

# NORA

WEST PALM

*Blending Adaptive Reuse and New Development*



# NORA

WEST PALM

A THOUGHTFULLY  
MASTERPLANNED DISTRICT  
FOR THE CONTEMPORARY  
WEST PALM COMMUNITY.



The Nora District will feature a curated selection of hospitality, retail, and health & wellness, along with class-A office space, and is poised to be the heartbeat of the expanding downtown West Palm Beach landscape.

With an unparalleled amenity set, Nora will be the place to set down roots in South Florida.

In partnering with ASD SKY, a multidisciplinary architectural and design firm based in Atlanta, North Railroad Avenue's design ethos and architectural character will be distinct from any other area within the region.

# NORA

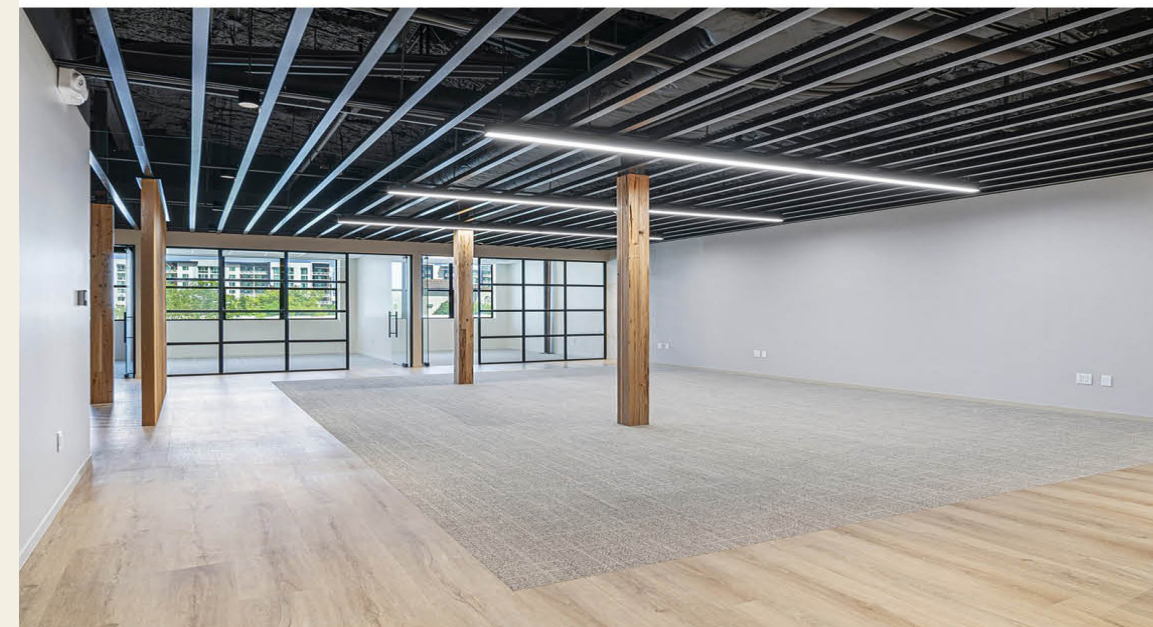
WEST PALM

## *Office Suite Details*

**SECOND FLOOR OFFICE SUITES AVAILABLE  
ALONG NORTH RAILROAD AVENUE**

- Bespoke second floor offices
- Elevated fixtures and finishes
- Wood timbered ceilings
- Expansive window lines
- Unmatched District amenities including access to future members-only social, fitness & wellness clubs

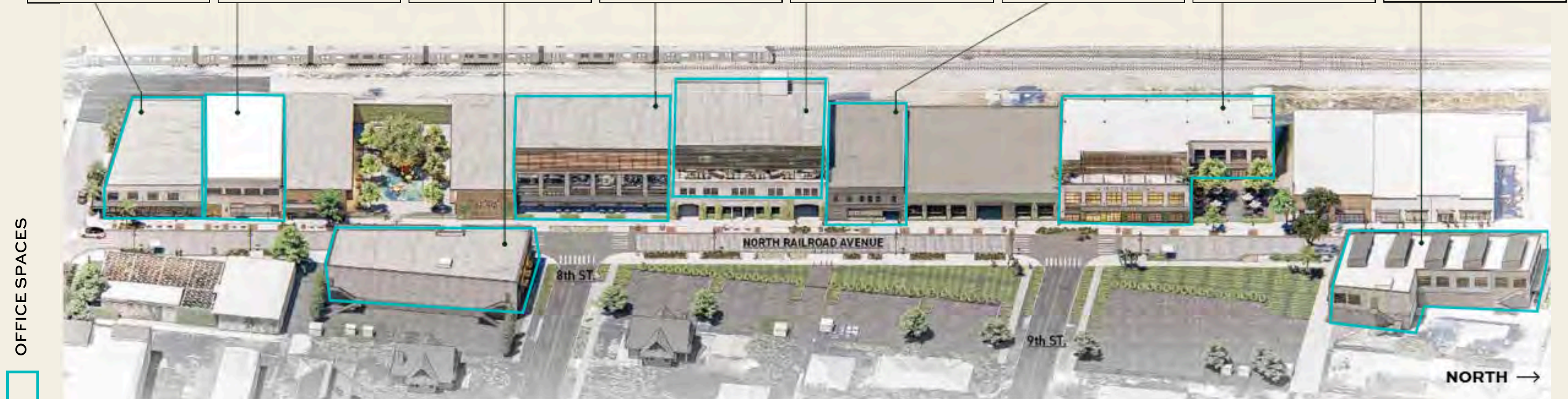
*Offices located above 30 curated best-in-class businesses.*



# Office Suite Opportunities

SECOND FLOOR OFFICE SUITES AVAILABLE ALONG NORTH RAILROAD AVENUE

<p><b>815</b></p> <p>SECOND FLOOR ADAPTIVE REUSE</p> <p>6,270 SF Demisable</p>	<p><b>845</b></p> <p>SECOND FLOOR NEW BUILD SPEC SUITE</p> <p><i>Suite 200: Leased</i> Suite 210: 3,102 SF</p>	<p><b>880</b></p> <p>SECOND FLOOR NEW BUILD SPEC SUITE</p> <p>Suite 200: 3,344 SF Suite 210: 3,088 SF</p>	<p><b>885</b></p> <p>SECOND FLOOR NEW BUILD</p> <p>9,897 SF Demisable</p>	<p><b>925</b></p> <p>SECOND &amp; THIRD FLOOR ADAPTIVE REUSE</p> <p>Over 20,000 SF + Private Terrace</p>	<p><b>955</b></p> <p>SECOND FLOOR ADAPTIVE REUSE</p> <p>5,324 SF Demisable</p>	<p><b>1005</b></p> <p>SECOND FLOOR NEW BUILD</p> <p>12,604 SF Demisable</p>	<p><b>1060</b></p> <p>SECOND FLOOR NEW BUILD SPEC SUITE</p> <p>Suites ranging from 1,000 - 2,100 SF</p>
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\*All square footage is rentable square footage and is subject to change.

