

3700 Barrett Dr

Raleigh, NC 27609

MEDICAL OFFICE FOR LEASE



EXECUTIVE SUMMARY

Atlas Stark Holdings is pleased to announce the development and opportunity to lease first-floor space in a three-story, Class A, 55,000 SF medical office building located at the entrance of North Hills Office Center along Six Forks Road and Barrett Drive.

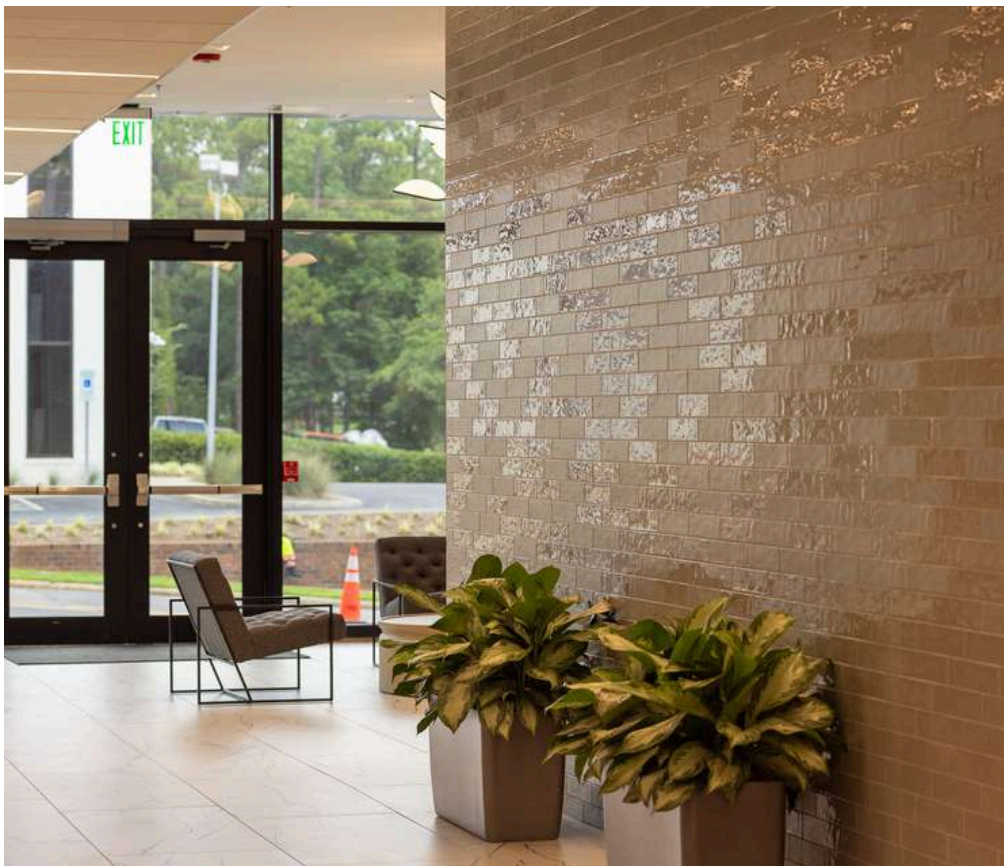
North Hills Office Center has always been a healthcare-focused office park, creating a “hub” for medical offices inside the Raleigh Beltline. The park’s proximity and access (via I-440 Beltline) to three major healthcare systems (Duke Raleigh: 1.6 miles / Rex Hospital: 5.2 miles / WakeMed: 6.1 miles) is a main driver for the demand for medical space. Additionally, the high-income neighborhoods surrounding the park lend to a preferable payer mix for medical providers.

The building is 95% leased; current tenants include Oberlin Road Pediatrics (1st Floor), Synergy Face + Body (1st Floor), Labcorp (1st Floor), North Carolina Nephrology (2nd Floor), and Raleigh Medical Group (3rd Floor).



PROPERTY SUMMARY

ADDRESS	3700 Barrett Dr., Raleigh, NC 27609
ACCESS	Full access from Barrett Dr.
ACRES	1.45
BUILDING SIZE	± 55,000 SF
AVAILABLE SF	± 1,636 (1st Floor)
FLOORS	3
FLOOR PLATES	± 18,000 SF
LEASE RATE	\$38.00 / SF (NNN)
TICAM	\$8.50 / SF (Includes Water/Power)
TI ALLOWANCE	\$60.00 / SF
DELIVERY CONDITION	Warm Dark Shell
PARKING (DECK)	3.75 spaces per 1,000 SF



FLOORPLANS

FIRST FLOOR



NORTH HILLS

**INNOVATION
DISTRICT**

**THE
EXCHANGE**

SIX FORKS RD.

SITE

Barrett Dr.

PRIME LOCATION

1.6 miles

**DUKE REGIONAL
HOSPITAL**

5.2 miles

UNC REX HOSPITAL

6.1 miles

**WAKE MED
HOSPITAL**

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