

RETAIL/FLEX FOR LEASE

3701-3715 NEIL STREET

RALEIGH, NC 27607



Hillsborough Street

Gorman Street

Hillsborough Street

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

TICAM \$1.88/RSF

PARKING RATIO 1.43:1,000 SF

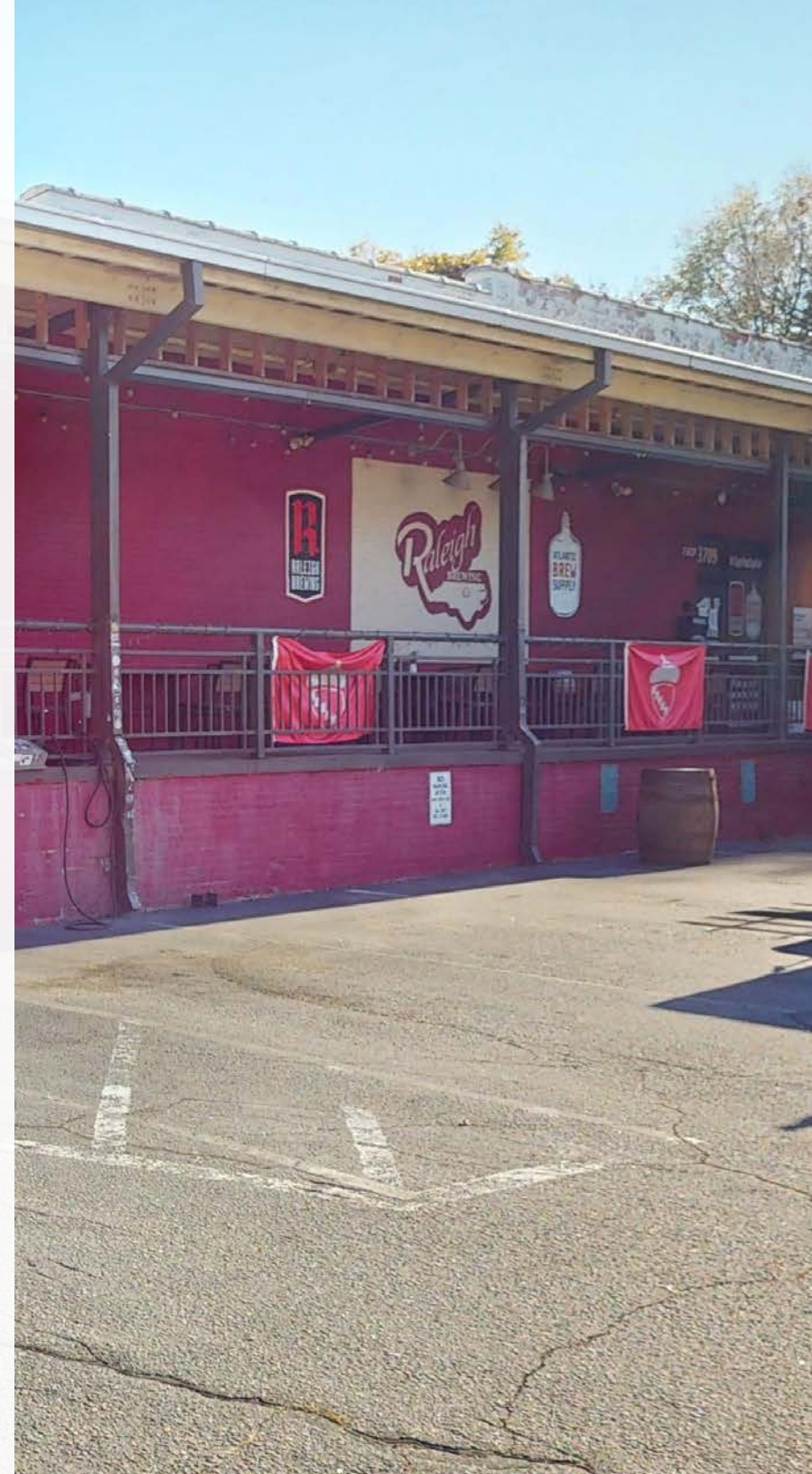
FEATURES

- 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

NAITRI PROPERTIES



THE TRIANGLE REGION



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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All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