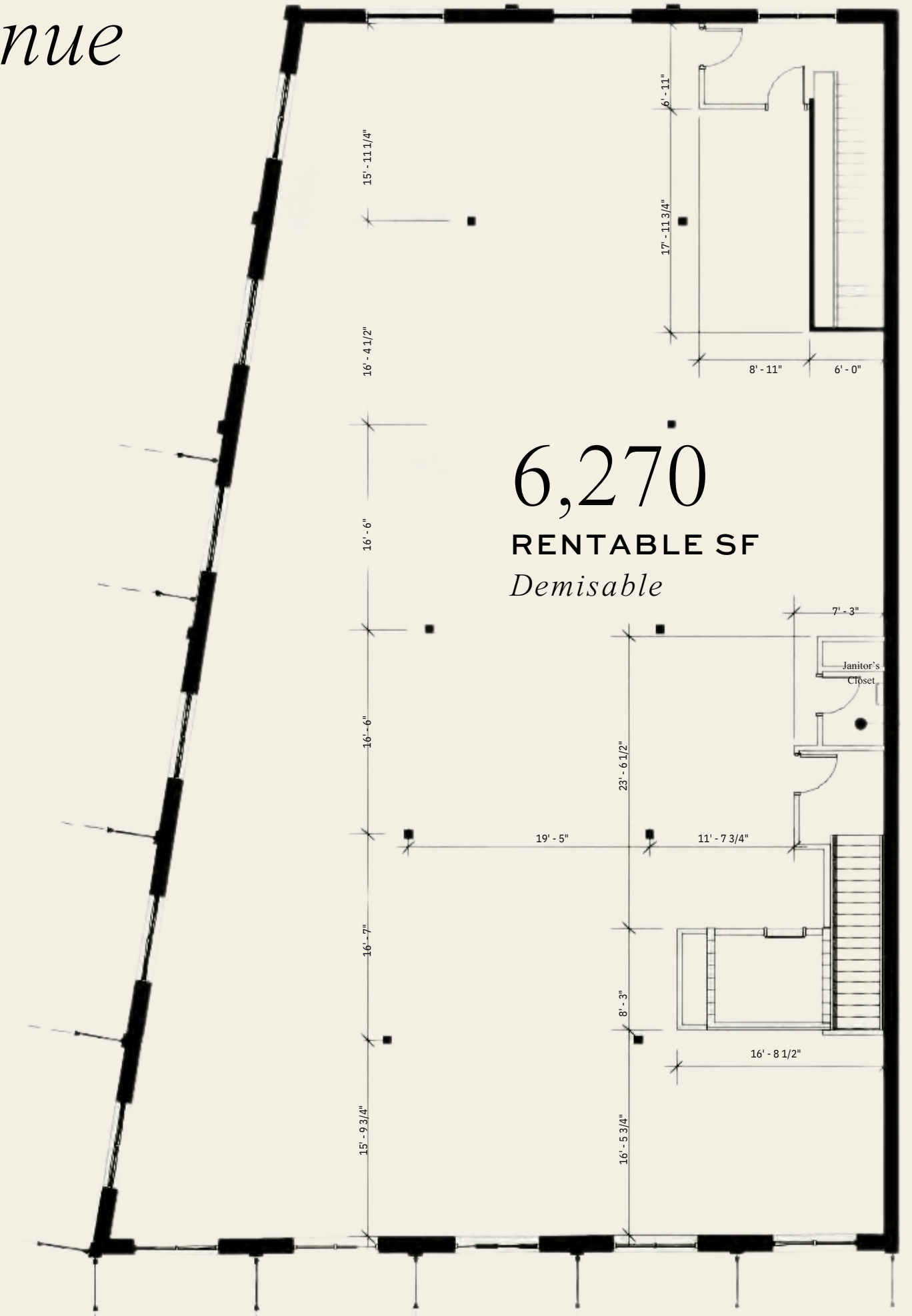
# NORA

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## 815 North Railroad Avenue

