



# North Hills: District Updates

MIDTOWN RALEIGH ALLIANCE

MAY 25, 2023



# North Hills Today





An aerial photograph showing a large-scale urban development project. The central focus is a cluster of modern, multi-story office buildings with glass facades and flat roofs, arranged in a somewhat circular or semi-circular pattern. To the left of this central cluster is a large, white, multi-story building with a curved facade, possibly a residential or mixed-use development. The project is situated along a major road that curves through the scene. The surrounding area is a mix of dense green trees and existing residential or commercial buildings, indicating an expansion into a previously less developed or more wooded area. The overall scene is captured from a high angle, providing a clear view of the project's layout and its integration with the surrounding urban environment.

# Main District Expansion



# Main District

Before (mid 1960s)





# Main District

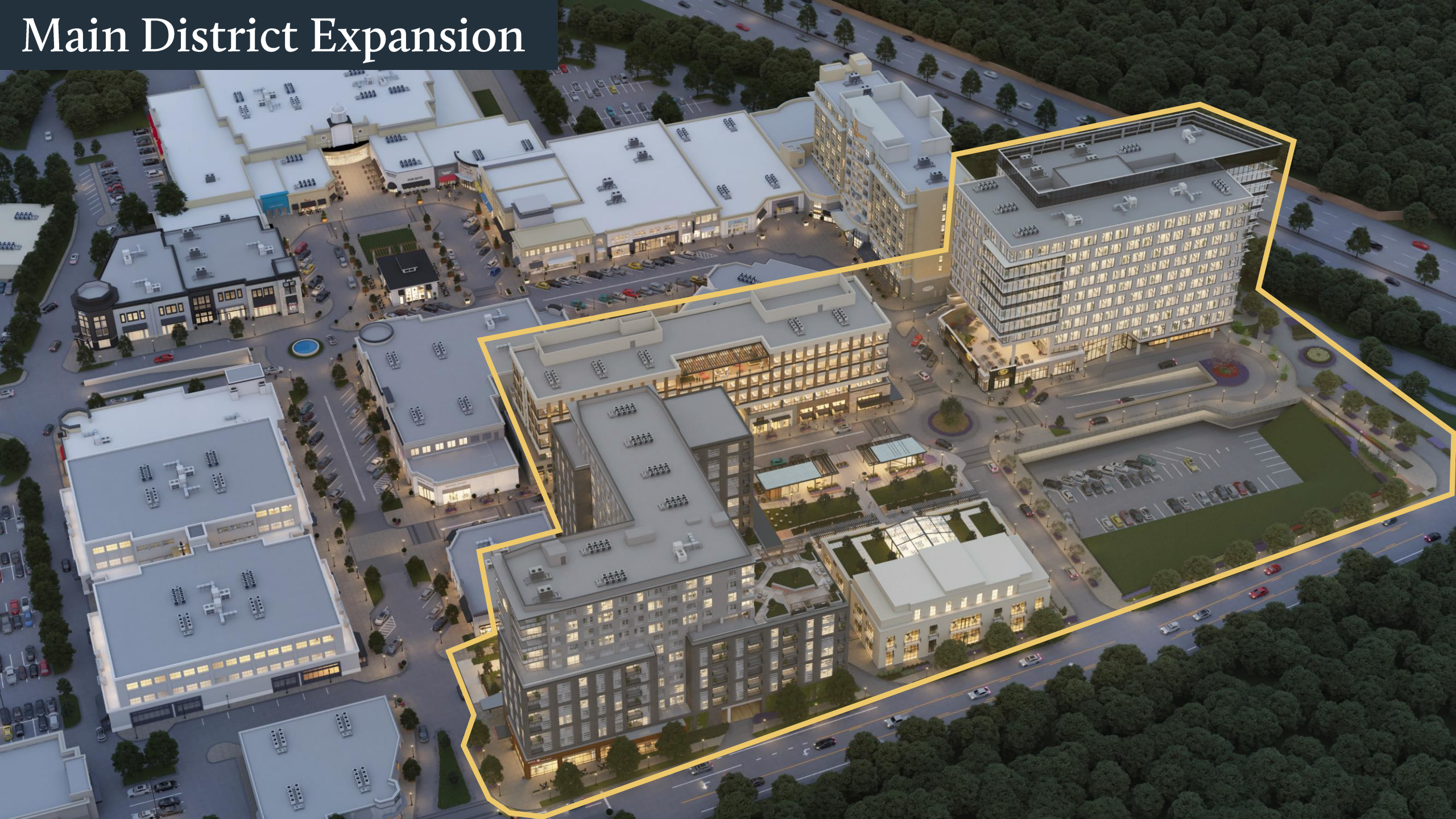
Before (early 2021)