3707 NEIL STREET-LOADING DOCK ACCESS

Approximately 53' Truck Visualization



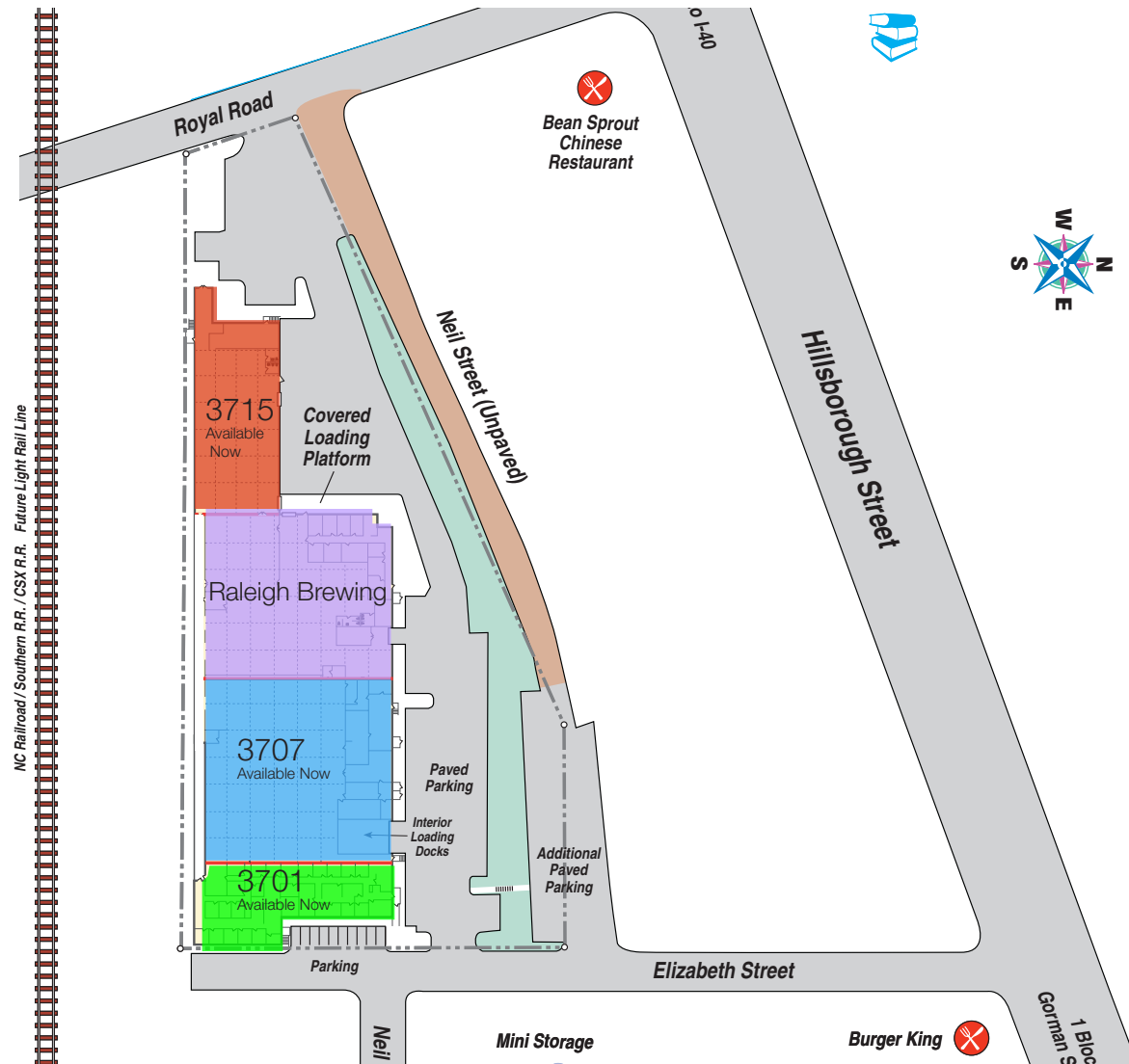
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SITE PLAN

