

SINGLE TENANT NN

3613 HAWORTH DRIVE
RALEIGH, NC 27609



COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

Jake Plotkin, CCIM

Vice President, Principal

D 919.576.2505

C 919.616.0066

jplotkin@lee-associates.com

Will Smith

Senior Director

O 919.576.2500

D 919.591.2266

wsmith@lee-associates.com

Investment Overview

6,912 SF MEDICAL OFFICE BUILDING IN RALEIGH, NC

\$3,640,000
PRICE

6.95%*
CAP RATE

\$253,126*
NOI

ADDRESS	3613 Haworth Dr Raleigh, NC 27609
BUILDING SIZE	6,912 SF
ACREAGE	33,333 SF (0.88 Acres)
YEAR BUILT/RENOVATED	1968/2013
NOI	\$245,754
SALES PRICE	\$3,640,000
CAP RATE	6.95%
TENANT	Her Choice Health, LLC
LEASE TYPE	NN
GUARANTY:	Bull City Partners, LLC - 12-Month Rolling Guaranty
OPTIONS	(2) 5-Year Options at Market Rate Advance notice of 365 days required
LEASE COMMENCEMENT DATE	August 1, 2025
LEASE EXPIRATION DATE	July 31, 2035

The Lease provides for a Tenant Upfit Allowance ("TU"), which Tenant may elect to apply toward future Tenant Upfits or rent abatement in the amount of \$138,240.

RENT ROLL & ESCALATIONS

LEASE PERIOD	MONTHLY	ANNUALLY
08/01/25 - 07/31/26	\$20,479.50	\$245,754.00
08/01/26 - 07/31/27	\$21,093.89	\$253,126.68
08/01/27 - 07/31/28	\$21,726.71	\$260,720.52
08/01/28 - 07/31/29	\$22,378.52	\$268,542.24
08/01/29 - 07/31/30	\$23,049.88	\$276,598.56
08/01/30 - 07/31/31	\$23,741.38	\$284,896.56
08/01/31 - 07/31/32	\$24,453.63	\$293,443.56
08/01/32 - 07/31/33	\$25,187.24	\$302,246.88
08/01/33 - 07/31/34	\$25,942.86	\$311,314.32
08/01/34 - 07/31/35	\$26,721.15	\$320,653.80

***CAP RATE AND NOI REFLECT AUGUST 2026 RENT**



RESPONSIBILITIES MATRIX

ITEM	LANDLORD RESPONSIBILITY	TENANT RESPONSIBILITY
TAXES	Pays real estate taxes (reimbursed as Additional Rent)	Personal property and business use taxes
INSURANCE	Property & liability (reimbursed)	Property, liability, workers' comp, and 12 months' business interruption
CAM/OPERATING EXPENSES	Pass-through to Tenant as Additional Rent	Pays 100% share of all operating expenses
HVAC	Capital Repairs (unless due to negligence or Additional Units)	Maintenance & repairs with \$1,000/unit/year cap and service contract
ROOF	Landlord	None
STRUCTURE/FOUNDATION	Landlord	None
PARKING LOT	Landlord	None
UTILITIES	N/A	Directly contracted and paid by Tenant
JANITORIAL/TRASH/MEDICAL WASTE	N/A	Tenant responsible for all services and compliance
INTERIOR MAINTENANCE	N/A	All walls, floors, windows, fixtures, etc.
ALTERATIONS	Approval required for structural or > \$30K	Tenant may make minor non-structural alterations under \$30K without consent
SIGNAGE	Subject to approval	Tenant responsible for cost, installation, removal

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Property Photos



Tenant Profiles

Her Choice Health LLC Owns A Personal Choice A Personal Choice

A Personal Choice provides affordable outpatient surgical services for women and men who desire sterilization reversal. Formerly known as Chapel Hill Tubal Reversal Center, A Personal Choice has been performing tubal ligation reversal and vasectomy reversal surgery since 1997.

This flagship surgical center specifically serves clients who have infertility needs. The procedures offered by A Personal Choice provide patients an affordable alternative to other more expensive infertility treatments. There are very few physicians who specialize in sterilization reversal. As a result of this unique specialization, patients travel from across the United States and around the world to have surgery at A personal Choice. The close proximity of hotels and restaurants in the North Hills area provides an ideal location for their patient population. With over 15,000 successful surgeries completed, this practice has seen more babies born than any other practice worldwide.

