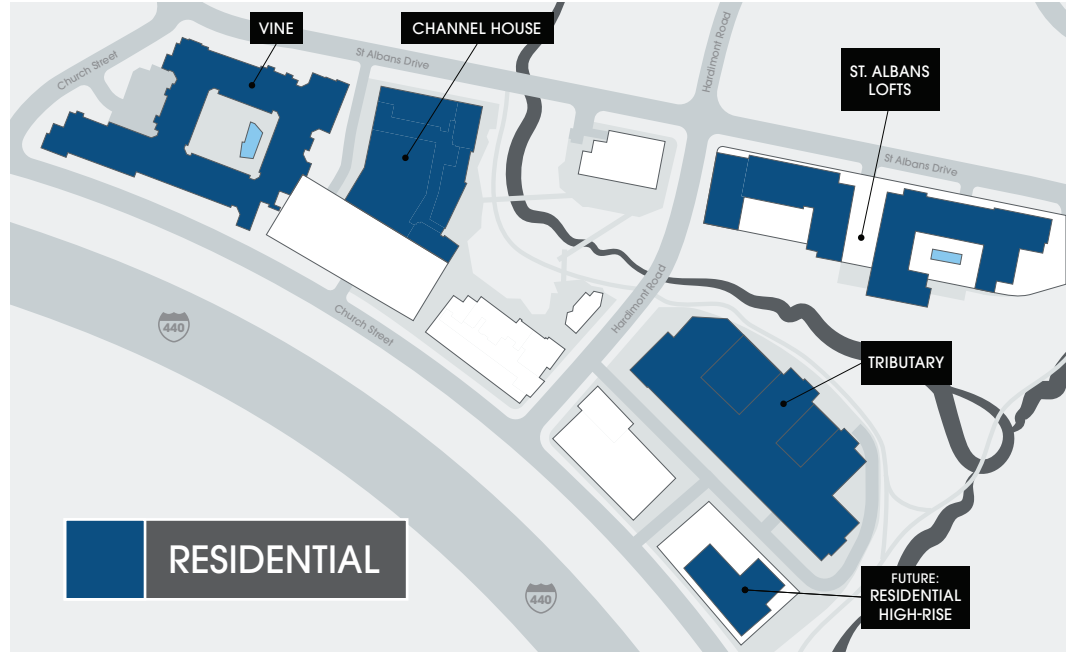
Bustling, walkable and highly experiential, Makers Alley at NHID is a home for hyper-local purveyors, makers and artisans. Featuring micro-retail spaces ranging from 485-1,081 square feet, Makers Alley provides a memorable shopping, dining and quintessentially "Raleigh" experience.





LIVING AT NHID

With more than 1,500 apartments either occupied, under construction or in planning stages, NHID is Raleigh’s newest residential hub. Studios, 1, 2 and 3BR floor plans featuring the best of urban living will add to the vibrancy and 24/7 activation of the District. Innovative amenities such as outdoor sports courts, meditation spaces and podcast recording rooms reimagine apartment living, while thoughtfully designed interior spaces and apartments reflect the way that modern residents want to live and work – and feel. Vine North Hills and Channel House are open, with St. Albans Lofts underway and future residential phases coming soon.





NORTH HILLS

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.

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



NORTH HILLS BY THE NUMBERS



2.0M

SF OFFICE

1.2M

SF RETAIL

3,700+

APARTMENTS

500+

HOTEL ROOMS

130

ACRES



WHO WE ARE

KANE
REALTY CORPORATION

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, N.C. 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.

Placemakers, by design.





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NHID.com

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