

NEW CONSTRUCTION • MEDICAL OFFICE • FOR LEASE



3800 BARRETT DRIVE

RALEIGH, NC

ATLAS STARK



# PROPERTY SUMMARY

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

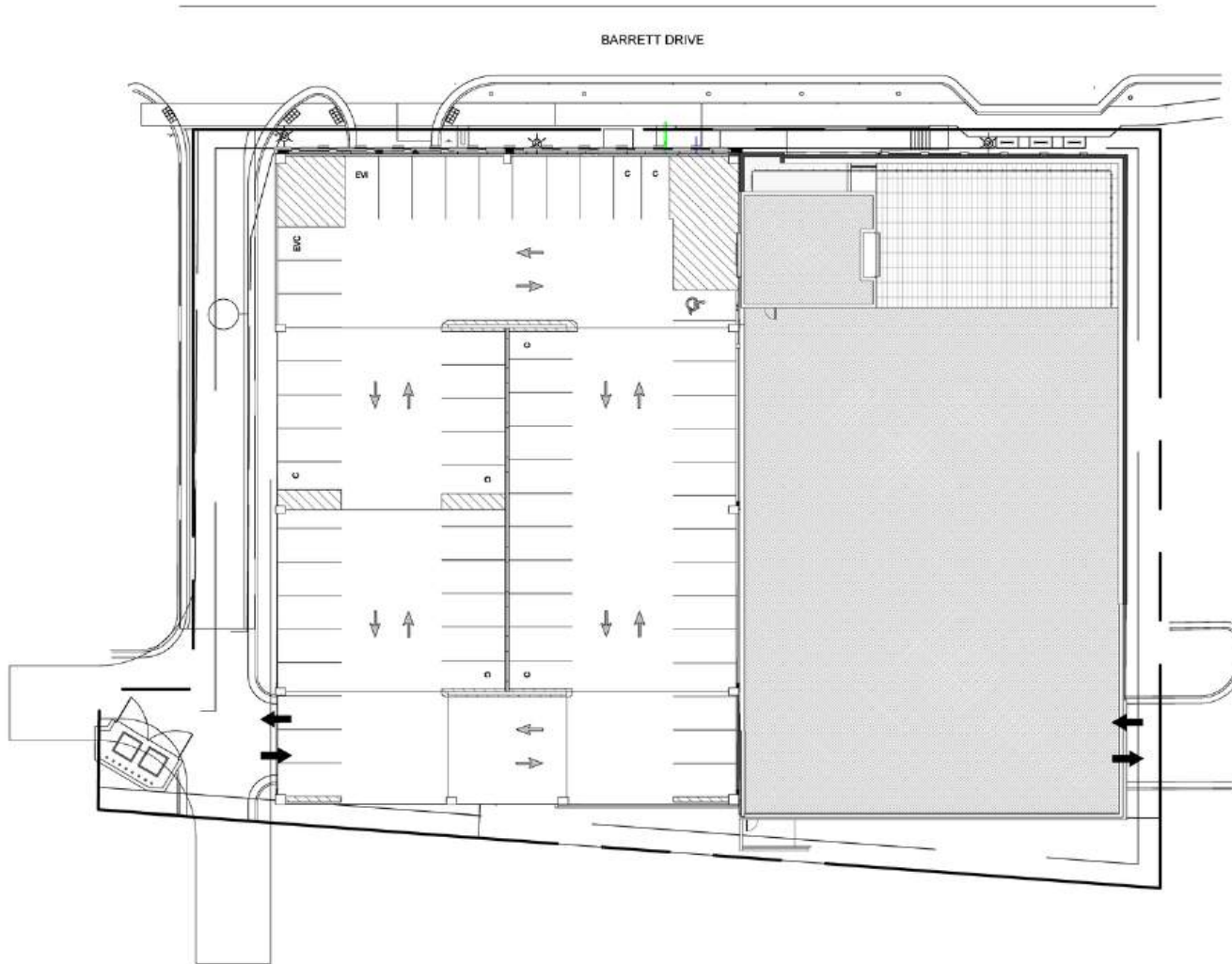


## DEMOGRAPHICS

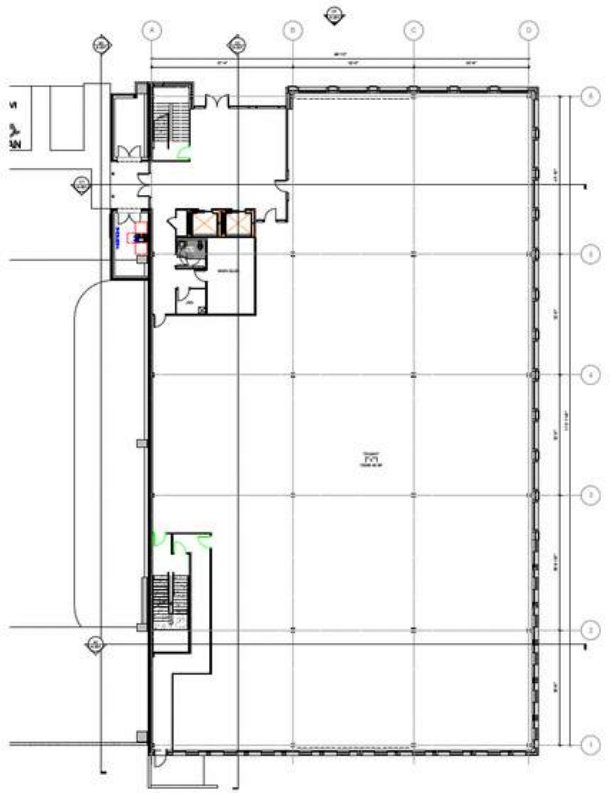
	1 MILE	3 MILE	5 MILE
2024 Population	10,522	266,105	643,259
2024 Households	5,420	115,690	264,827
2024 Avg. Household Income	\$129,088	\$102,914	\$106,262