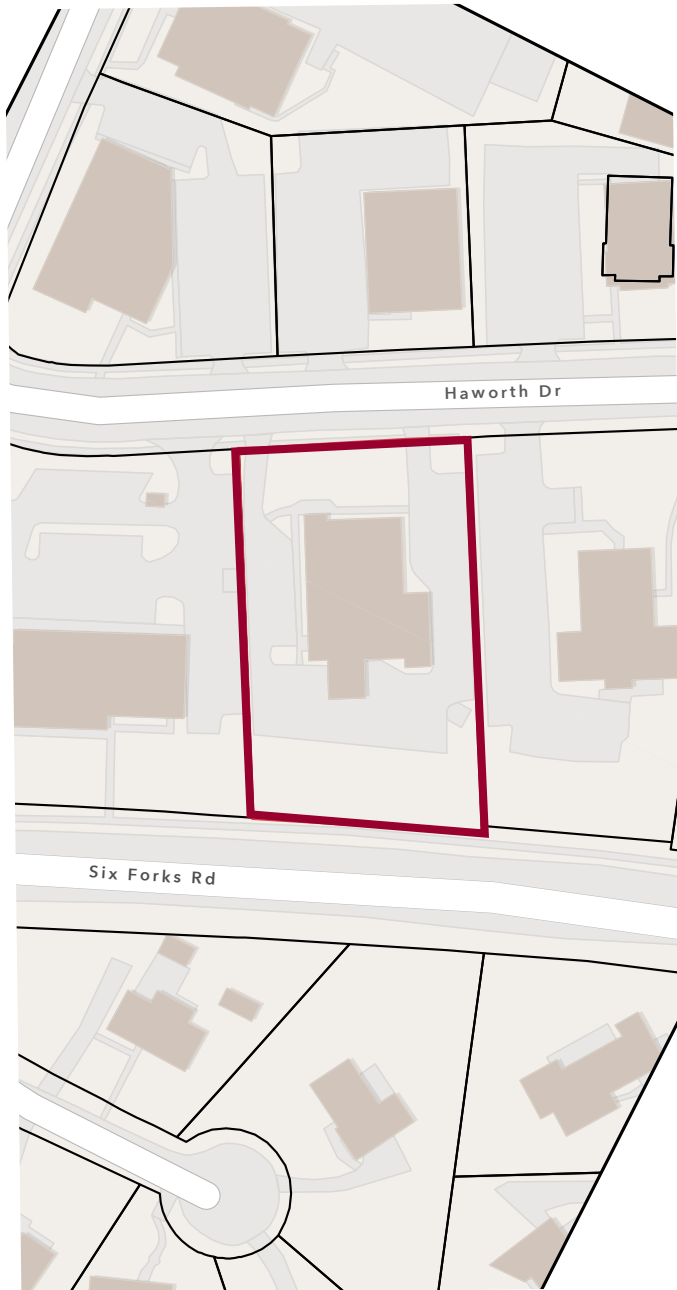
His Choice Health LLC Owns His Choice His Choice Raleigh and His Choice Durham (franchised locations)

In 2022, the owners of A Personal Choice formally created a separate medical practice, His Choice. This practice provides affordable, single visit minimally invasive vasectomy. The first franchised location, His Choice Raleigh, officially started in 2023.

His Choice Vasectomy is a modern, minimally invasive vasectomy "No Scalpel, No Needle" technique that can conveniently be completed in a single office visit. His Choice Vasectomy is one of the most minimally invasive vasectomy techniques. As a result of offering minimally invasive, affordable vasectomy in a single office visit, patients travel from across the southeastern United States to have vasectomies at this location.



