



The Creamery
316 Glenwood

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THE
CREAMERY



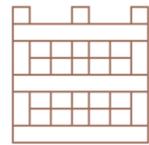


CELEBRATING RALEIGH'S LEGACY

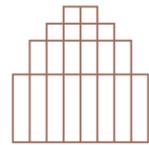
Originally established in 1928, The Creamery is a Raleigh landmark with its iconic butter churn standing above the corner of Glenwood Avenue and Tucker Street. It was designated as a Raleigh historic landmark in 1997, and it remains as the cornerstone of the project.

FROM LEGACY TO LEGENDARY

Something transformative is coming to Raleigh’s Glenwood South neighborhood. The Creamery will become a hub for residential, commercial, and retail that downtown Raleigh has never experienced. With sweeping views from Highline Glenwood, Raleigh’s tallest luxury residential tower, state-of-the-art office space at 404 Glenwood, and exciting new retail and dining experiences, The Creamery will bring together restaurateurs, entrepreneurs, influencers, and connoisseurs to live, visit, work, and experience the very best of the City of Oaks.



OFFICE 280,000 SF 20 Stories
404 GLENWOOD



RESIDENTIAL 306 Units 37 Stories
HIGHLINE GLENWOOD



RETAIL 40,600 SF
THE CREAMERY



PARKING ~850 Spaces (3:1,000 Office Parking Ratio)



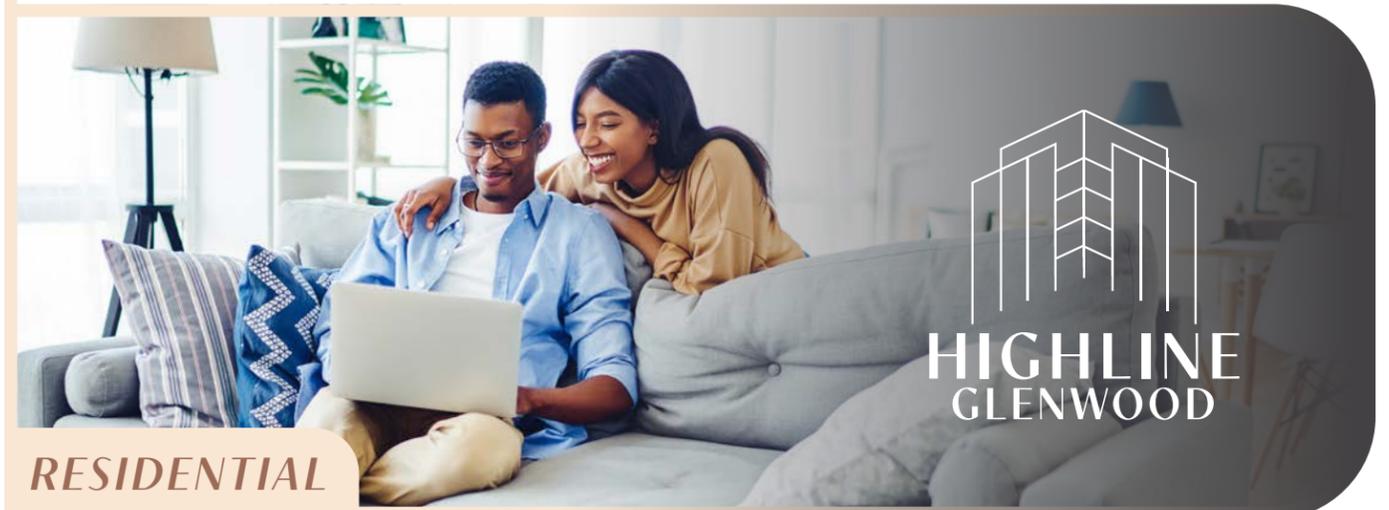
PUBLIC PLAZA One-Half Acre



OFFICE



RETAIL



RESIDENTIAL

WHY RALEIGH?