Source: Esri

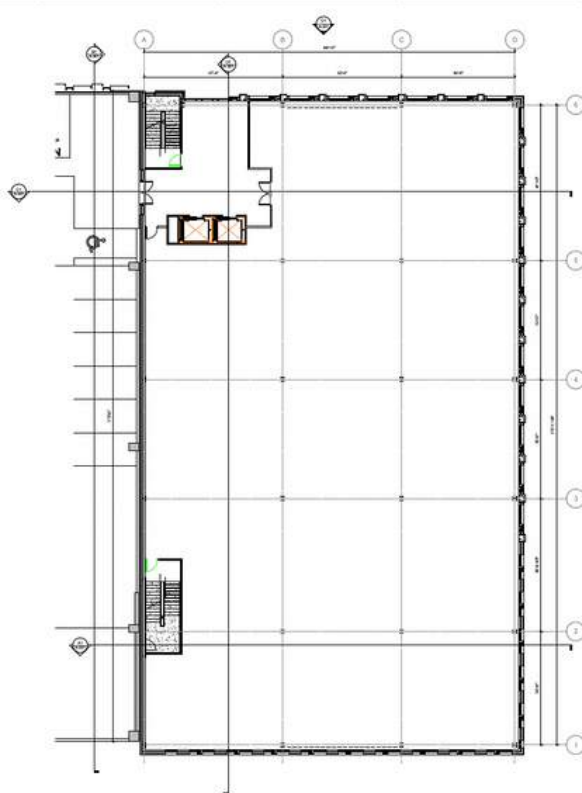
# SITE PLAN



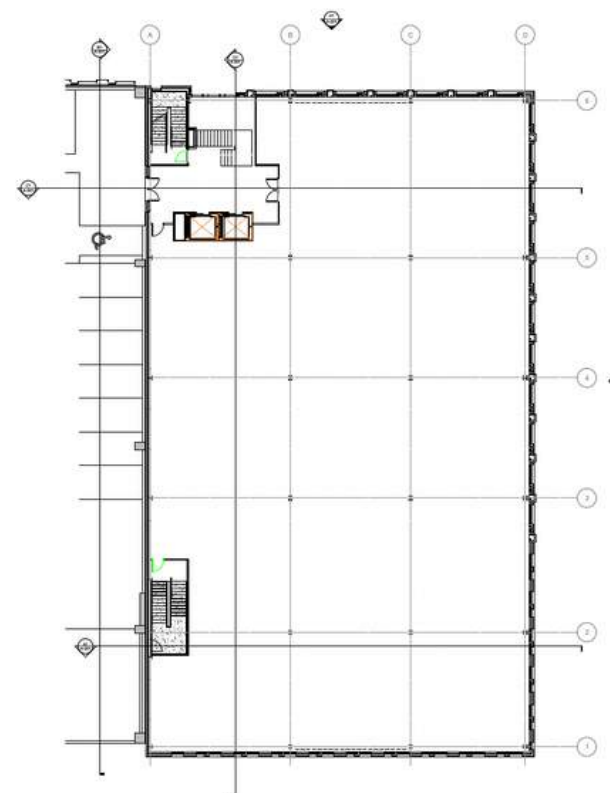
# FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

# NEIGHBORHOOD OVERVIEW

## NORTH HILLS

- 130+ LOCAL SHOPS
- WORLD-CLASS RESTAURANTS, BARS, SPAS, PREMIER HOTELS
- GREENSPACE WITH STADIUM-STYLE CINEMA AND YEAR-ROUND CONCERTS
- WEEKEND FARMERS' MARKET

## THE EXCHANGE

COMING SOON

- MIXED-USE DEVELOPMENT
- OFFICE SPACE UP TO 990,000 SF
- RETAIL AND DINING 125,000 SF
- 300 HOTEL ROOMS
- RESIDENTIAL UNITS UP TO 1,275

## 3701 BARRETT

- NEWLY RENOVATED HOME OF PROVIDENCE BANK

## 3700 BARRETT

RECENTLY DELIVERED:

- 55,000 SF MEDICAL OFFICE BUILDING
- CURRENT TENANTS INCLUDE OBERLIN ROAD PEDIATRICS, NORTH CAROLINA NEPHROLOGY, SYNERGY DAY SPA AND RALEIGH MEDICAL GROUP

**SITE**



**NORTH HILLS**

- 1. LASSITER DISTRICT
- 2. MAIN DISTRICT
- 3. PARK DISTRICT
- 4. INNOVATION DISTRICT

**THE EXCHANGE**

**POINT AT MIDTOWN**

**HOLLY PARK**

- 1. TRADER JOE'S
- 2. BURGER-FI
- 3. MELTING POT
- 4. PIADA ITALIAN STREET FOOD

**MIDTOWN EAST**

- 1. WEGMAN'S
- 2. PGA STORE
- 3. STARBUCKS
- 4. CAVA
- 5. CRUMBL

**COSTCO**

**SITE**

**SUBMARKET OVERVIEW**

# CONTACT

## Trent Ragland

Broker

M: 919.815.8414

tragland@atlasstark.com

## Tyler Christensen

Broker

M: 828.999.9459

tchristensen@atlasstark.com

## Ruffin Jones

Broker

M: 919.602.6571

ruffjones@atlasstark.com

## Trey Adams

Partner

M: 910.964.7116

tadams@atlasstark.com



Atlas Stark Holdings LLC

2020 Progress Ct, Suite 130A, Raleigh, NC

