NEW CONSTRUCTION • MEDICAL OFFICE • FOR LEASE

3800 BARRETT DRIVE

RALEIGH, NC

ATLAS STARK

PROPERTY SUMMARY

ADDRESS	3800 Barrett Drive
	Raleigh, NC 27609
PROPERTY TYPE	Class A Medical Office
BUILDING SIZE	+/- 55,080 SF
STORIES	3
FLOORPLATES	18,360 SF
LOT SIZE	1.18 acres
DELIVERY DATE	Q3 2027
PARKING	210 Space Parking Deck
CONDITION	Warm Dark Shell
BASE RENT	$45.00 PSF NNN
TICAM	$9.00 PSF
TI ALLOWANCE	$65.00 PSF

PROPERTY HIGHLIGHTS

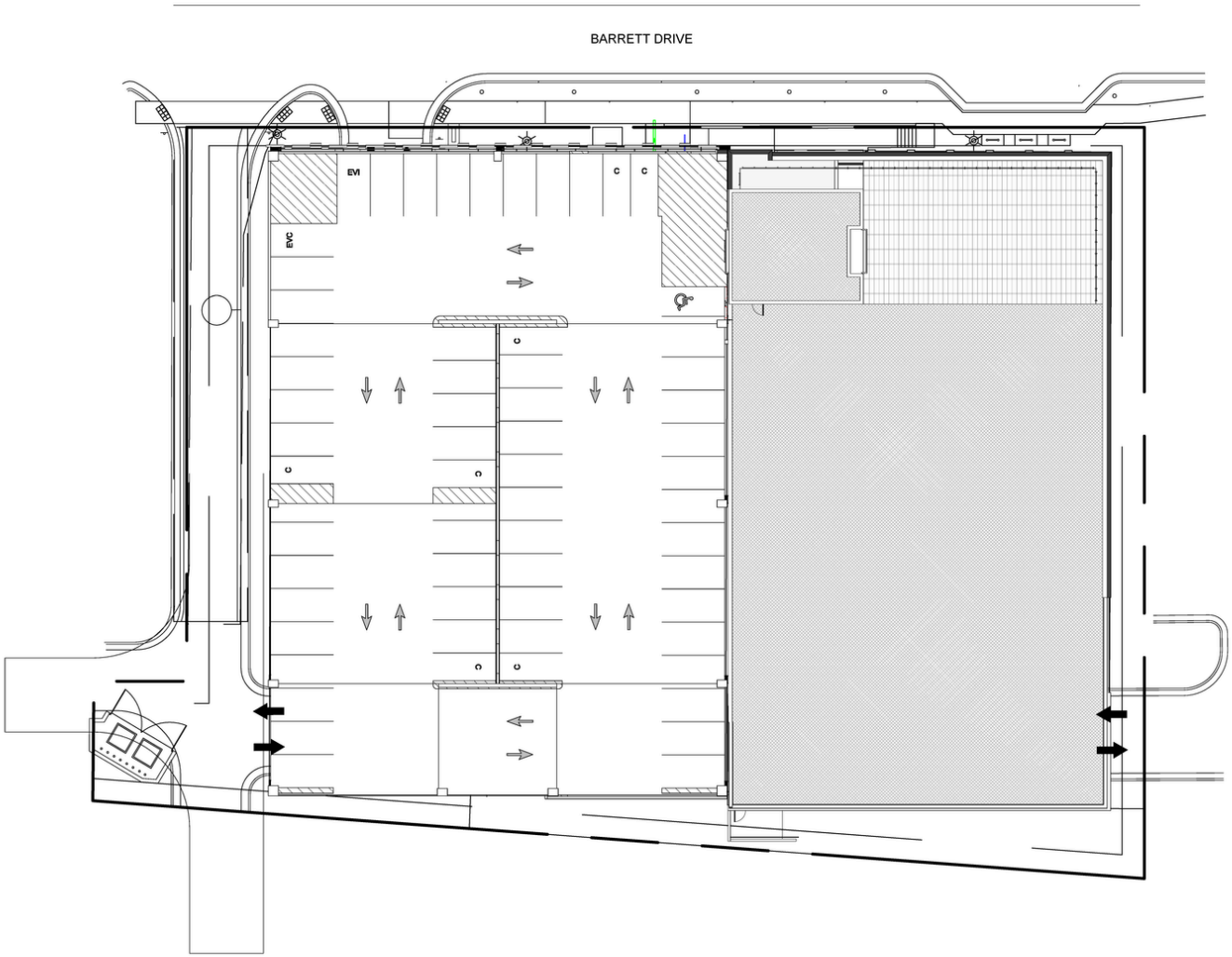
- **Class A New Development:** Purpose-built, three-story medical office building delivering premium construction quality and modern infrastructure.
- **Flexible Warm Dark Shell:** Designed to accommodate fully customized medical and professional interiors with HVAC and power in place for efficient tenant build-outs.
- **Modern Building Systems:** Equipped with advanced electrical, plumbing, and mechanical systems to support specialized medical equipment and practice needs.
- **Technology-Ready Infrastructure:** Pre-wired pathways for data, voice, and fiber networks ensure seamless connectivity.
- **Enhanced Safety and Compliance:** Features an intelligent fire alarm system, emergency lighting, and medical-grade code compliance throughout.
- **Energy Efficient:** Outfitted with LED lighting and energy-conscious systems for long-term operational savings.
- **Ample Parking:** Convenient surface parking with direct access to building entrances for patients and staff.