#1

BIG CITY FOR CAREER GROWTH
– MOVEBUDDHA | 2024



#1

METRO FOR NEW COLLEGE GRADS
– ADP | JULY 2025
– THE WALL STREET JOURNAL | JULY 2025



#4

BEST WORK-LIFE BALANCE
– COWORKINGCAFE | JULY 2025



15

LOCAL COLLEGES



65K

ANNUAL GRADUATES
25K FROM TIER-1 UNIVERSITIES



65%

OF GRADUATES LIVE
IN THE AREA AFTER COLLEGE

BOOMING BUSINESS

- **#1 State for Business** in 2025 – CNBC
- **#1 Best Performing City** in 2025 – Miklen Institute
- **#3 Best State Capital to Live In** for 2025 – WalletHub
- **#3 Fastest-Growing US City for Construction** in 2025 – CoreLogic
- **#5 Best City for Headquarters** in 2025 – Site Selection Magazine
- One of the **lowest corporate income taxes** in the US – North Carolina Tax Foundation

THE PULSE OF RALEIGH'S MIXED-USE ENTERTAINMENT DISTRICT

Located in the heart of Glenwood South, The Creamery development will be at the core of one of Raleigh's signature districts, which features an eclectic mix of:



70 RESTAURANTS



50 UNIQUE RETAILERS



15 ENTERTAINMENT VENUES



40 BARS



7 HOTELS

Capital District

- State Capitol
- NC History Museum
- NC Museum of Natural Science
- 15 Minute Walk

Central Business District

- 15 Minute Walk

Fayetteville District

- Performing Arts Center
- Red Hat Amphitheater
- Convention Center
- Restaurants
- 20 Minute Walk

Smoky Hollow

- Restaurants
- Retail
- Publix Supermarket
- Fitness Studios
- 4 Minute Walk

Warehouse District

- Art Museums
- Restaurants
- Destination Retail
- Breweries
- 15 Minute Walk

Glenwood South District

- Raleigh's most distinct neighborhood
- Eclectic mix of restaurants, bars, and live entertainment venues, retail shops, and residences

Highline Glenwood

404
GLENWOOD
AT THE CREAMERY

THE
CREAMERY
ESTD 1928
GLENWOOD SOUTH

N. West Street

Glenwood Avenue



404
GLENWOOD
AT THE CREAMERY

280,000 SF OF RALEIGH'S
PREMIER OFFICE SPACE



PRIVATE TERRACE SPACE ON EACH FLOOR

PRODUCTIVITY AT ITS FINEST

SPACE TO CREATE & COLLABORATE

280,000
OFFICE SF

12,000
SF OF AMENITY SPACE

20
STORIES

14,000
SF OF OUTDOOR TERRACE



SKY DECK

OFFICE-SPECIFIC AMENITIES

- Concierge/security
- Cycle center
- Sky Deck (9th floor)
- Spa-quality fitness & locker rooms
- Tenant event/conference space
- Private outdoor space on every floor
- Showers
- Tenant lounge

DEVELOPMENT AMENITIES

- Bike share station
- One-half acre public plaza
- Electric car charging stations
- Parking Ratio - 3:1,000 SF
- 40,600 SF of retail

DESIGN ATTRIBUTES



TENANT LOUNGE



40,600 SF SERVING
RALEIGH'S BEST RETAILERS,
RESTAURANTS, AND
ENTERTAINMENT VENUES



DINE. SHOP. SAVOR. EXPLORE.

