

RETAIL/FLEX FOR LEASE

3701-3715 NEIL STREET

RALEIGH, NC 27607



Hillsborough Street

Gorman Street

Hillsborough Street

Meredith College

NAITRI PROPERTIES

3701-3715 NEIL STREET

Great location less than a mile from I-440 with walkable amenities and within walking distance to both NC State University and Meredith College.

ADDRESS 3701-3715 Neil Street, Raleigh, NC 27607

BUILDING SIZE Approximately 55,651 SF

AVAILABLE SPACE **3701 Neil Street-** 7,501 USF Office Space, *Available Now*
Landlord open to removing existing office space and adding dock/drive in access through neighboring Suite.
3707 Neil Street- 19,498 USF Flex Space, *Available Now*
Suites can be combined for a total of 26,000 SF
24' recessed loading dock can accommodate a 53' truck.
3715 Neil Street- 8,960 USF Flex Space, *Available Now*

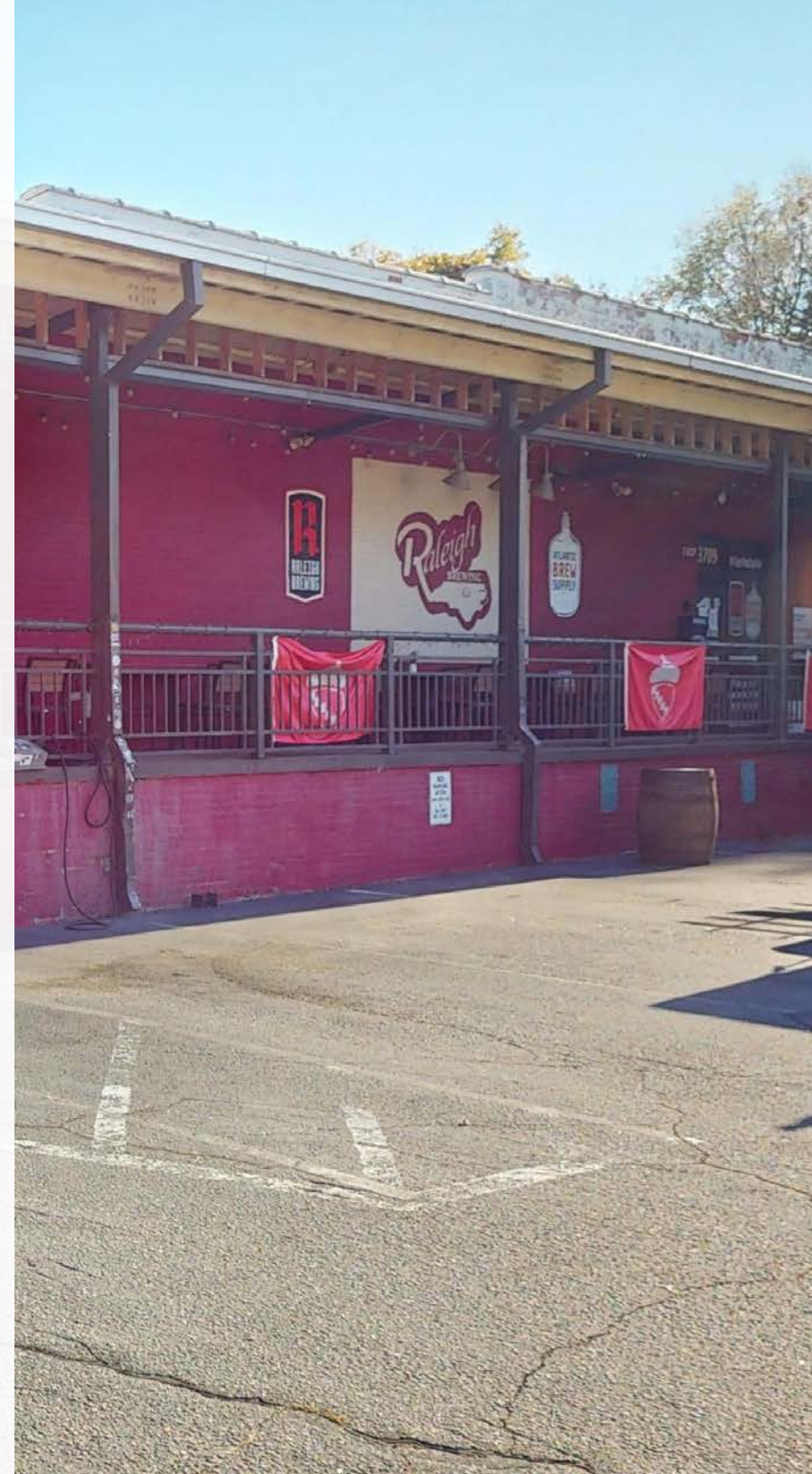
PRICE **3701 Neil Street-** \$11.00/USF, NNN
3707 Neil Street- \$10.25/USF, NNN
3715 Neil Street- \$11.95/USF, NNN

