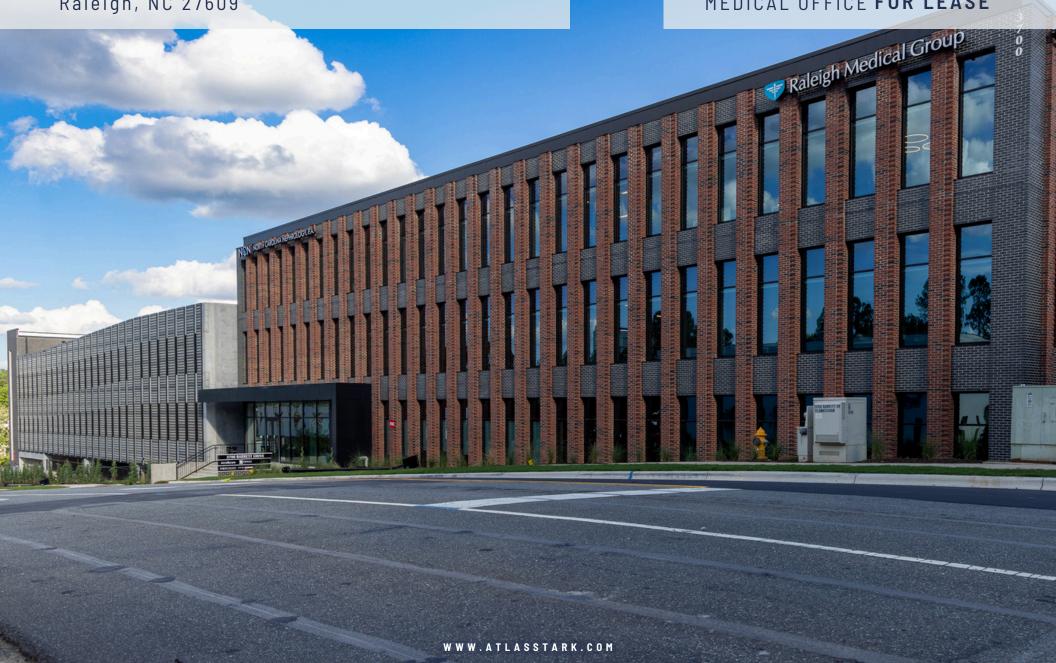


Raleigh, NC 27609

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





CONTACT

Trey Adams, Broker (C) 919.289.1338 tadams@atlasstark.com

Trent Ragland, Broker (C) 919.815.8414 tragland@atlasstark.com

Tyler Christensen, Broker (C) 828.999.9459 tchristensen@atlasstark.com



Atlas Stark Holdings LLC | 1020 E Whitaker Mill Rd Suite 110, Raleigh, NC

