

RETAIL/FLEX FOR LEASE

3701-3715 NEIL STREET

RALEIGH, NC 27607



Meredith College

NAI TRI 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

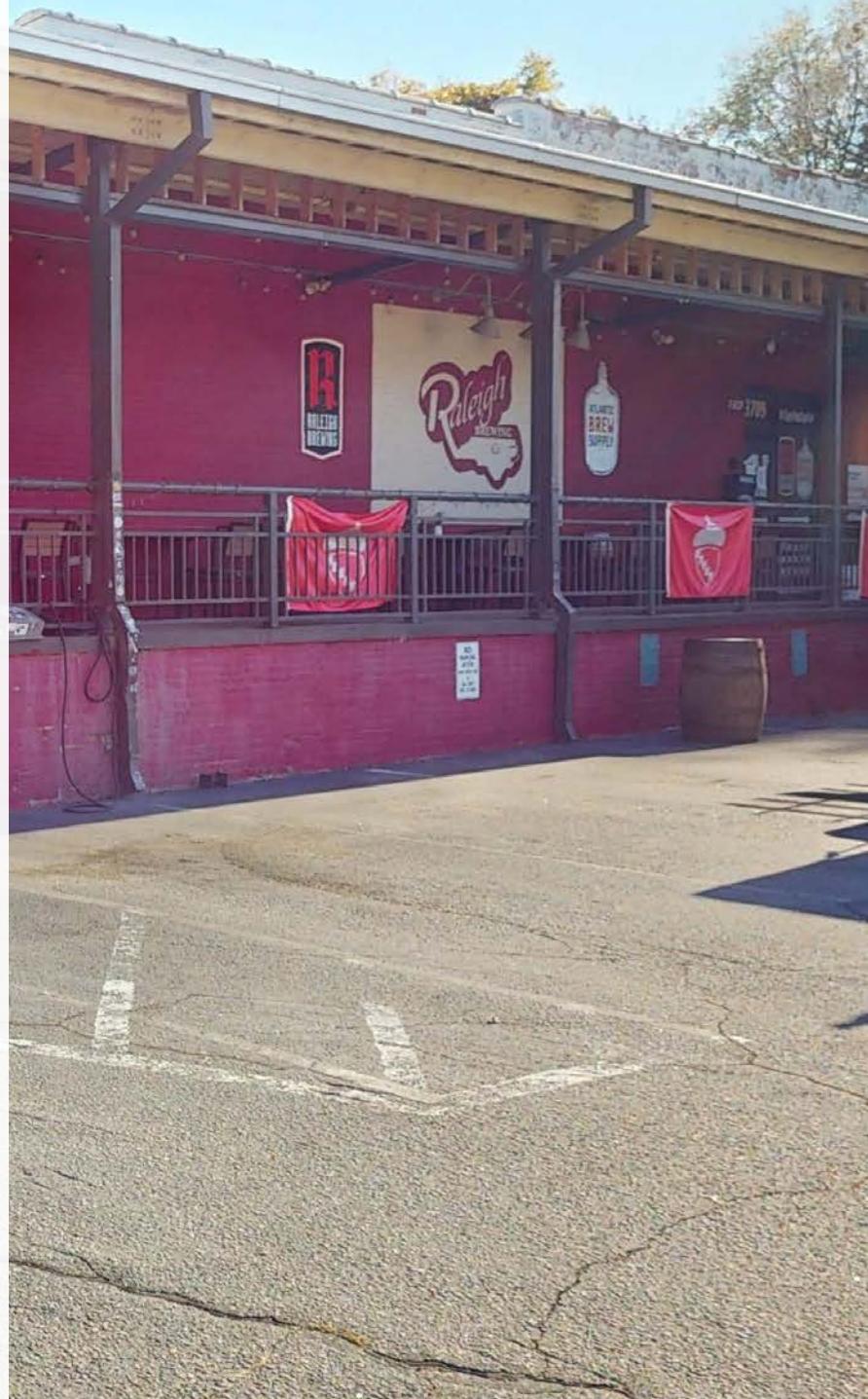
FEATURES

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

JOHN HIBBITS | 919-606-0989 | jhibbits@triprop.com