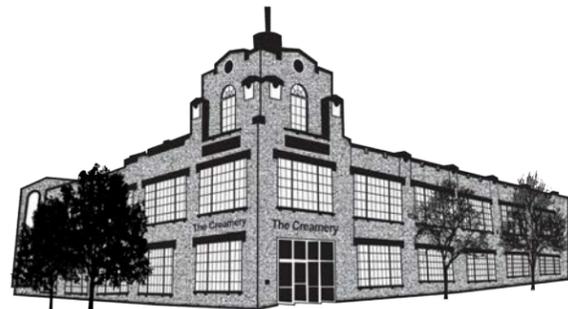
24,000

RETAIL SF
HISTORIC CREAMERY BUILDING

16,600

RETAIL SF
NEW CONSTRUCTION

ESTABLISHED TENANTS



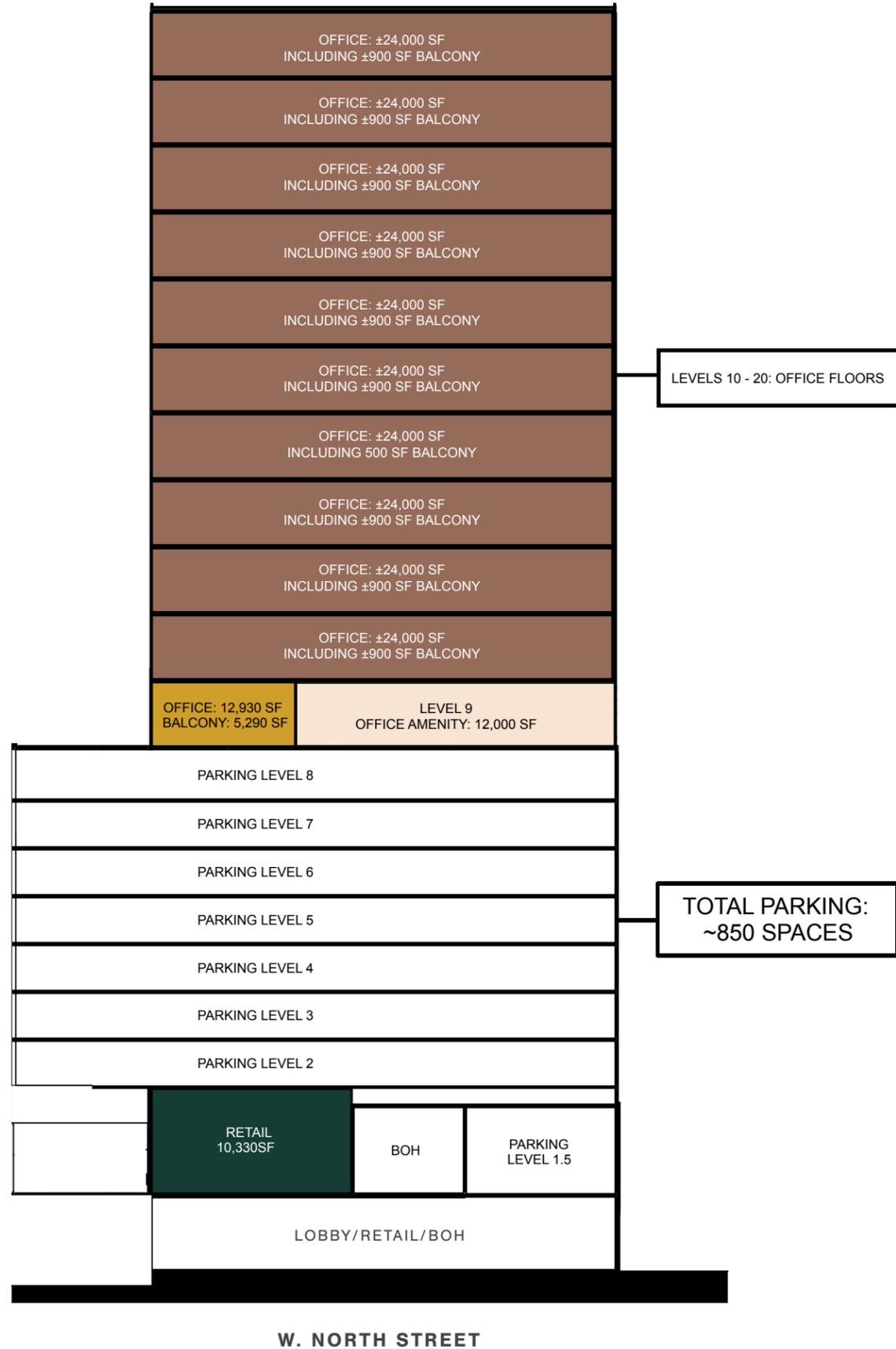
PINE STATE
-PUBLIC HOUSE-



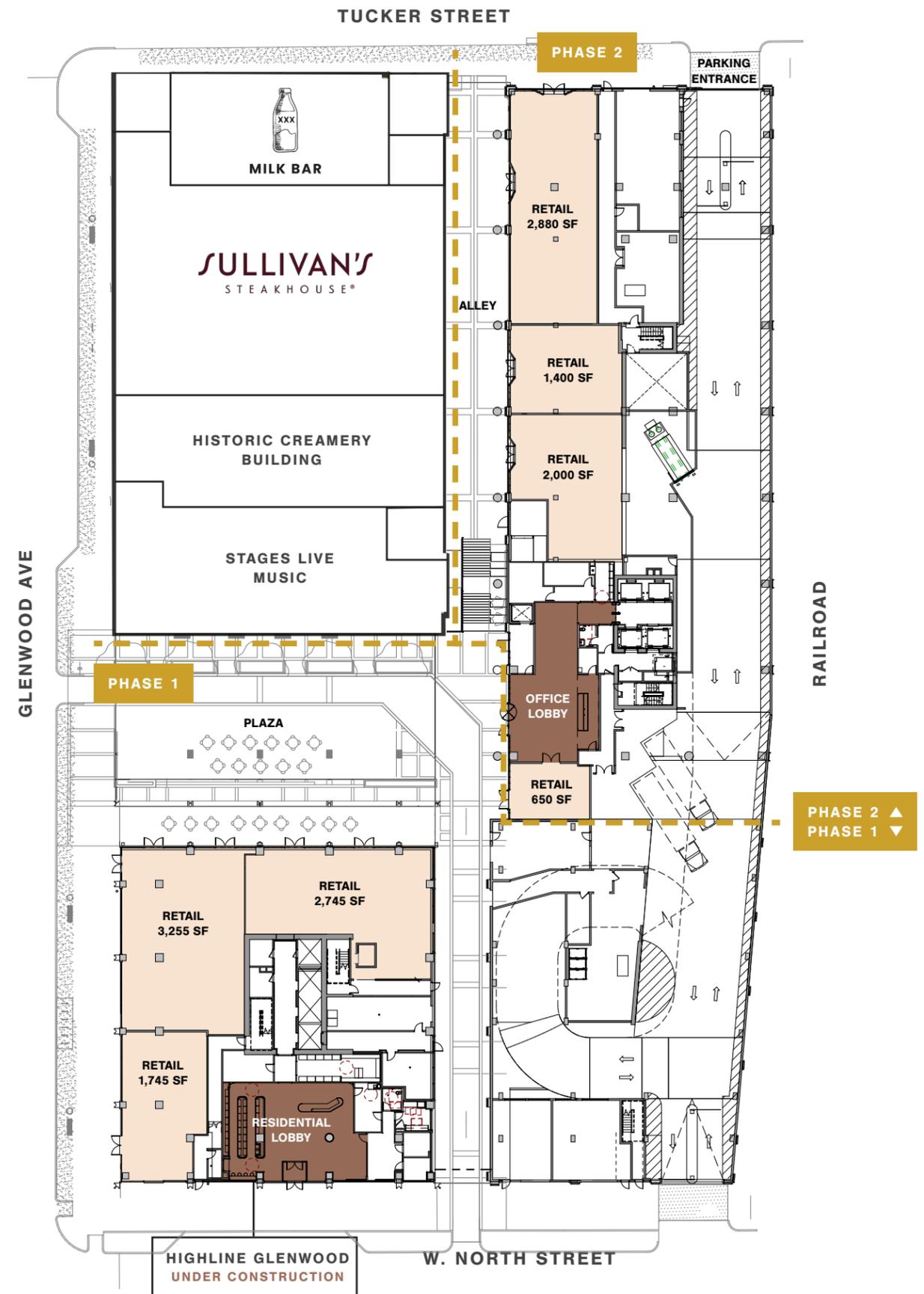
MILK BAR

SULLIVAN'S
STEAKHOUSE®

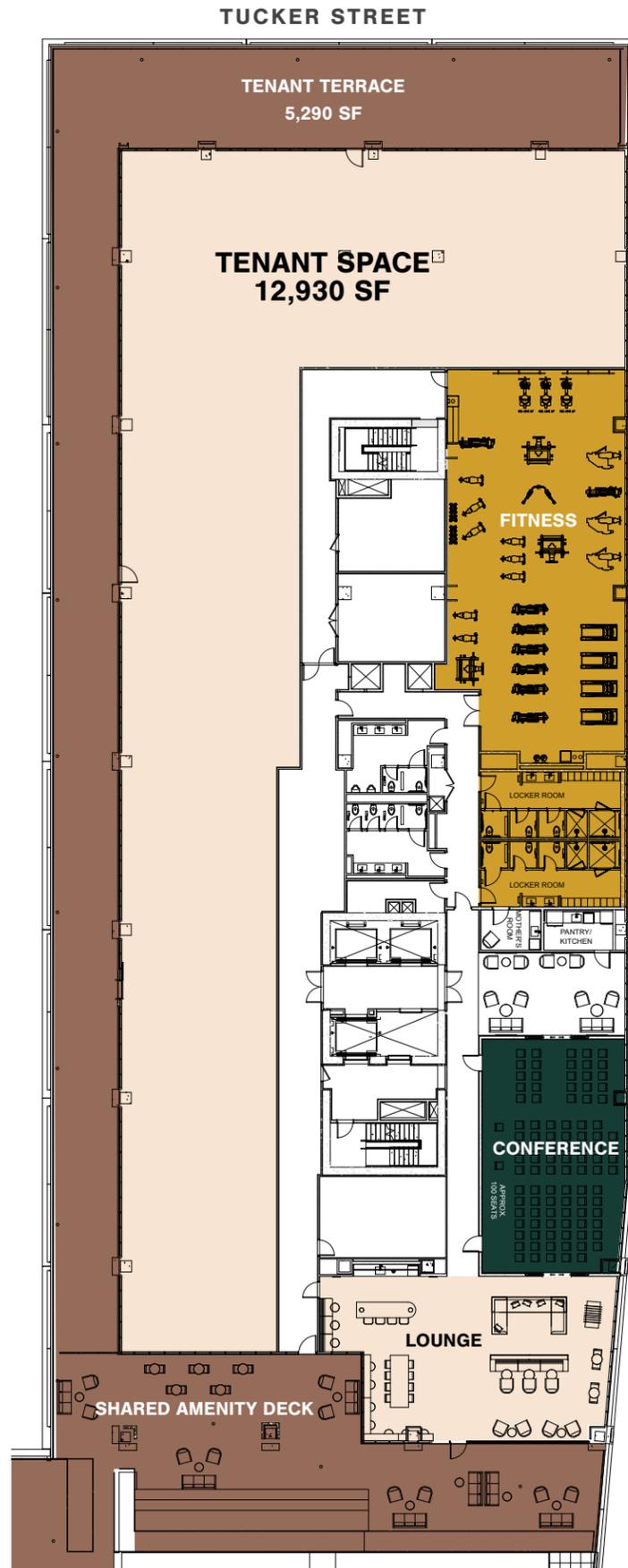




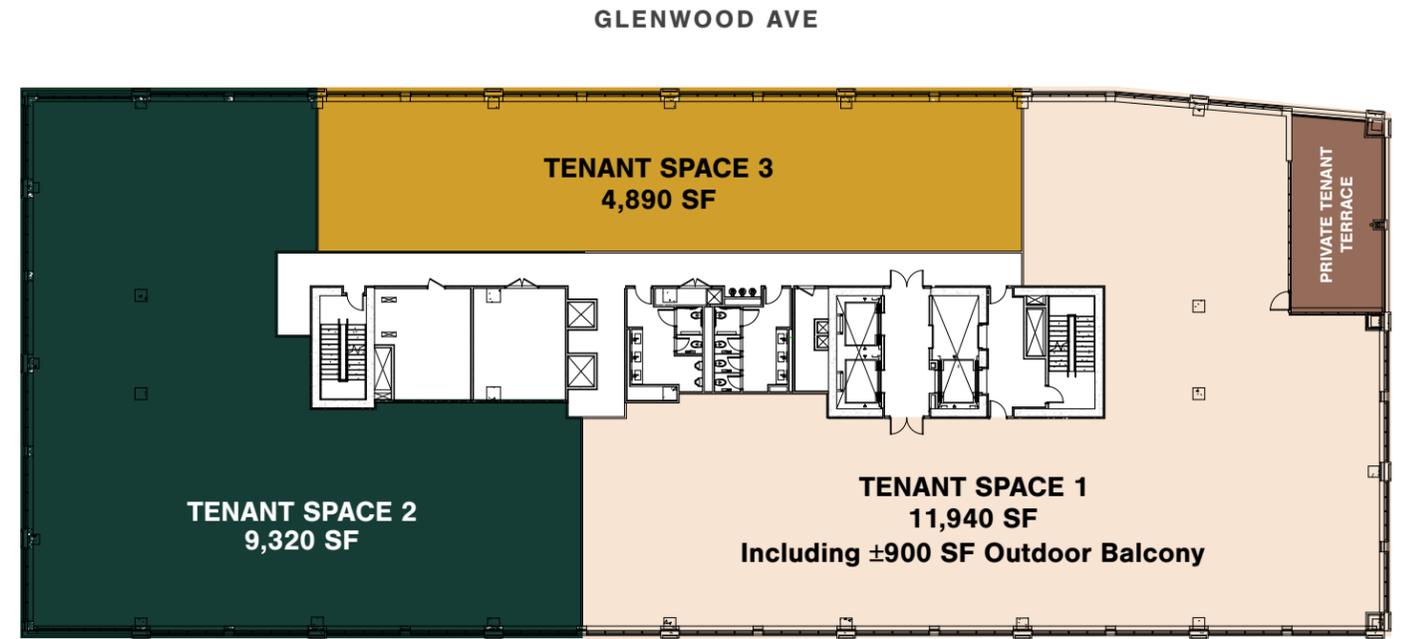
OFFICE STACKING DIAGRAM