PARKING RATIO 1.43:1,000 SF

FEATURES End Units Available
Historic brick warehouse dating from the 1920s
Inside Belt line, off Hillsborough Street
Convenient to NCSU and Meredith College
6 Restaurants within 1 block
Zoned industrial - many uses permitted
One Drive in Door and One Dock Door
.6 Miles to I-440
7 bus line stops in less than .5 miles

CONTACT
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The map displays the Research Triangle Park area, highlighting major transportation routes and key institutions. The map includes labels for Durham, Chapel Hill, Morrisville, Cary, Raleigh, and various counties like Orange, Wake, and Durham. Major highways shown include I-40, I-85, I-95, US-1, NC-54, and NC-70. Key locations marked are Duke University, Research Triangle Park, RDU International Airport, and NC State University. A specific location near 3701-3715 Neil Street is highlighted with a photo of a building.

Category	Location	Miles
ACCESS	I-440	.6 Miles
	NC 54	.6 Miles
	I-40	3.4 Miles
AIRPORT	RDU International Airport	9.4 Miles
RESEARCH HUBS AND MAJOR UNIVERSITIES	Research Triangle Park	14 Miles
	Meredith College	.2 Miles
	NC State University	1 Miles
	NCSU Centennial Campus	1.8 Miles
	Duke University	22.9 Miles
UNC Chapel Hill	24.3 Miles	
SURROUNDING AREAS	Downtown Raleigh	4 Miles
	Cary	5.6 Miles
	Downtown Durham	21.2 Miles

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3707 NEIL STREET-LOADING DOCK ACCESS

Approximately 53' Truck Visualization



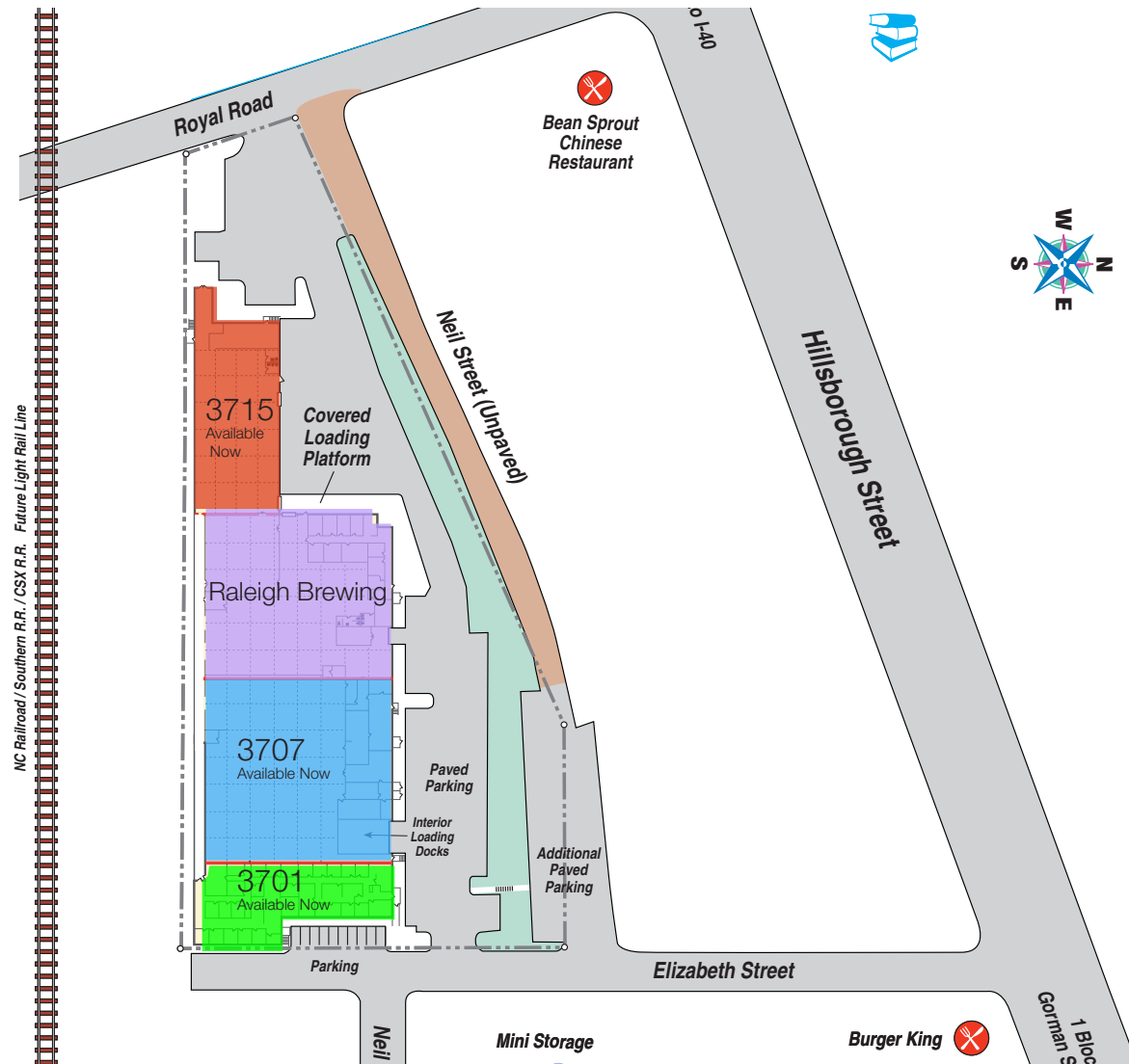
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SITE PLAN