NAI TRI PROPERTIES



THE TRIANGLE REGION



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TRI PROPERTIES

3707 NEIL STREET-LOADING DOCK ACCESS

Approximately 53' Truck Visualization



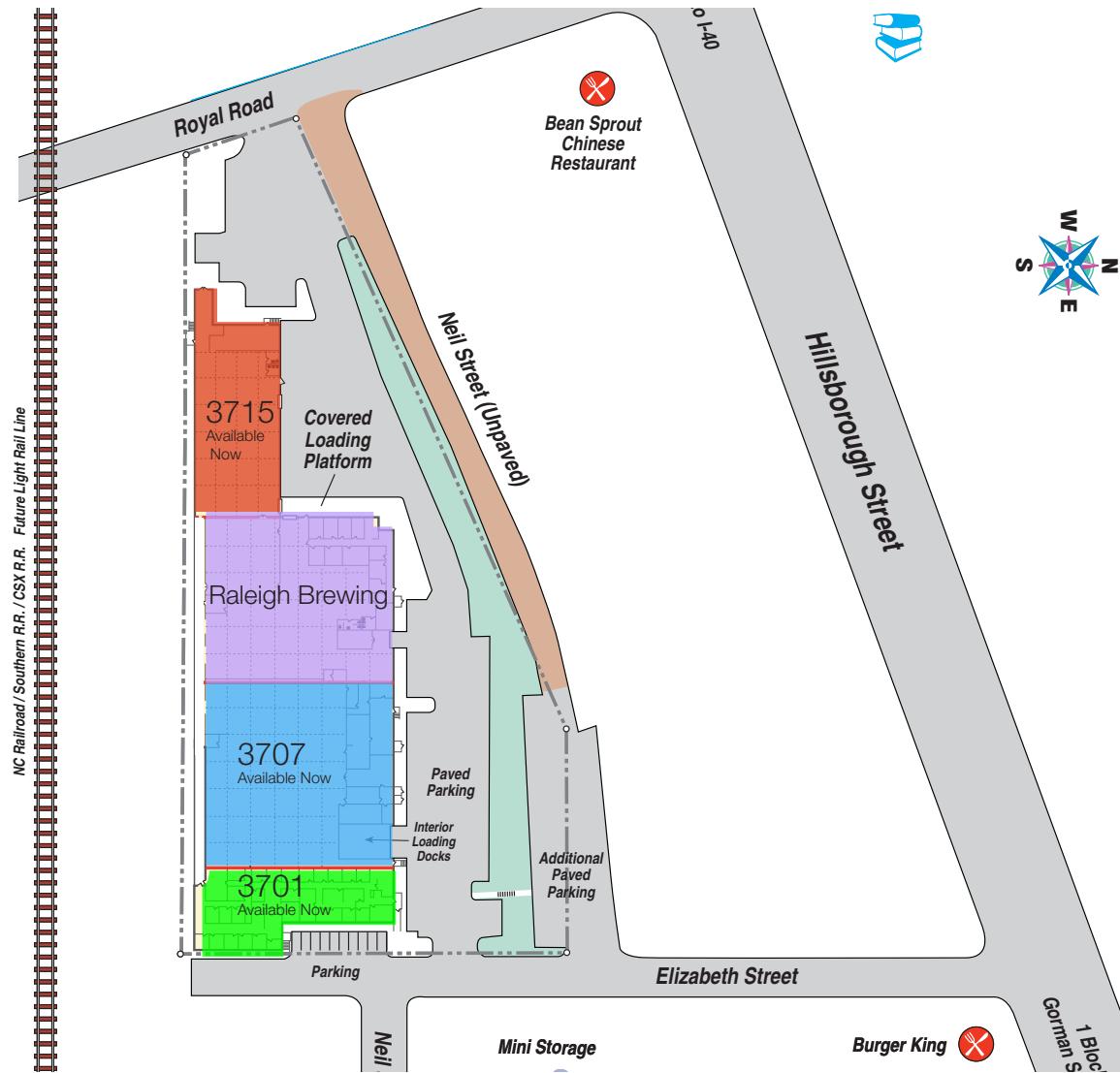
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SITE PLAN