SECOND FLOOR OFFICE

Ready for delivery: Q2 2025

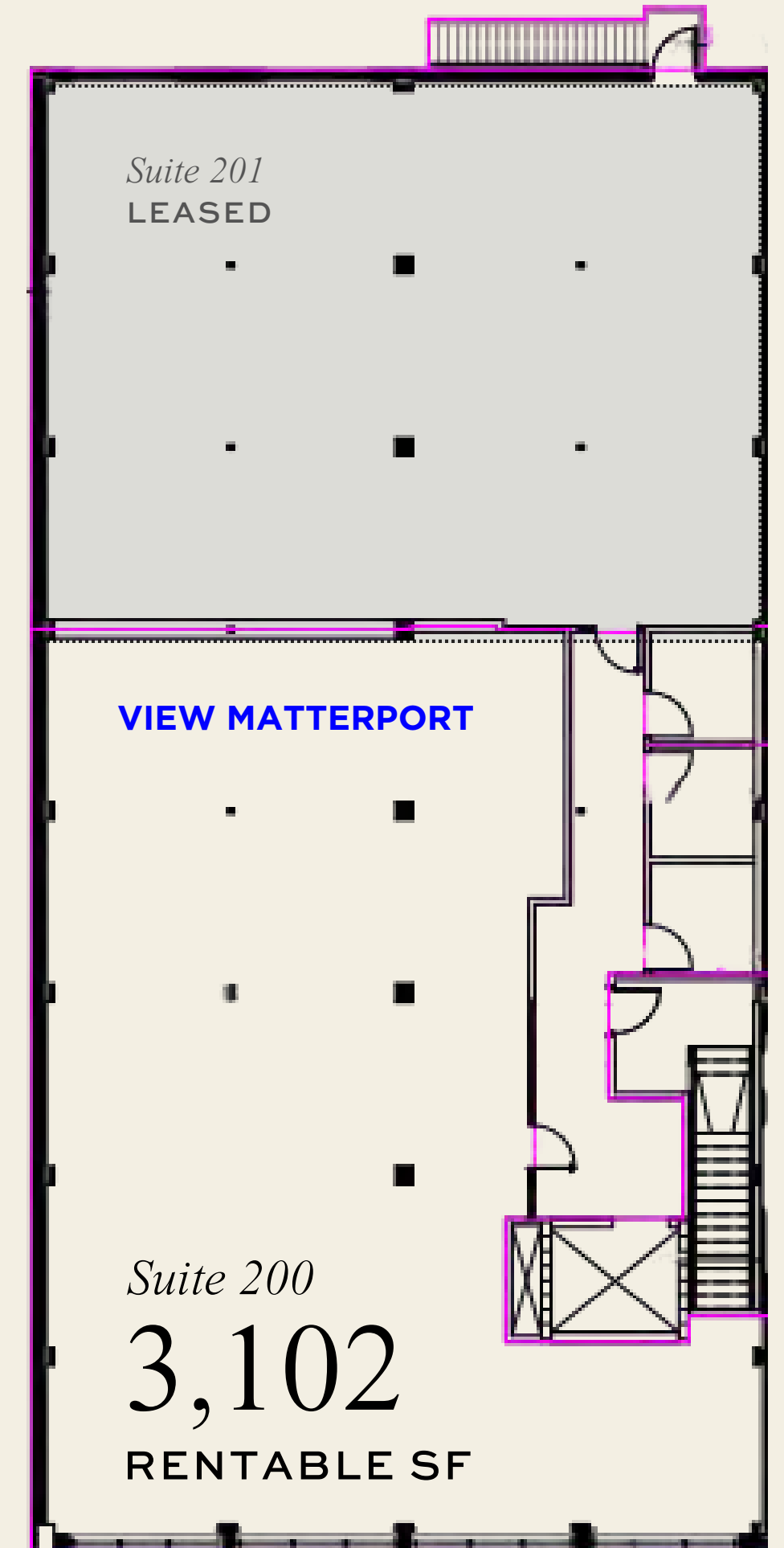




# 845 North Railroad Avenue

SECOND FLOOR OFFICE | SPEC SUITE

Ready for delivery: Q2 2025

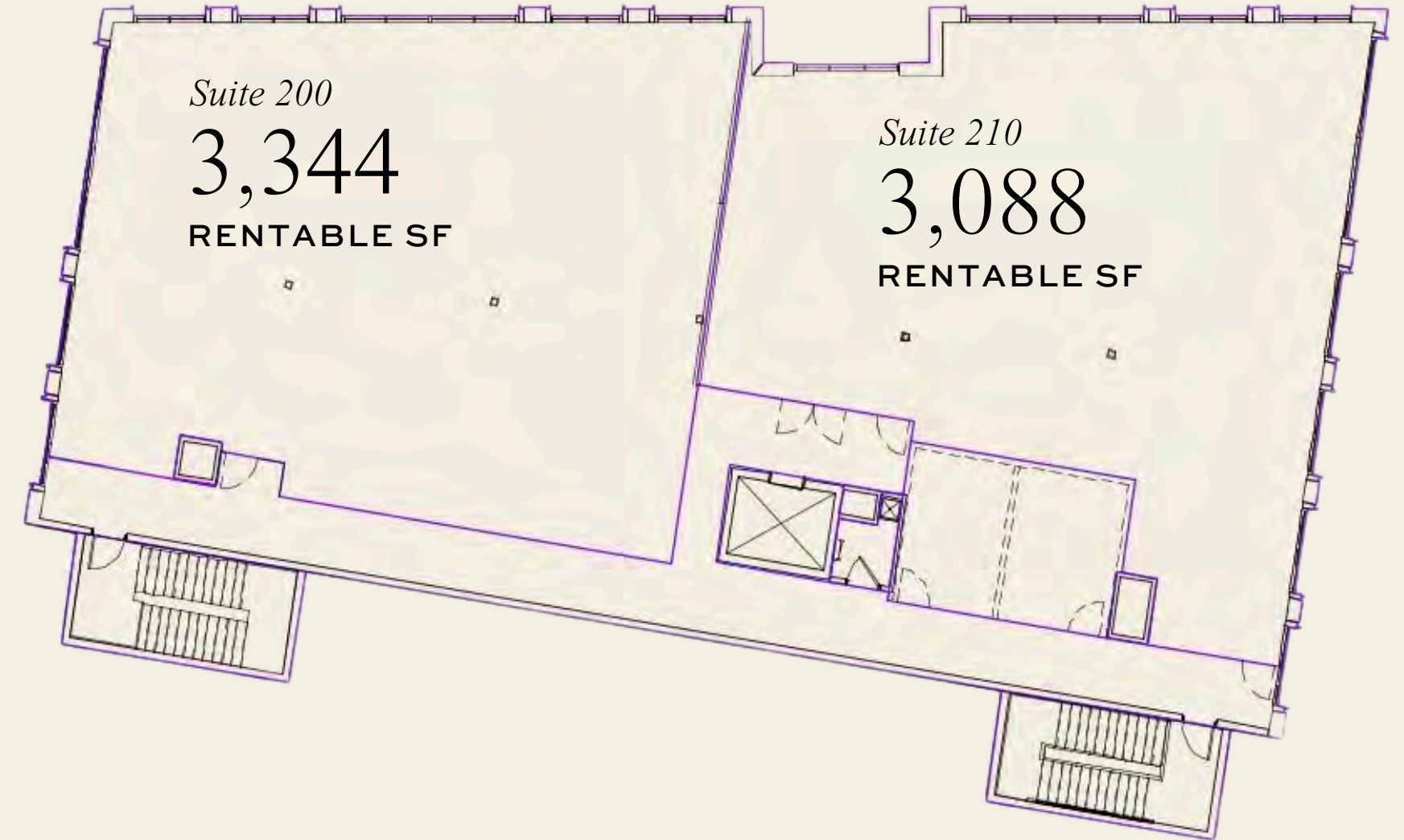




# 880 North Railroad Avenue

SECOND FLOOR OFFICES | SPEC SUITES

Ready for delivery: Q2 2025