Property Survey



ONE NORTH HILLS TOWER

AC HOTEL

THE DARTMOUTH NORTH HILLS

NORTH HILLS

CAPTRUST BUILDING

PARK CENTRAL

Target
Chick-fil-A
REI CO OP
REGAL
FIREBIRDS WOOD FIRED GRILL
ANTHROPOLOGIE
STARBUCKS COFFEE
RUTH'S CHRIS STEAK HOUSE
BLUEMERCURY
ETHAN ALLEN

HYATT HOUSE

ALLSCRIPTS BUILDING

INTERSTATE 440

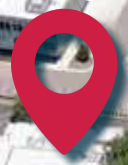
STATE EMPLOYEES CREDIT UNION

139,000 VPD (NC DOT 2023)

SIX FORKS ROAD

BERKSHIRE HATHAWAY

FIRST BANK



NC BANKER'S ASSOCIATION

BROWNING PLACE PROFESSIONAL BUILDING

26,000 VPD (NC DOT 2023)

RALEIGH MEDICAL GROUP
PMG RESEARCH OF RALEIGH

HOLLY PARK SHOPPING CENTER



CREEKSIDE CROSSING SHOPPING CENTER



PARK PLACE PROFESSIONAL CENTER



TOWNES AT CHESWICK
89 TOWNHOMES

OBERLIN ROAD PEDIATRICS

WAKE RADIOLOGY

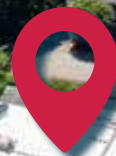
BROWNING PLACE PROFESSIONAL BUILDING

NC BANKER'S ASSOCIATION

FIRST BANK

SIX FORKS ROAD

26,000 VPD (NC DOT 2023)



DOWNTOWN RALEIGH

PARK PLACE
PROFESSIONAL CENTER

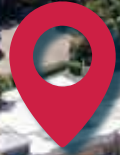
PROVIDENCE BANK

OBERLIN ROAD
PEDIATRICS

NC BANKER'S
ASSOCIATION

SIX FORKS ROAD — 26,000 VPD (NC DOT 2023)

FIRST BANK



Area Overview



Kentucky

Virginia

Tennessee

GREENSBORO

DURHAM

ASHEVILLE

CHAPEL HILL

RALEIGH

CHARLOTTE

WILMINGTON

Georgia

South Carolina

ATLANTIC OCEAN

Demographics

	1 MILE	3 MILES	5 MILES
Population (2025)	10,928	97,049	263,570
Daytime Population	26,319	149,335	411,454
Median Age	37.8	37.7	35.6
Average Household Income	\$160,090	\$147,668	\$131,645
Average Home Value	\$880,641	\$693,660	\$608,396
Bachelor's Degree or Higher	72.9%	65.9%	58.7%

The Midtown area in Raleigh, North Carolina, is a vibrant and rapidly developing district located just north of downtown. Anchored by North Hills, Midtown blends urban conveniences with residential charm, offering a walkable environment filled with shopping, dining, entertainment, and green space. The area includes several neighborhoods and commercial hubs, with a focus on mixed-use development that has transformed it into a "city within a city." Its strategic location near major roadways like I-440 makes it easily accessible and attractive to both residents and businesses.

North Hills serves as the centerpiece of Midtown, featuring a dynamic mix of retail stores, Class A office space, upscale apartments, hotels, and event venues. The Midtown Park and annual events like the Midtown Beach Music Series create a strong sense of community and vibrancy. Several corporate headquarters and regional offices have chosen North Hills for their location, contributing to economic growth and professional employment opportunities in the area. Continued investment by developers like Kane Realty has positioned Midtown as one of Raleigh's top destinations for live-work-play environments.

Beyond its commercial appeal, Midtown is also home to highly regarded schools, medical centers like Duke Raleigh Hospital, and an array of parks and greenways. Residents enjoy access to the Capital Area Greenway system and nearby Shelley Lake, which provide outdoor recreation options. Midtown's blend of suburban comfort and urban energy appeals to young professionals, families, and retirees alike. As Raleigh continues to grow, Midtown stands out as a model for smart, sustainable urban development that enhances quality of life.

#2 FRIENDLIEST City in the Country

YUZY Match Group's Social App 2025

BEST PERFORMING Large City

Milken Institute, 2025

#4 BEST Work Life Balance

CoWorking Cafe, 2025



Jake Plotkin, CCIM

Vice President, Principal

D 919.576.2505

C 919.616.0066

jplotkin@lee-associates.com

Will Smith

Senior Director

O 919.576.2500

D 919.591.2266

wsmith@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

100 WALNUT STREET | CARY, NC 27511 | 919.576.2500 | LEERALEIGH.COM