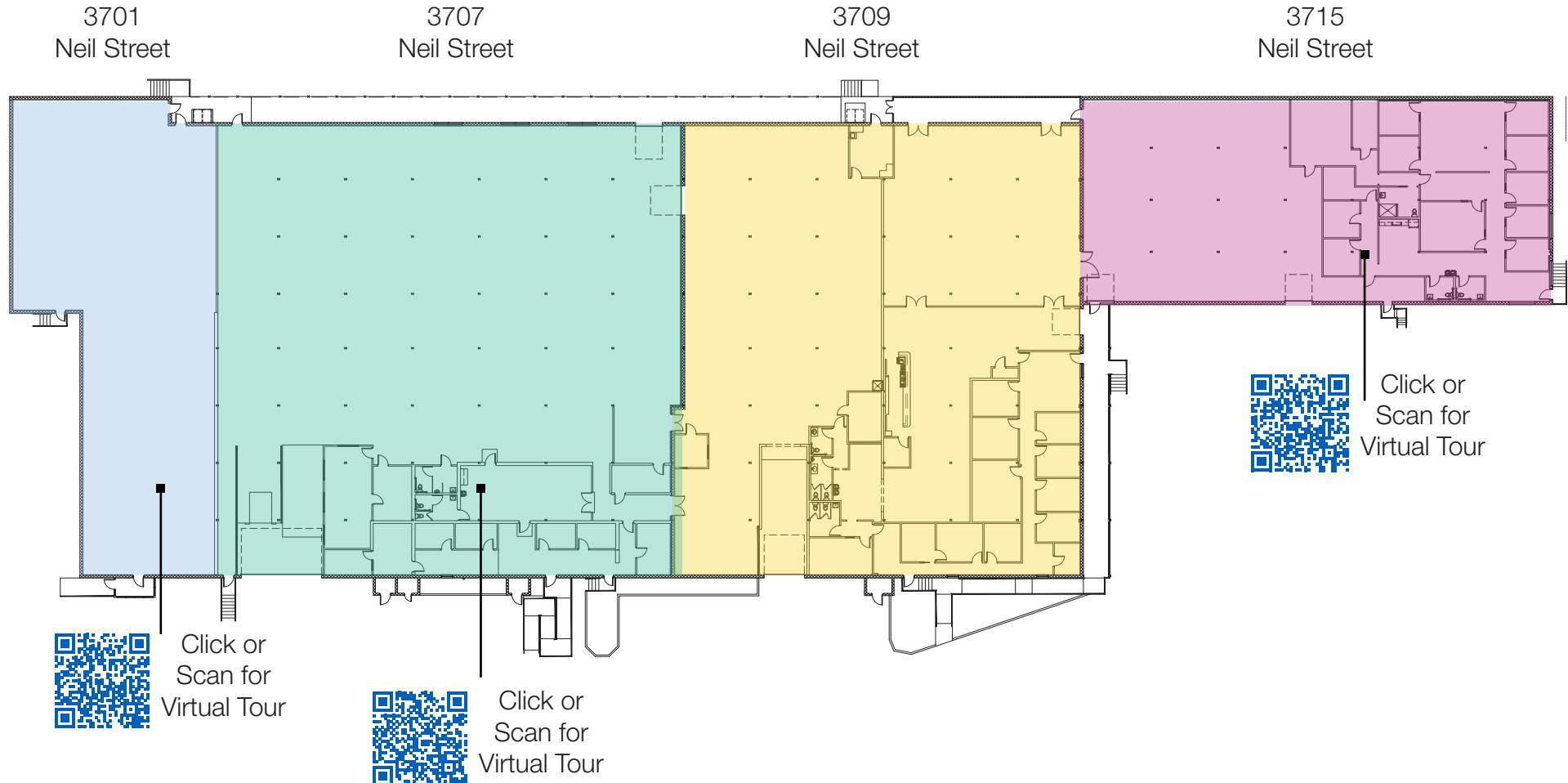
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FLOOR PLAN



