

# 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, Synergy Face + Body (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 - 3520 SF (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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