JCPenney +  
Surface Parking





# Main District Expansion





# ONH

**ONE NORTH HILLS**

10-Story Class A Tower

266,000 SF

10,000 SF Retail featuring Limani Grille





# NHX

CREATIVE  
OFFICE @ NH

80,800 SF, 5-Story  
Creative Office  
18,500 SF Retail





# HIGHLAND

NORTH HILLS

287 Unit Luxury Apartments –  
First in Main District

22,000 SF Ground-Level Retail  
including Ruth's Chris Steak  
House and Village Tavern







RH

3-Levels  
50,000 SF of Indoor & Outdoor Space



An aerial photograph of a city district, likely Park District, showing a cluster of modern, multi-story buildings with glass facades. The buildings are situated around a large highway interchange with multiple lanes and ramps. The surrounding area is densely wooded with green trees, and there are residential areas with smaller houses and parking lots visible in the background. The overall scene is captured from a high angle, providing a comprehensive view of the urban layout and its integration with nature.

# Park District Update



# Park District

Before (early 2000s)





# Park District

Before



Lot 17



# Lot 17

Phase 1  
389 Luxury Apartments  
9,566 SF of Ground-Level Retail

Phase 2  
Luxury Apartments  
Ground-Level Retail







**NHID: North Hills  
Innovation District**



# NHID

Before (early 2019)





# NHID

Today







33-Acre Multi-Phase District

700,000 SF of Office

1,500 Units

4 Acres of Outdoor Space with Greenway Connections

60,000 SF of Retail including 2 Free-Standing Food & Beverage Buildings and Micro-Retail Spaces







# VINE

NORTH HILLS APARTMENTS

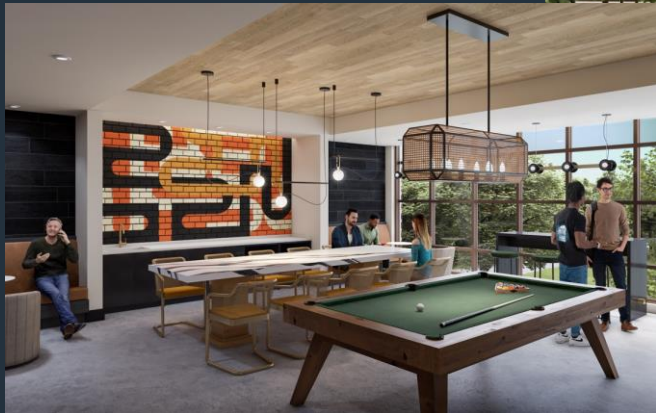
326 Studio, 1-, 2-, & 3-  
Bedroom luxury  
apartments. Opened  
2020.





# Channel House

200 apartments with  
13,358 SF of retail







# Tower 5

17-story Class A Tower  
355,000 SF Office  
8,300 SF Retail





# Pumphouse

1,500 SF single tenant food & beverage free-standing building at the base of Tower 5





# F&B Building

6,000 SF home to one hyperlocal purveyor featuring a casual experience & myriad of outdoor seating





# St Albans Residential

7 Stories, 396 Units

6,070 SF Retail

Breaking ground Summer 2023





# North Hills by the Numbers

*Includes projects under construction*

**6M**

Total Building SF

**2.7M**

Residential SF

**3,000**

Apartments

**2.0M**

Offices SF

**180K**

Hotel SF

**500**

Hotel Rooms

**1.2M**

Retail SF

**7,000**

Parking Spaces

**130**

Acres





**Thank you**

Warner Kuppin, Managing Director of Development

**KANE**  
REALTY CORPORATION