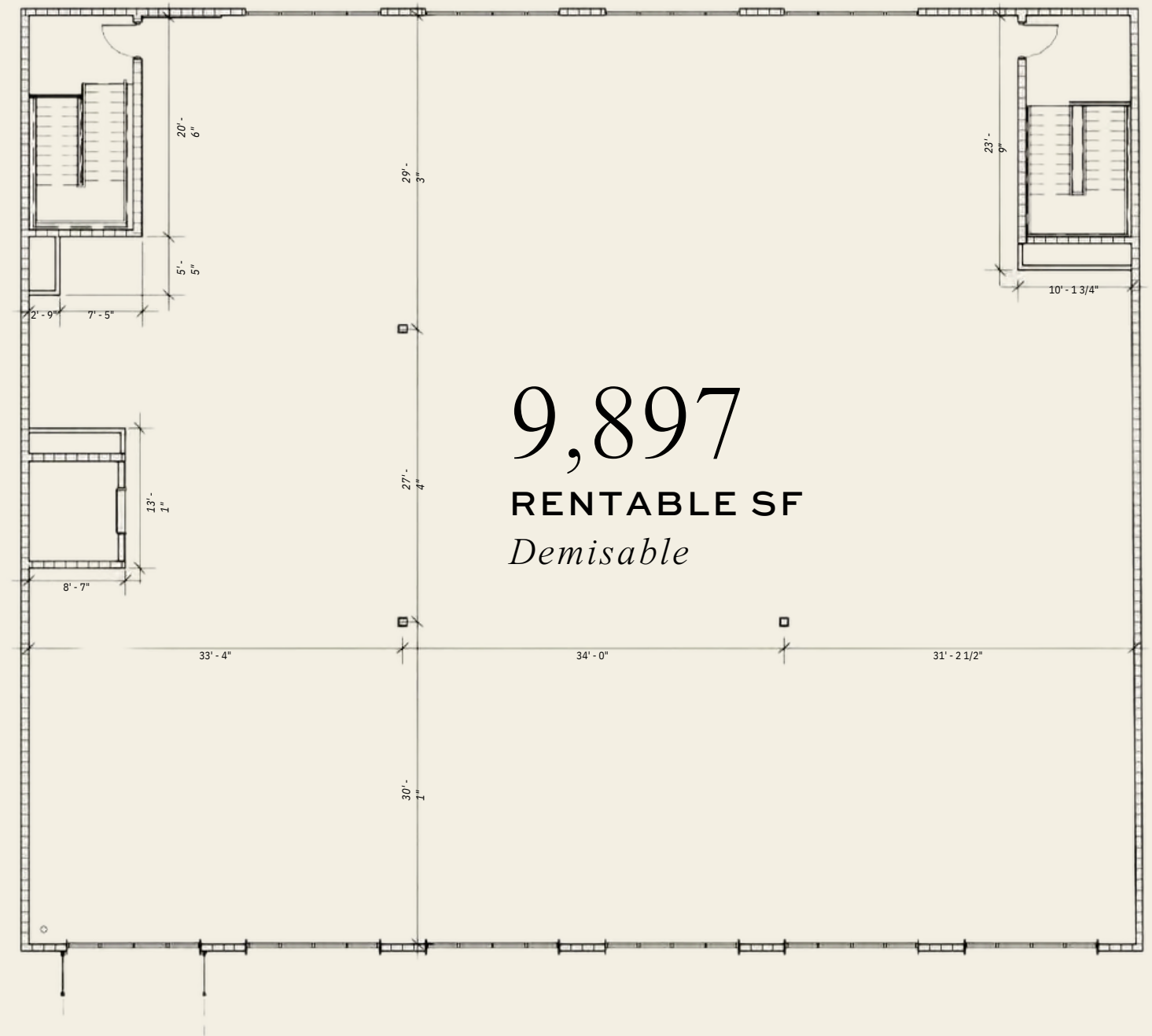




# 885 North Railroad Avenue

SECOND FLOOR OFFICE

Ready for delivery: Q2 2025



**NORA**  
WEST PALM

*925 North Railroad Avenue*

SECOND AND THIRD FLOOR OFFICE WITH ROOFTOP TERRACE

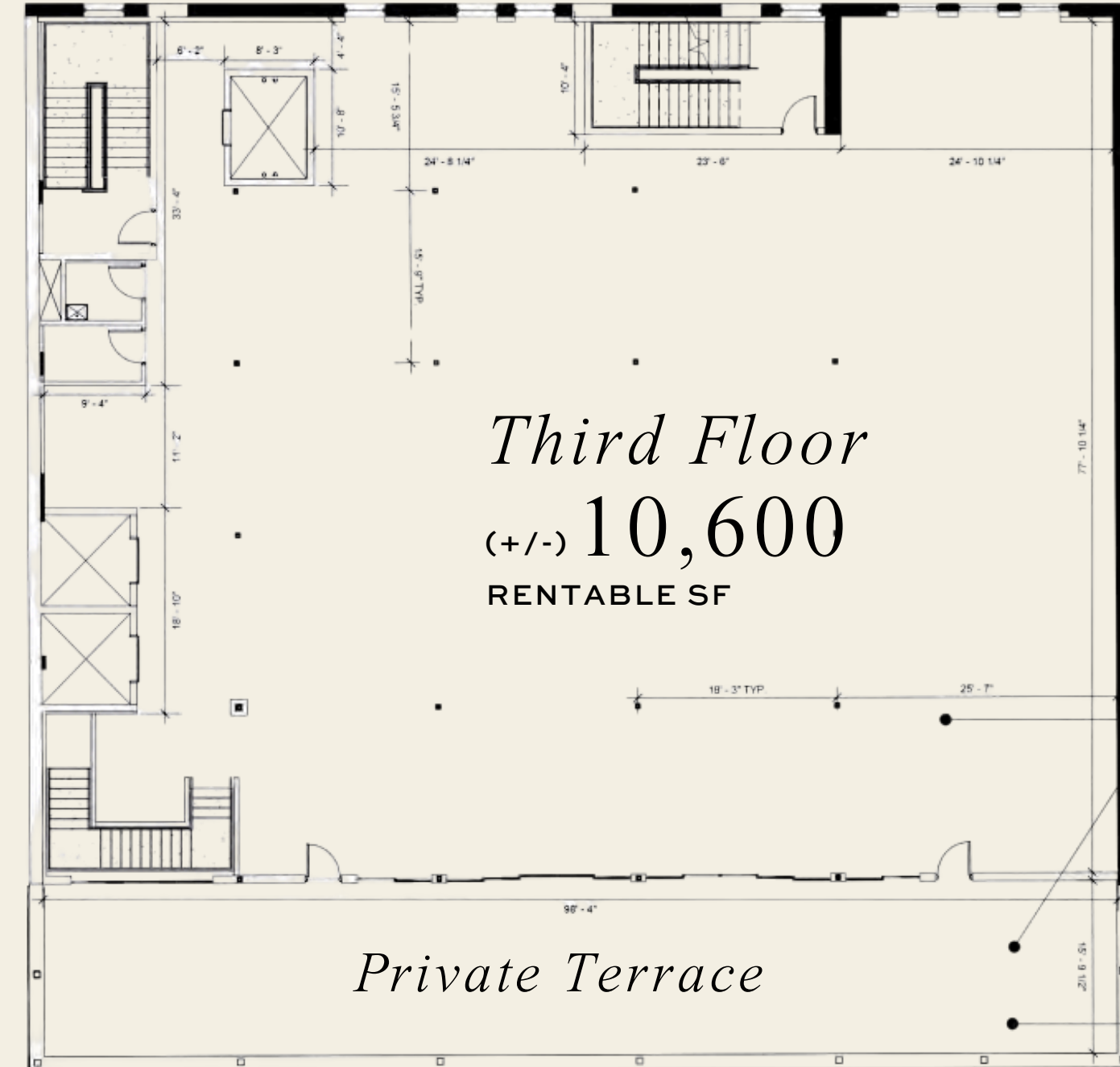
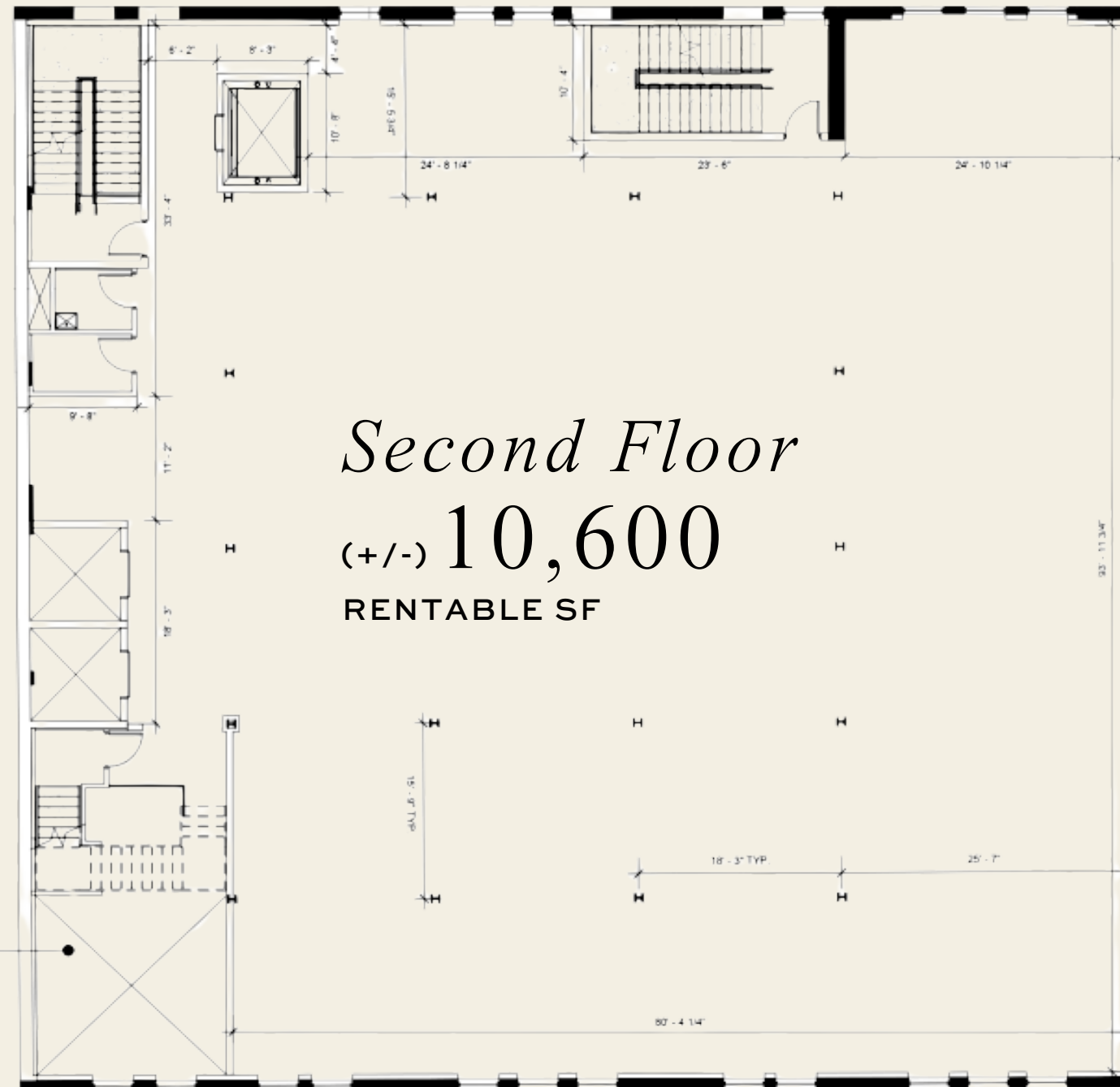
Ready for delivery: Q2 2025