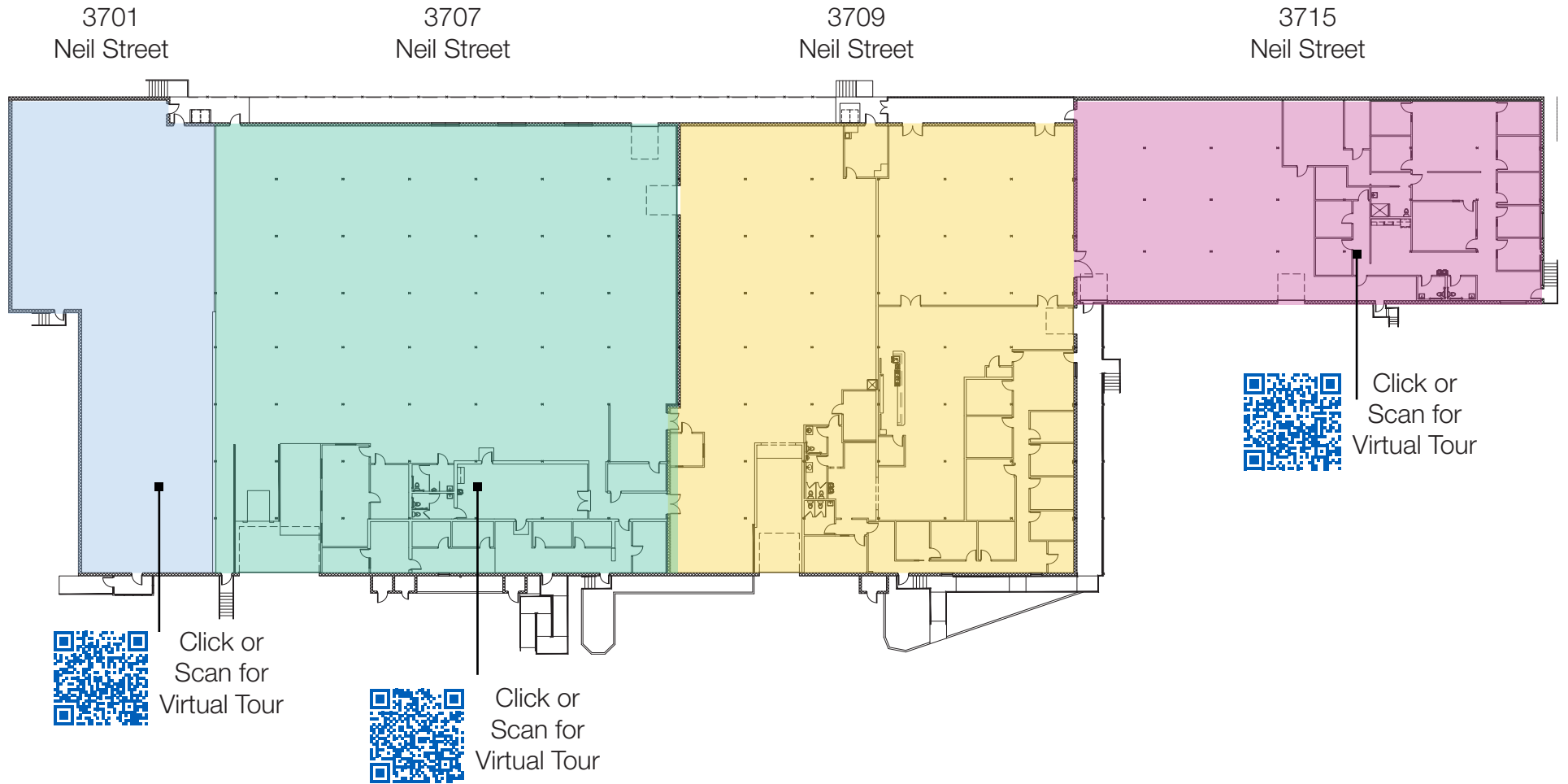


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FLOOR PLAN



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3701 NEIL STREET-INTERIOR PHOTOS



