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Finally! Downtown South eyes start of construction (Gall




Image: Kane

Work is finally set to begin on a massive development in Raleigh.

KANE REALTY



By **Kayli Thompson** – Staff Writer, Triangle Business Journal
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Construction is set to begin on the \$2 billion Downtown South development in Raleigh.

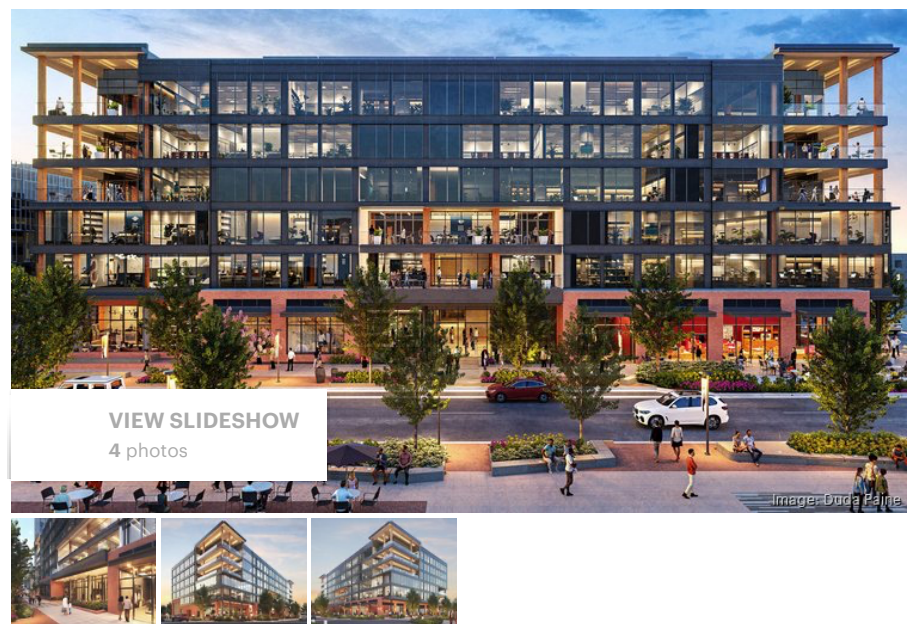
The long-awaited, **140-acre mixed-use entertainment district** being developed by Kane Realty Corp. and North Carolina Football Club owner Steve Malik is scheduled to break ground this spring.

Kane Realty Director of Design Josie Reeves said the company will begin infrastructure work and break ground on the **first mixed-use residential project** - located off South Saunders Street by Interstate 40. Residents should be able to move in in early 2025 and retail occupants will follow shortly after.

In addition, work on adapting the warehouses and the **AEG-leased music venue** will begin a few months after the residential project begins construction. Reeves said the **adaptive reuse warehouses** are 60 percent leased. There will be warehouse and flex office space in the back while experiential retail will be on the endcaps facing Waterworks Street.

Kane Realty has signed an unnamed office tenant for part of the warehouses and will begin work on outfitting the space.

A mixed-use office project, The Central Office, which will be across the street from the residential project, is in the final drawing and permitting stages. Reeves said construction will most likely begin shortly after the warehouse construction starts.



The Central Office will be located in the heart of Downtown South.

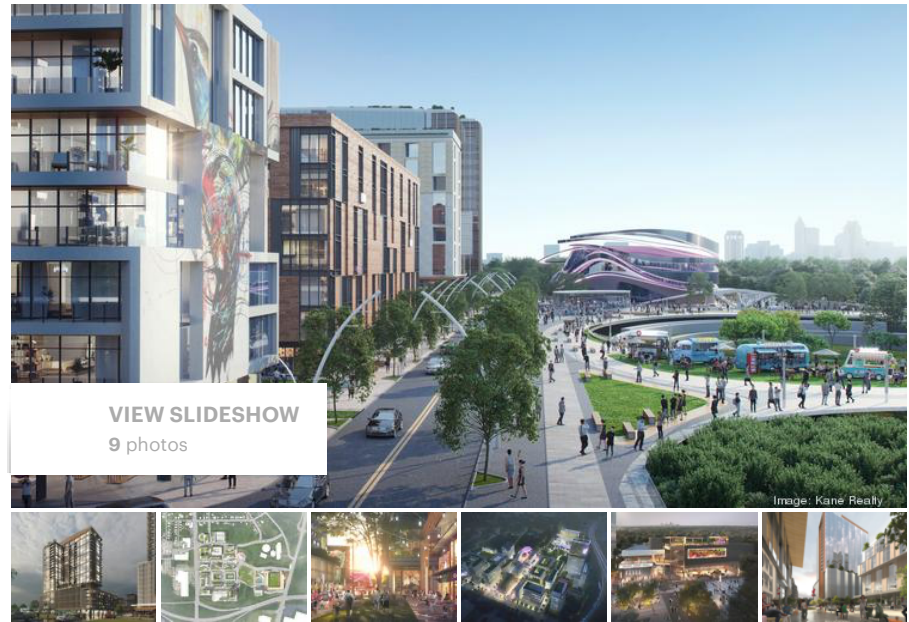
The Central Office is in the heart of Downtown South's entertainment district and will be a 6-story building totaling 200,904 square feet. The building would also be the first **mass timber building developed in Raleigh**, according to Kane Realty. There will be ground-floor retail and dining space that will total 15,293 square feet.

It will have a walk-through lobby, a terraced garden walking path and outdoor eating and gathering spaces. There will be multiple outdoor terraces on every floor, a bicycle lobby with showers and changing rooms and common conference rooms. The office floors will be all-wood rather than steel or concrete and have natural wood-grain ceilings and accents.

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Duda|Paine of Durham is the architect selected for the Central Office.

Overall, the first phase of development will include 433,000 square feet of office space, 64,000 square feet of retail space, 609 multifamily units and 502 hotel rooms. Construction on this part of the project was originally set to begin in late 2021 - plans for Downtown South were first unveiled in the summer of 2019.



Rendering of proposed Downtown South development in Raleigh.

Downtown South will take about 10 to 15 years to complete and will have 3 million square feet of office space, 240,000 square feet of retail, 3,400 apartments and 800 hotel rooms when finished. The entertainment district will be a little over a mile south of downtown and along I-40. The most recent announcement was the large concert venue that will be part of Downtown South with space to accommodate 3,500 people in the main ballroom.

Plenty of projects have popped up near the future Downtown South district - such as Trammell Crow Residential's plans for a **348-unit multifamily project** off Hammond Road and **SoHi**, the mixed-use project by Carpenter development that will include restaurant, retail and office space.