## 925 North Railroad Avenue

SECOND AND THIRD FLOOR OFFICE WITH ROOFTOP TERRACE

Ready for delivery: Q2 2025



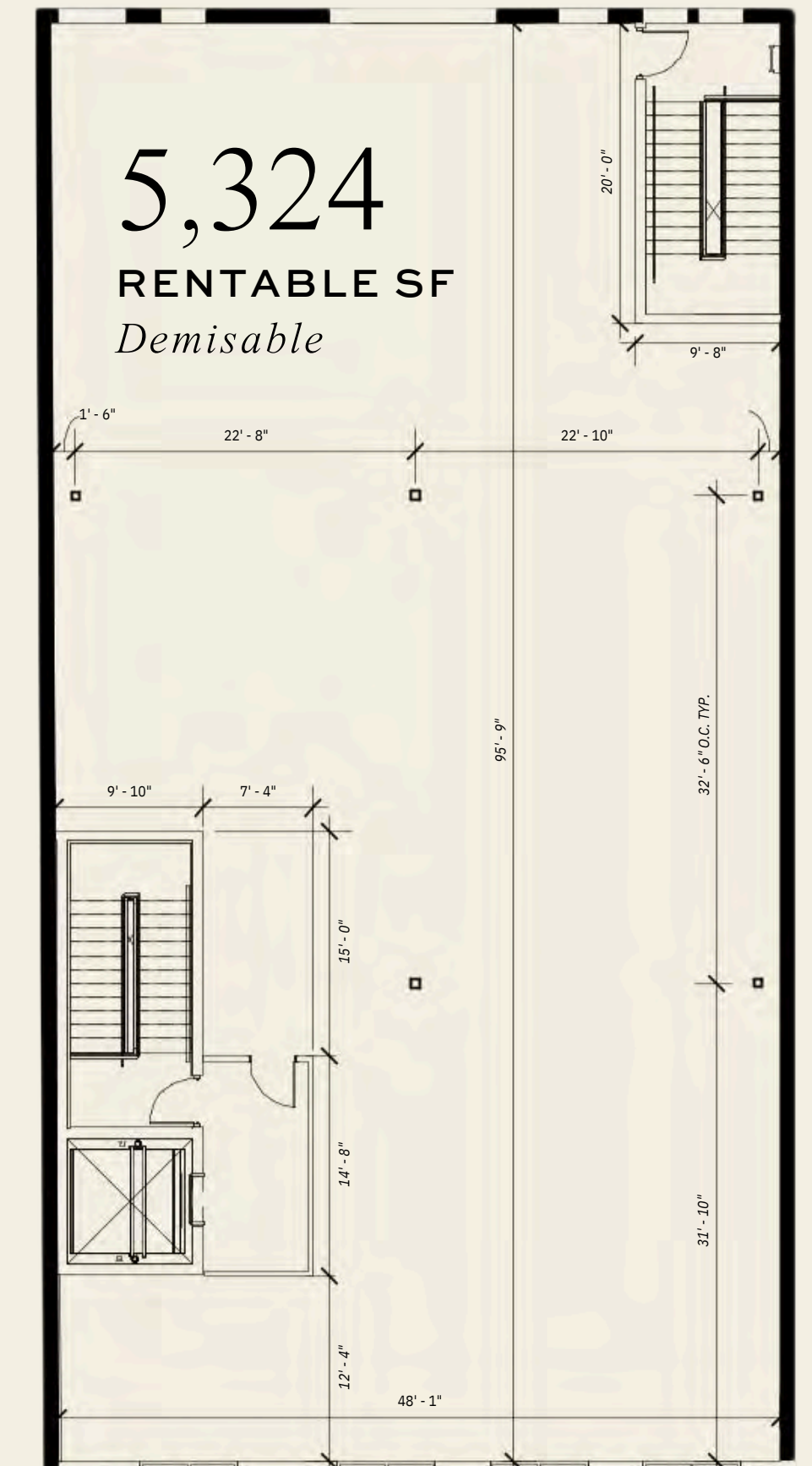
# NORA

WEST PALM

## 955 North Railroad Avenue

SECOND FLOOR OFFICE

Ready for delivery: Q2 2025

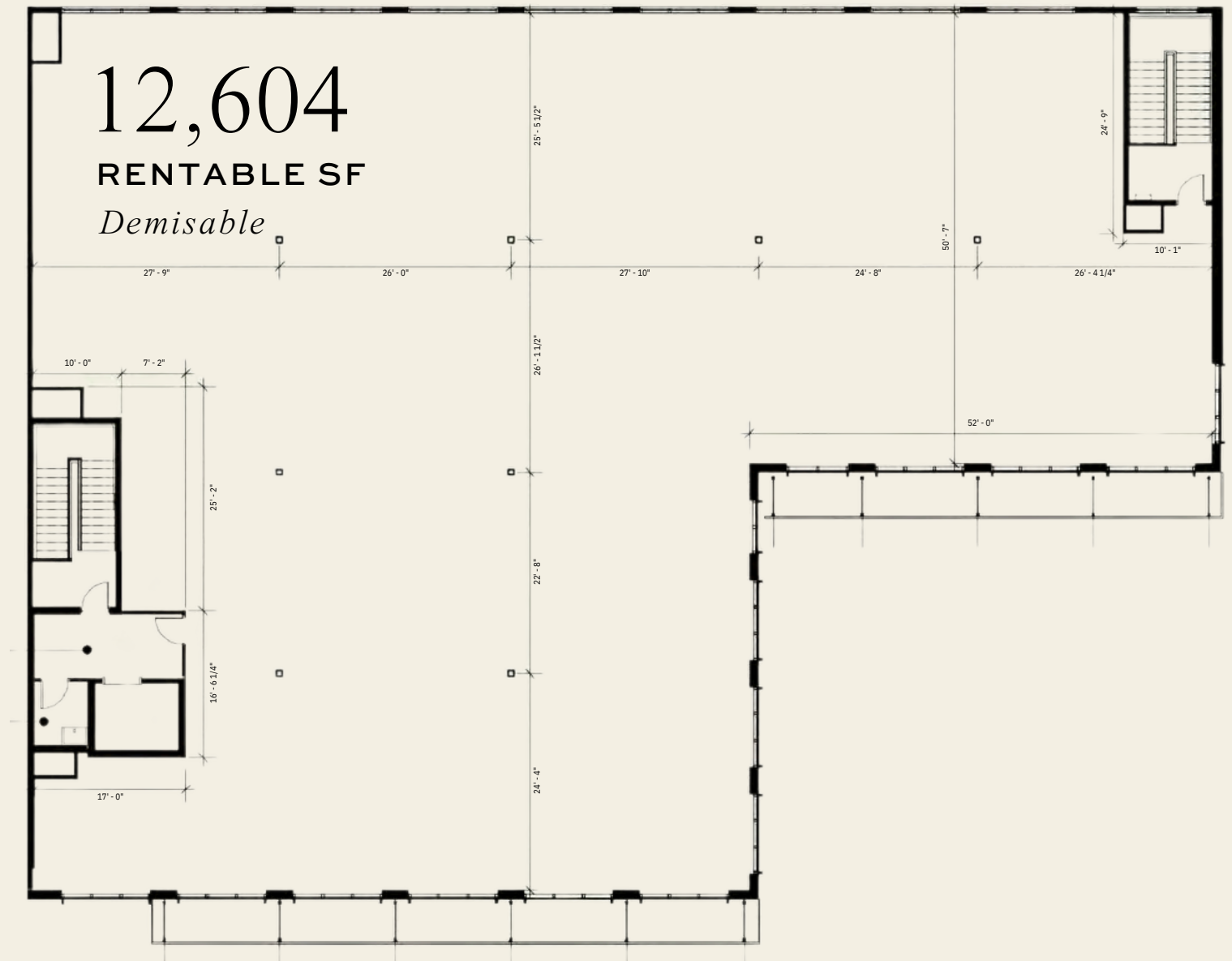


**NORA**  
WEST PALM

# *1005 North Railroad Avenue*

**SECOND FLOOR OFFICE**

Ready for delivery: Q2 2025

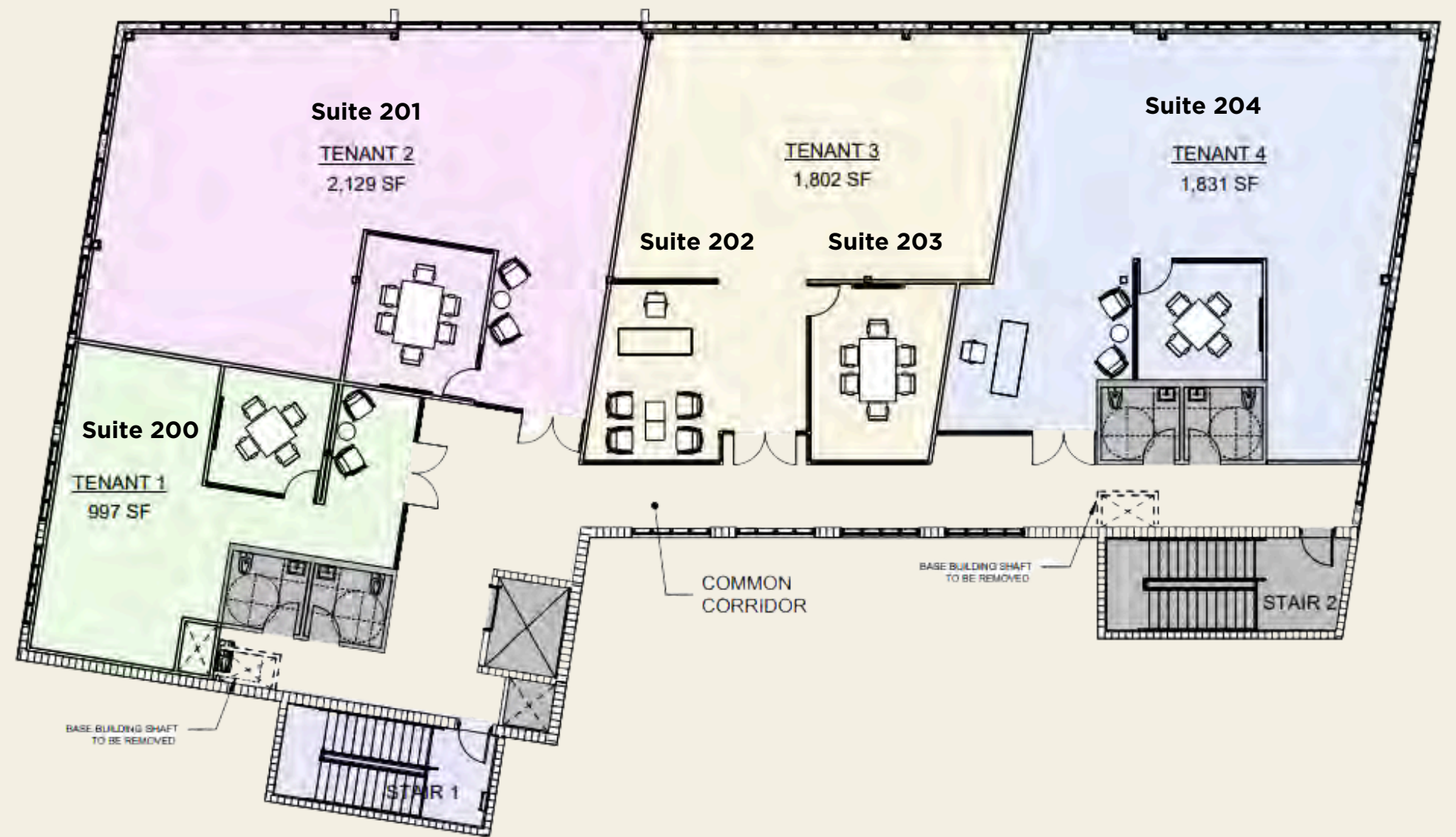




# 1060 North Railroad Avenue

SECOND FLOOR OFFICES | DEMISABLE

Ready for delivery: Q4 2025







# NORA

## Setting Down Roots in South Florida

FOR THE CONTEMPORARY  
WEST PALM COMMUNITY



HIGH STYLE  
EATERIES

## *A Distinct Amenity Set for West Palm & Palm Beach*

UNLIKE ANY OTHER DISTRICT IN THE WEST PALM BEACH MARKET, NORA BLENDS GRIT AND GRACE TO PROVIDE A COMPELLING EXPERIENCE FOR THE BURGEONING COMMUNITY.

### **A Vibrant Avenue Rooted In Hospitality**

High-style eateries, chef-driven concepts, sun-soaked cafés, and food for thought

### **A Private Social Club**

Serving the contemporary community and delivering extraordinary experiences for members through through hospitality and events

### **Boutique Retail & Fitness**

Tenants that surprise and delight with customer-focused product offerings, events, and results-driven fitness & wellness services.