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3715 NEIL STREET-INTERIOR PHOTOS



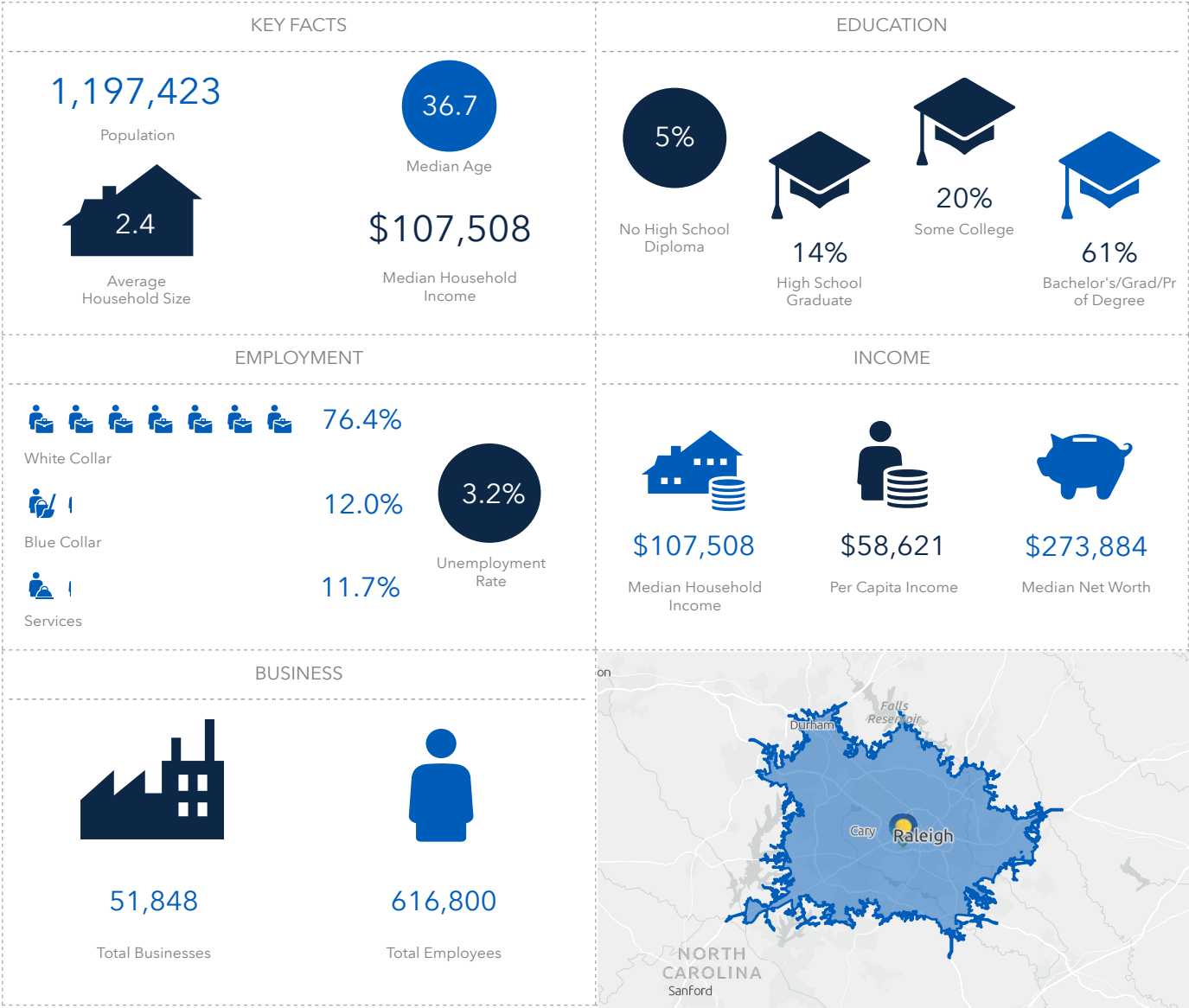
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DEMOGRAPHICS- 27 MINUTE DRIVE TIME



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