



NEWLY RENOVATED • FOR LEASE • F&B | RETAIL | SPEC SUITES

3521 HAWORTH DRIVE

RALEIGH, NC

ATLAS  STARK

3521 HAWORTH RALEIGH, NC 27609

Recently Renovated · 18,306 SF

3521 Haworth is a two-story commercial building accommodating F&B, retail, and office users, located in North Hills Professional Park. Landscaping, interior, and exterior renovations are underway. The Property fronts Six Forks Rd, offering strong visibility along a busy corridor in Raleigh, and is a block from I-440, providing convenient access throughout the greater Raleigh area and surrounding neighborhoods.

- **Total SF: 18,306 SF**
 - First Floor: 8,525 SF
 - Second Floor: 9,607 SF
- **Surface Parking Available**
- **Walking distance to North Hills**
- **Access to I-440 and Six Forks Road**
- **F&B, Retail, Office Space Available**



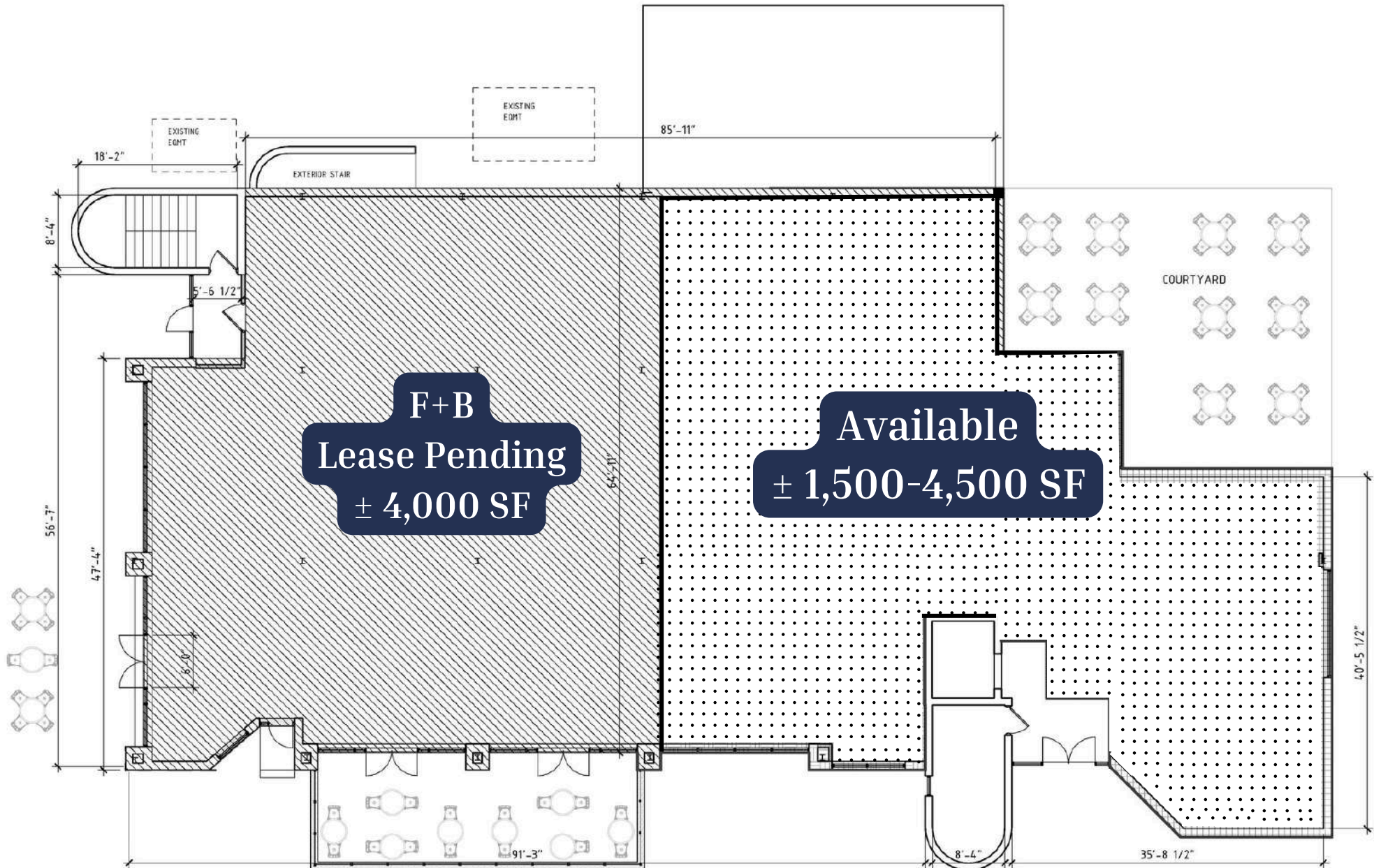
FIRST FLOOR - F&B | RETAIL

AVAILABLE NOW

- First Floor: 8,525 SF
- Base Rent: \$39.50 PSF NNN
- TICAM (estimate): \$8.46 PSF
- TI Allowance: \$60.00 PSF
- F&B Lease Pending
- Delivery: Shell Condition
- Outdoor patio space
- Ideal for:
 - Fast-casual
 - Dine-in Restaurant
 - Fitness
 - Retail