### **Creative Office Environment**

Dynamic spaces for businesses that think outside the box

### **Public Art & Linear Park**

Cultivating culture and inclusion within West Palm Beach through artistic interventions and engaging moments



CRAFT COCKTAILS &  
BOUTIQUE CAFES

# NORA

## A Cultivated West Palm Beach Community

*Arriving 2025*





**7** MINS

FORT LAUDERDALE - 45 MINS  
DOWNTOWN MIAMI - 75 MINS



**3** MINS

NORTH FLAGLER  
MEMORIAL BRIDGE TO  
THE ISLAND



**11** MINS

VIA PALM BEACH  
LAKES BLVD.



**11** MINS

VIA SOUTH  
TAMARIND AVE



**12** MINS

MIDDLE ROYAL  
POINCIANA BRIDGE  
TO THE ISLAND



**14** MINS

PALM BEACH  
AIRPORT

# Parking Plan

NORTH RAILROAD AVENUE



TRANSIENT RETAIL & OFFICE  
GUESTS SHORT TERM PARKING

RETAIL + OFFICE TENANT PARKING

VALET &  
RIDESHARE STANDS

MULTI-FAMILY + OFFICE  
PARKING

MULTI-FAMILY  
DEVELOPMENT +  
OFFICE PARKING

*Approximately 150 designated  
office parking spaces  
(Expected 2028)*

# Your Future Neighbors

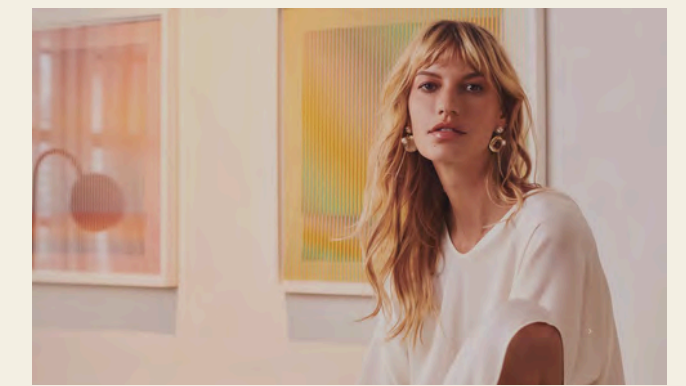
## COMMITTED RETAIL TENANTS



WARBY PARKER



TEN FIVE HOSPITALITY STEAKHOUSE



POMPANOS BOUTIQUE



LOCO TAQUERIA & OYSTER BAR



SOLIDCORE



THE SPOT



H&H BAGELS



VAN LEEUWEN ICE CREAM



GARRET'S SPORTS & RECREATION BAR



IGK SALON



MINT WOMEN'S BOUTIQUE



SANA SKIN STUDIO



DEL MAR MEDITERRANEAN



SUNDAY MOTOR CO. CAFE



LE LABO



CELIS JUICE BAR

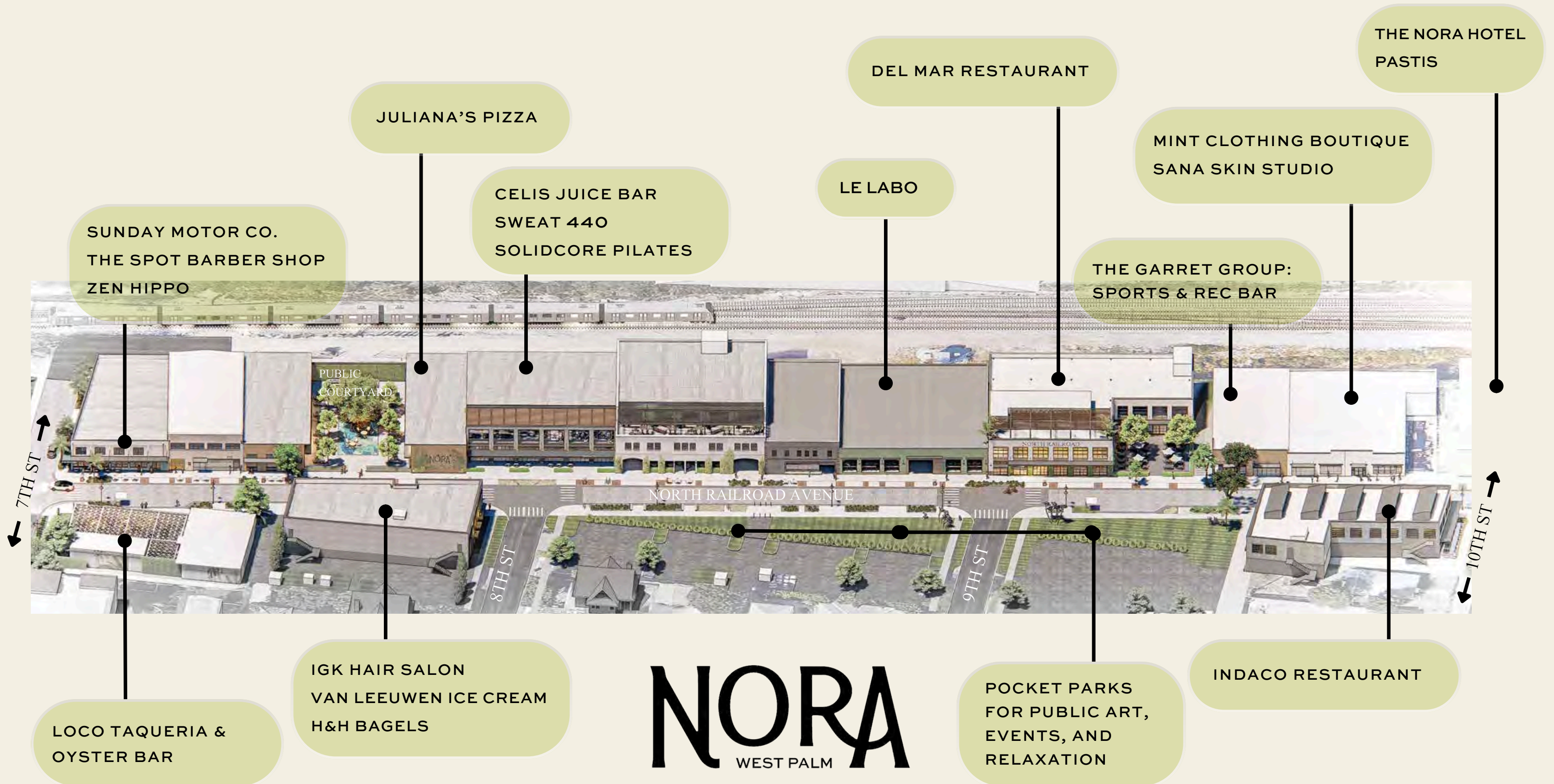


INDACO ITALIAN KITCHEN



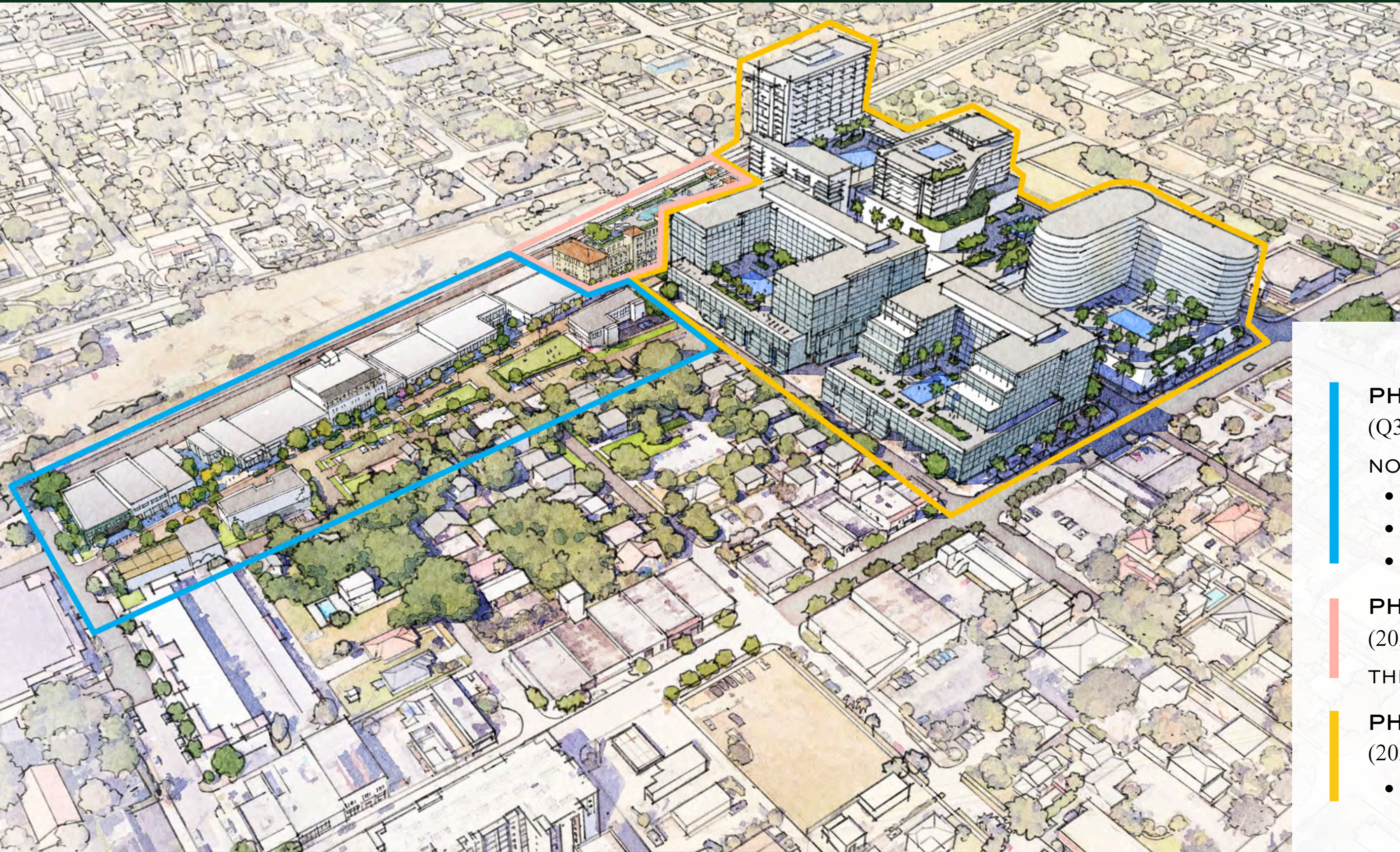
JULIANA'S PIZZA

# Merchant Mix



# *Nora District Master Plan*

A SEAMLESS BLEND OF LOW-SCALE RESIDENTIAL, ADAPTIVE REUSE, AND NEW VERTICAL DEVELOPMENT



## **PHASE ONE**

(Q3 2022- Q4 2025)

**NORTH RAILROAD AVENUE:**

- Adaptive reuse and retail environment
- Streetscape improvements
- New Construction

## **PHASE ONE-B**

(2023- Q3 2026)

**THE NORA HOTEL, BY BD HOTELS**

## **PHASE TWO**

(2026-2030)

- First tranche of multi-family opening by Q4 2028



PHASE ONE

# North Railroad Avenue

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**100,000 SF** F&B, BOUTIQUE RETAIL,  
FITNESS, AND WELLNESS

**50,000 SF** DYNAMIC OFFICE SPACE

NORTH RAILROAD AVENUE OVERHEAD VIEW



NORTH RAILROAD AVENUE STREETVIEW LOOKING NORTH



NORTH RAILROAD AVENUE





PHASE ONE-B

# The Nora Hotel

*by BD Hotels*

BD Hotels is a real estate ownership and development company, most notably behind some of New York City's most iconic hotels, including The Greenwich, The Bowery, The Mercer and others. The Nora, a 201-key, luxury boutique hotel, will be BD's first hotel venture outside of Manhattan.

The hotel's signature restaurant, Pastis—a classic Parisian-style brasserie by James Beard Award-winning restaurateur, Stephen Starr (STARR Restaurants), will span over 13,300 square feet of indoor and outdoor dining space on the ground floor. STARR Restaurants will also collaborate on the hotel's rooftop restaurant & lounge and oversee in-room dining services. The rooftop will feature a pool, two bars, and private cabanas providing a relaxed atmosphere for guests.