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NAITRI PROPERTIES

3701 NEIL STREET-INTERIOR PHOTOS



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3707 NEIL STREET-INTERIOR PHOTOS



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3715 NEIL STREET-INTERIOR PHOTOS



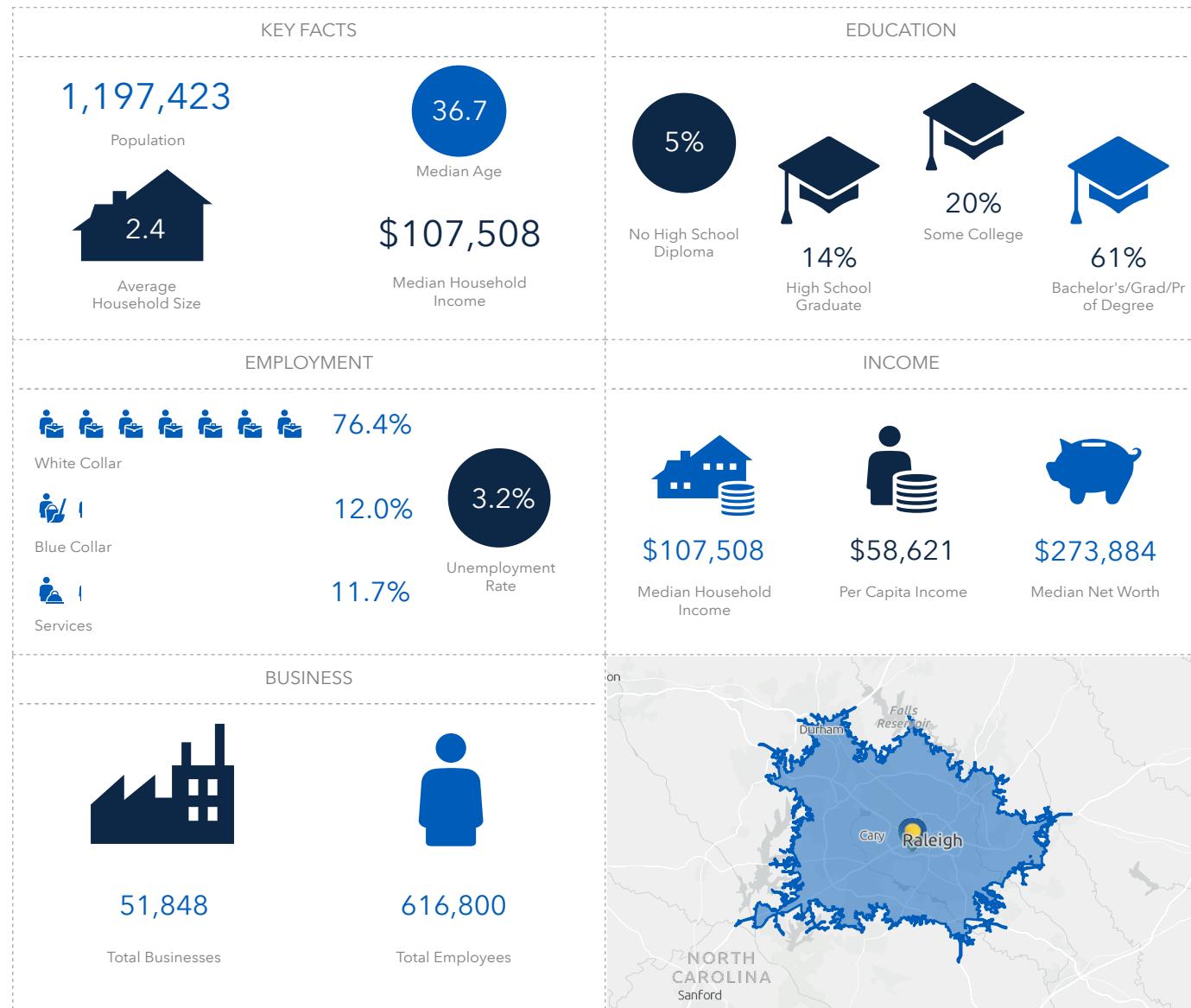
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DEMOGRAPHICS- 27 MINUTE DRIVE TIME



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