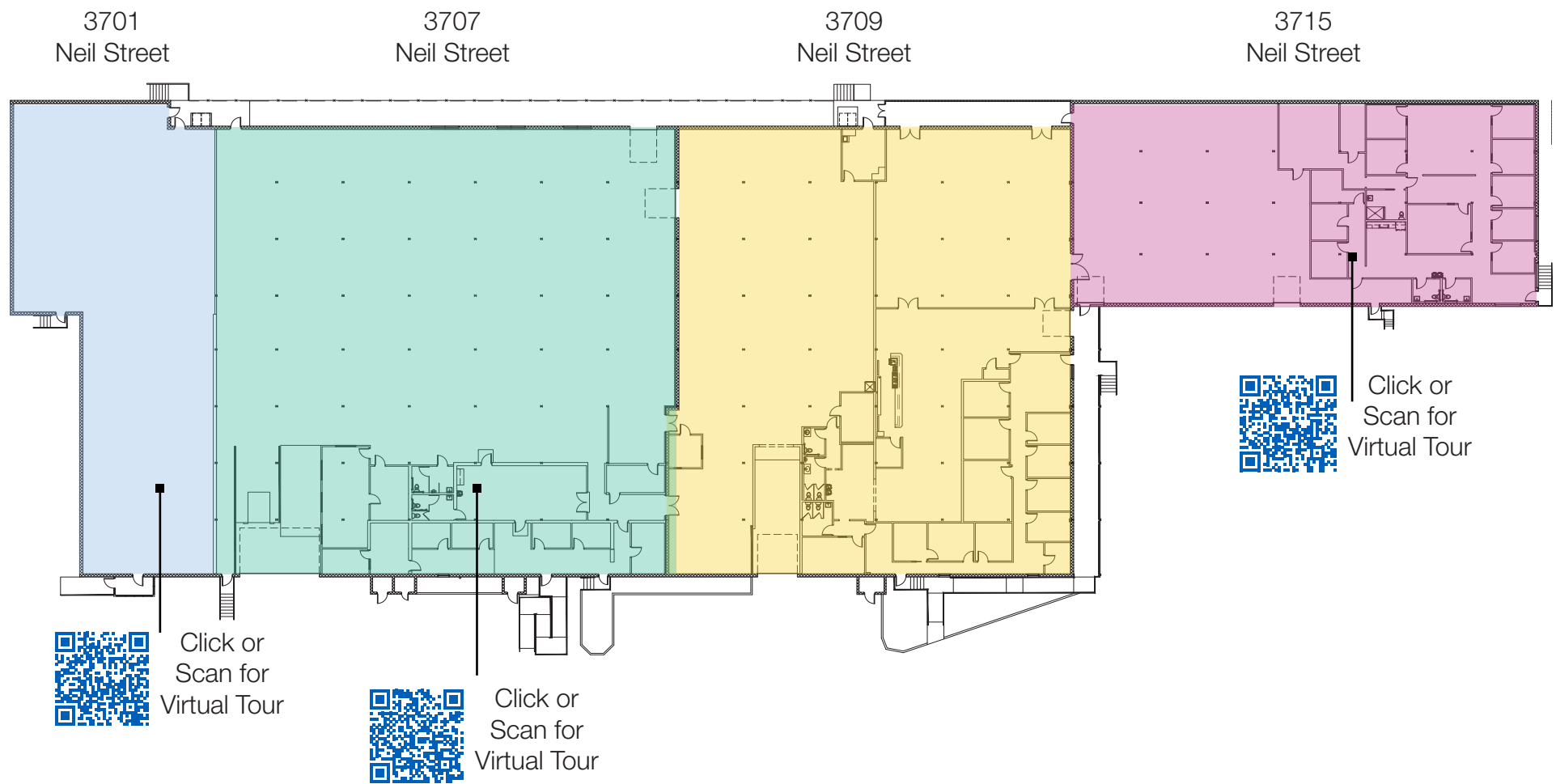


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FLOOR PLAN



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3701 NEIL STREET-INTERIOR PHOTOS