Floor Plan - 1st Floor

8,525 SF



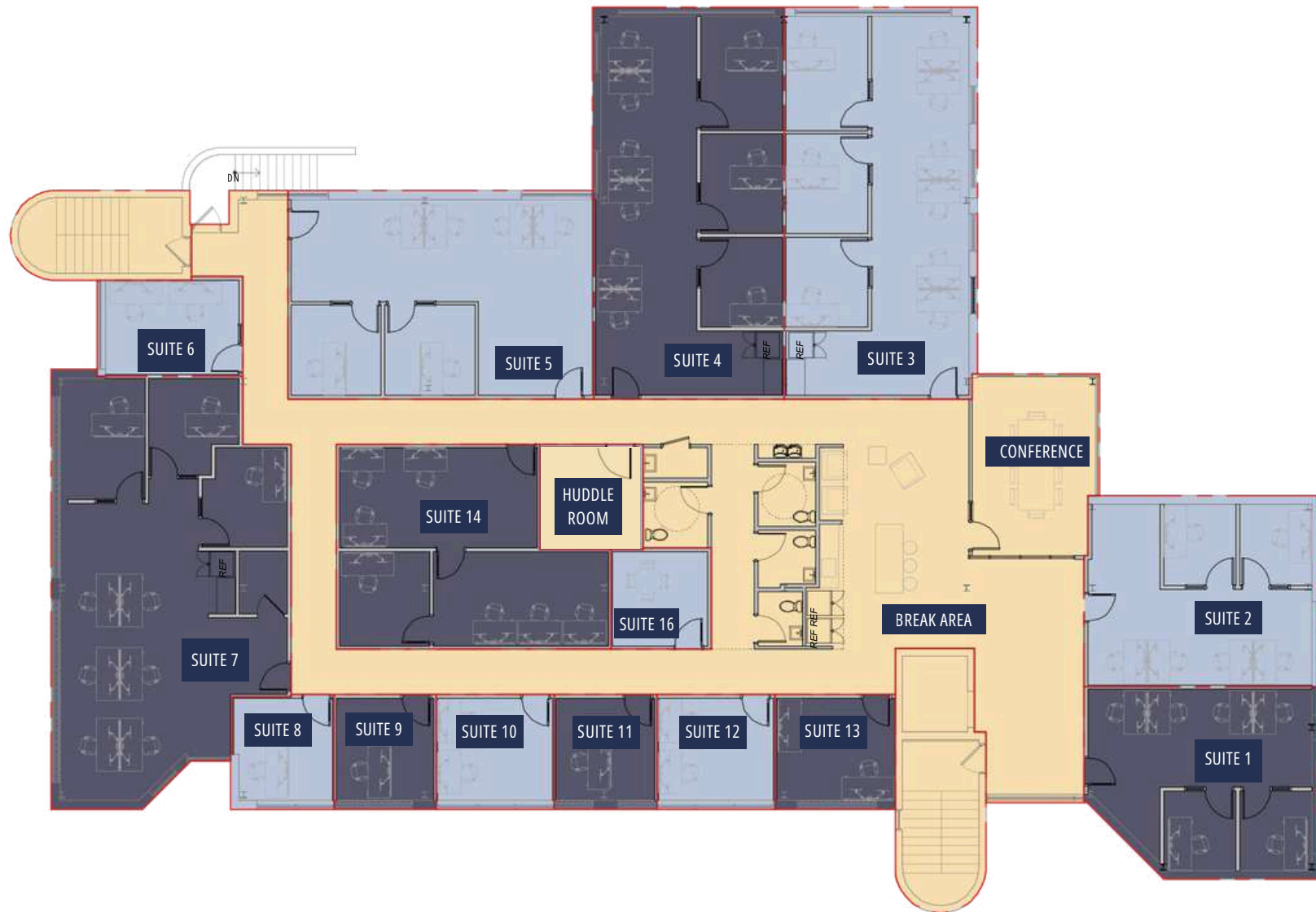
SECOND FLOOR - SPEC SUITES

Q4 2026 AVAILABILITY

- Turnkey Office Suites
- Shared Conference Room with TV and AV hookup
- Common Break Area with Kitchenette
- Direct access to F&B and Retail - 1st Floor
- Professional Business Park Setting
- Elevator + Wheelchair Accessible
- Contact Broker for Rates

Floor Plan - 2nd Floor

9,607 SF



EXTERIOR RENDERING



NEIGHBORHOOD OVERVIEW





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