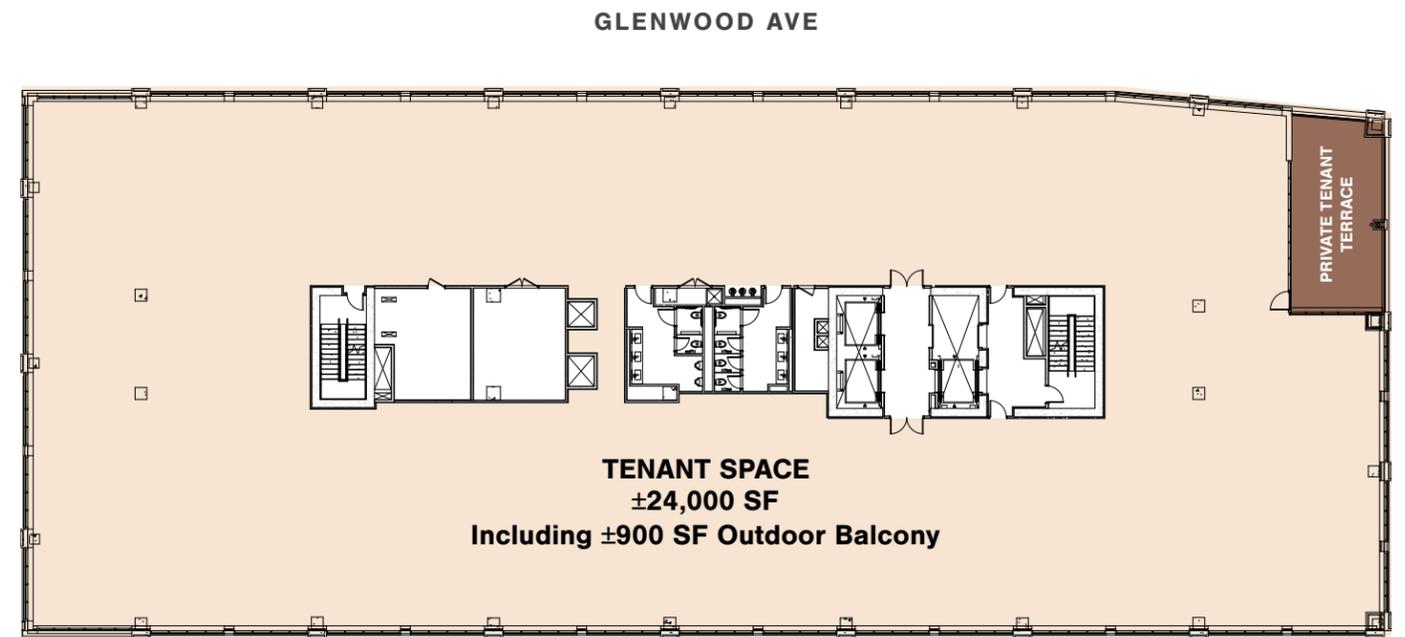
GROUND FLOOR LOBBY AND RETAIL



LEVEL 9 AMENITY DECK
W. NORTH STREET



SAMPLE DEMISED FLOORPLATE
THREE TENANTS



TYPICAL FLOORPLATE



HIGHLINE GLENWOOD

UNDER CONSTRUCTION DELIVERING MID-2028

306 OF RALEIGH'S MOST
ELEGANT RESIDENCES
WITH SWEEPING VIEWS OF
DOWNTOWN RALEIGH
AND BEYOND



COME ON IN, STAY A WHILE.

37

STORIES

TALLEST RESIDENTIAL TOWER
IN RALEIGH

306

LUXURY UNITS FOR LEASE

16 UNRIVALED
PENTHOUSE UNITS

RESIDENTIAL AMENITIES

- Skylounge
- Indoor/outdoor top floor sky lounge
- Recreation Room
- Golf Simulator
- Co-working Space
- Fitness Center
- Wellness suite with infrared sauna and cold plunge
- Pool
- Daybed/Pergolas
- Fire Pits
- Outdoor Grill Kitchen Area
- Lawn/Game Area

RESIDENCE AMENITIES

- WELL Building™ Certified
- Floor-to-ceiling windows
- Terraces in select units
- Built-in mudrooms in most units
- Kitchen islands in most units
- Smart home features
- Quartz countertops
- Chef's kitchens with stainless steel appliances
- Walk-in showers in all units
- Penthouse units with elevated finishes





A PLACE TO CALL HOME
(AND THE BEST VIEWS IN RALEIGH)

THE CREAMERY

creameryraleigh.com



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