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NAI TRI PROPERTIES

3707 NEIL STREET-INTERIOR PHOTOS



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3715 NEIL STREET-INTERIOR PHOTOS



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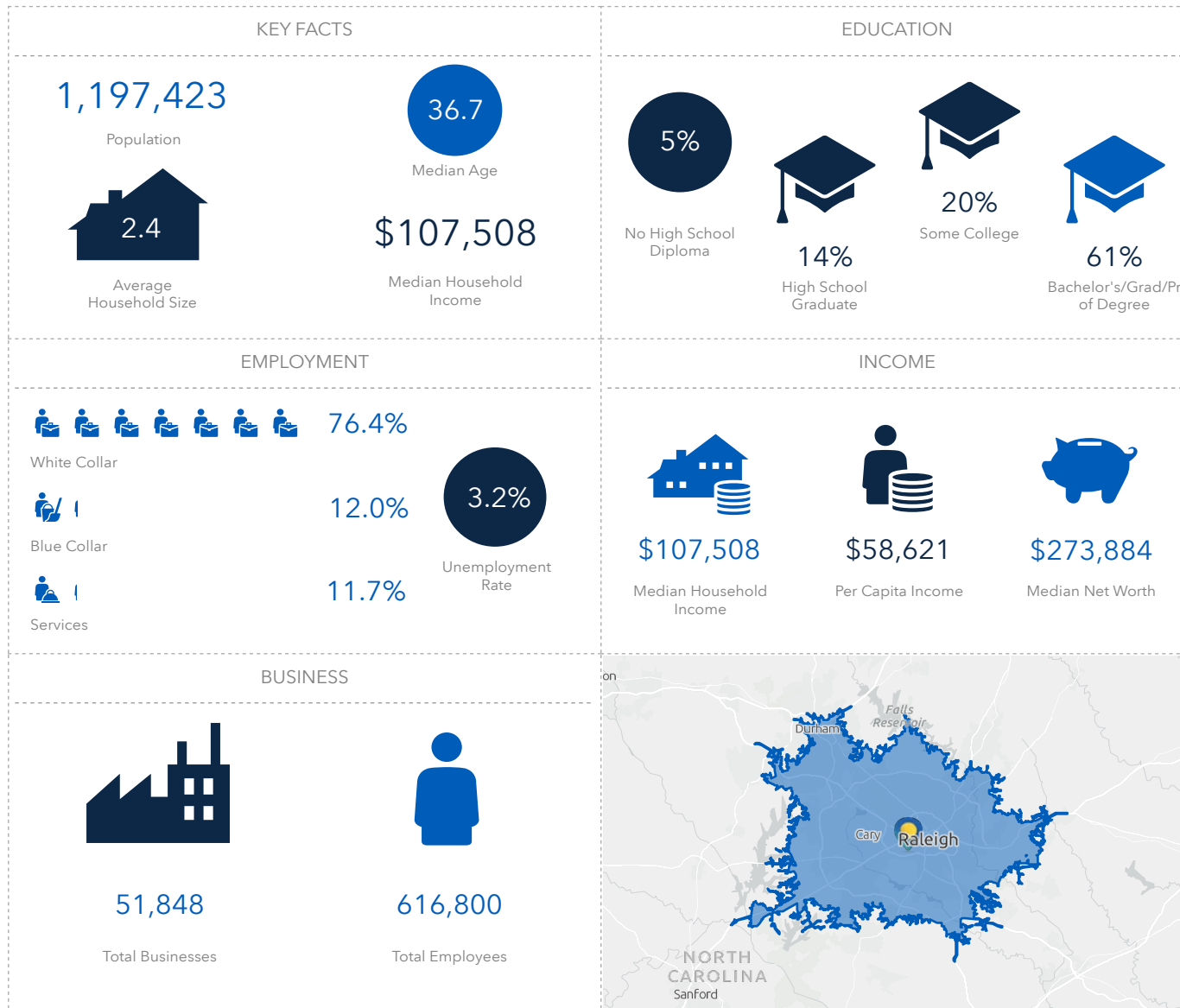
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DEMOGRAPHICS-

27 MINUTE DRIVE TIME



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