With interiors by New York-based Gachot Studios and architectural design by Stantec, The Nora Hotel draws inspiration from Mediterranean and Spanish Colonial Revival styles and pays homage to the signature Palm Beach aesthetic of 20th-century architect Addison Mizner.



## PHASE TWO

# Multi-Family Development

The first tranche of the Nora District's multi-family development will feature a luxury 11 story, 350 unit building designed by renowned architecture firm, Morris Adjmi.

**40,000 SF+ PRIVATE AMENITIES**

**20,000 SF FITNESS & WELLNESS DEDICATED SPACE**

Office tenants of the Nora District will be eligible for memberships to the building's private club & amenities, including: rooftop pool, spa facilities, fitness facility with group classes and private training, steam/sauna/cold plunge, lounge space, Padel courts, shower cabanas, structured parking, and more.

*Expected delivery in 2028.*



# The Development Team

BRINGING TOGETHER BEST-IN-CLASS DEVELOPERS, OPERATORS, AND CAPITAL PARTNERS



An opportunistic real estate investment, development, and management company based in West Palm Beach, FL. NDT employs a localized approach with the goal of creating positive and lasting change in the South Florida submarket.

NDT has developed across property types including hospitality, residential, office, & mixed-use. NDT has also partnered with best in class developers such as New England Development & North American Development Group.

Many of the core values of the company are derived from experience as an owner and operator of cash flowing properties of varying sizes and types.

Learn more at: [www.ndtdevelopment.com](http://www.ndtdevelopment.com)



A Miami-based real estate investment firm, operating partner, and placemaker focused on reimagining the real estate landscape through development, planning, and content curation.

Place Projects and its founder, Joe Furst, have a proven track record of co-creating vibrant developments, working alongside community and policy makers.

Place Projects' current real estate portfolio includes several residential, commercial, and retail developments throughout Florida, including Wynwood, West Palm Beach, Doral, and St. Petersburg.

Learn more at: [www.placeprojects.com](http://www.placeprojects.com)



Private investment firm founded in 2008 by Merrick R. Kleeman and Jonathan H. Paul, two veteran real estate private equity investors, each with over 30 years of broad real estate transaction experience across all major asset classes and a desire to get back to hands-on investing.

Since inception, Wheelock has raised eight funds, representing over \$5 billion in equity capital commitments on behalf of well-known institutional investors.

This includes a targeted \$1.2 billion and \$1 billion of capital that the firm is currently deploying in its opportunistic/value-add vehicle and open-end long-term value vehicle, respectively.

Learn more at: [www.wheelockstreetcapital.com](http://www.wheelockstreetcapital.com)

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