DEMOGRAPHICS

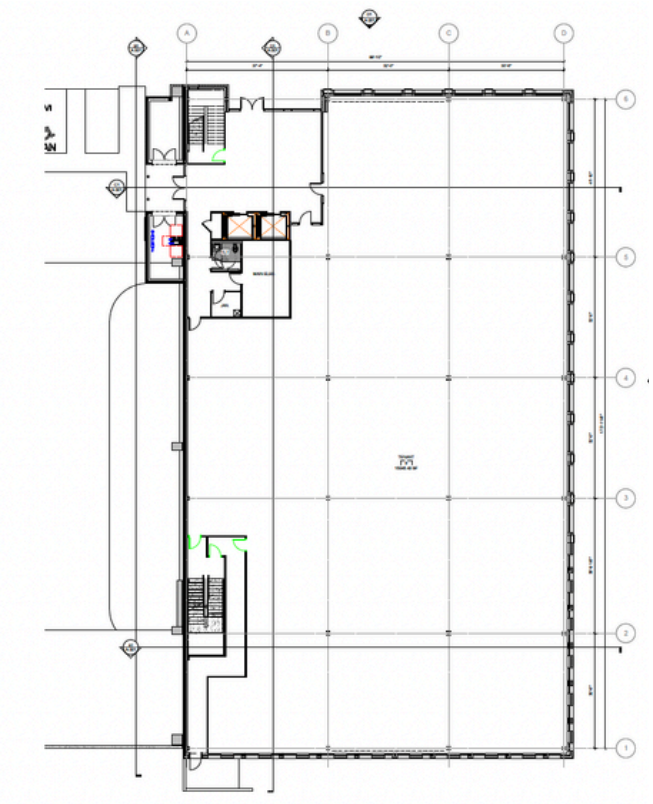
	1 MILE	3 MILE	5 MILE
2025 Population	10,681	103,202	275,346
2025 Households	5,455	48,594	120,219
2025 Avg. Household Income	$134,677	$125,504	$116,716

Source: COSTAR

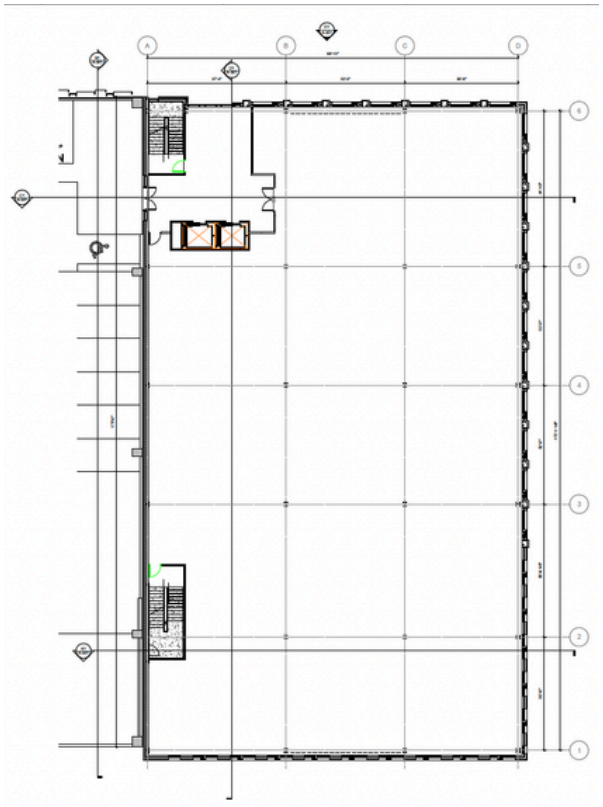
SITE PLAN



FLOOR PLANS



FIRST FLOOR



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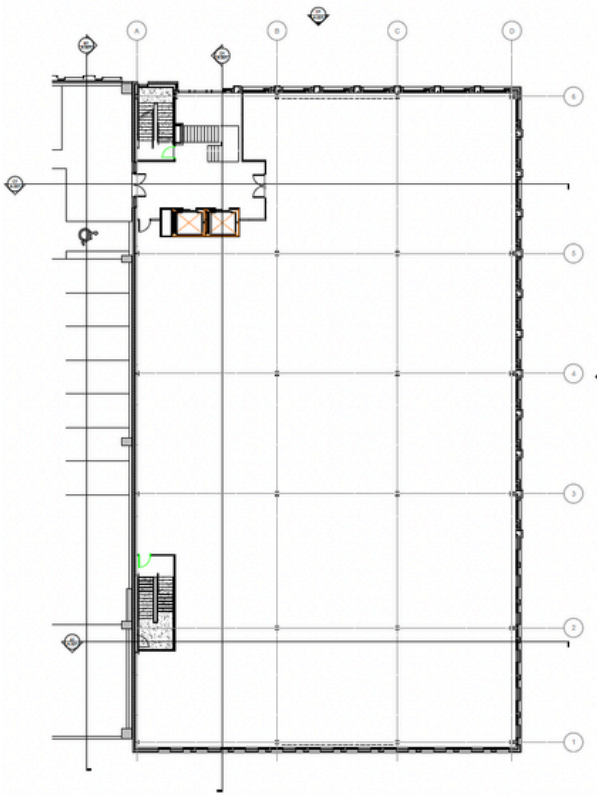

THIRD FLOOR

NEIGHBORHOOD OVERVIEW

NORTH HILLS PARK DISTRICT
NORTH HILLS INNOVATION DISTRICT
FUTURE I-440 BRIDGE
THE EXCHANGE
MIDLINE RALEIGH
NORTH HILLS PROFESSIONAL PARK
FUTURE WAKE TOWNE DRIVE CONNECTION
SIX FORKS ROAD
WAKE FOREST ROAD
MIDTOWN EAST
COSTCO WHOLESALE

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