



F&B / RETAIL / FLEX SPACES FOR LEASE

440 EAST

ATLAS STARK



PROPERTY SUMMARY

F&B, Retail, Flex, and Warehouse spaces for lease located in 440 East, 10 minutes from Downtown Raleigh. 440 East is conveniently situated across the street from WakeMed Hospital and directly off the I-440 Beltline.

HIGHLIGHTS

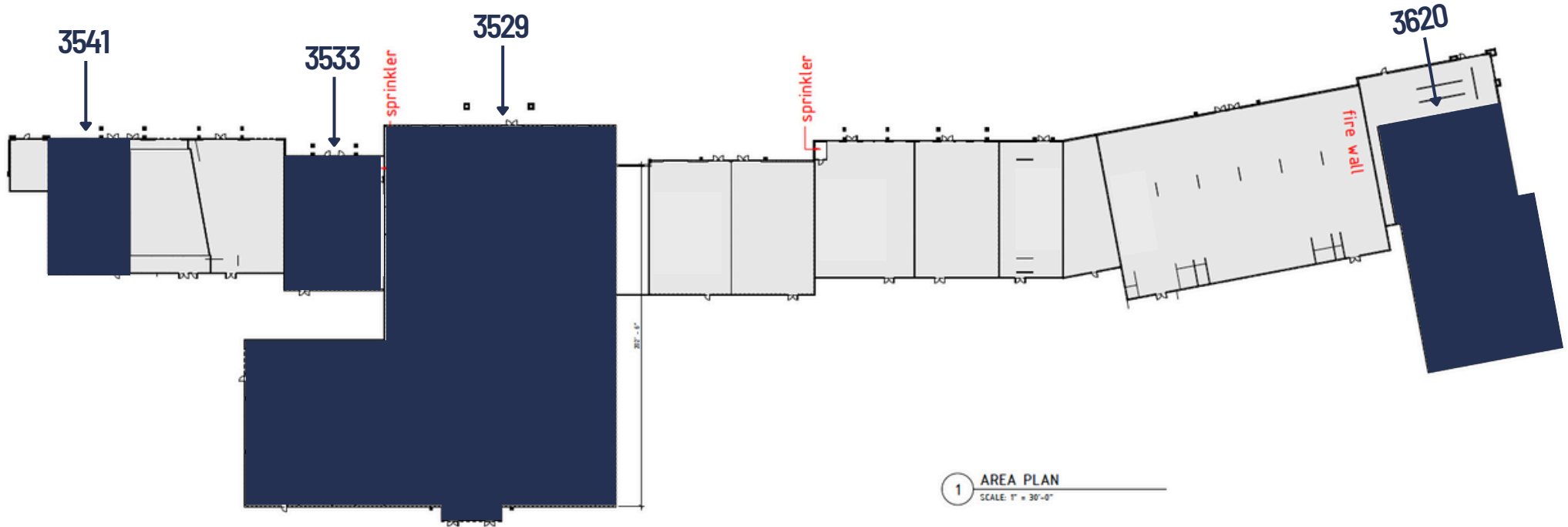
- Located right off I-440 Beltline, on New Bern Avenue
- Mix of F&B, Retail, and Flex Space
- High Ceilings
- Ample Parking

ADDRESS	3529 Maitland Dr	3533 Maitland Dr	3541 Maitland Dr	3620 Bastion Ln
SIZE	39,903	4,732	3,848	12,064
MONTHLY RENT	Contact Broker	\$16 PSF	\$16 PSF	Contact Broker
TICAM	\$2.50 PSF	\$2.50 PSF	\$2.50 PSF	\$2.50 PSF

Suite Highlights

- 3529 Maitland: Loading Dock with Leveler
- 3541 Maitland: Garage Door
- 3620 Bastion: 2nd Gen Restaurant with Full Kitchen

SITE PLAN

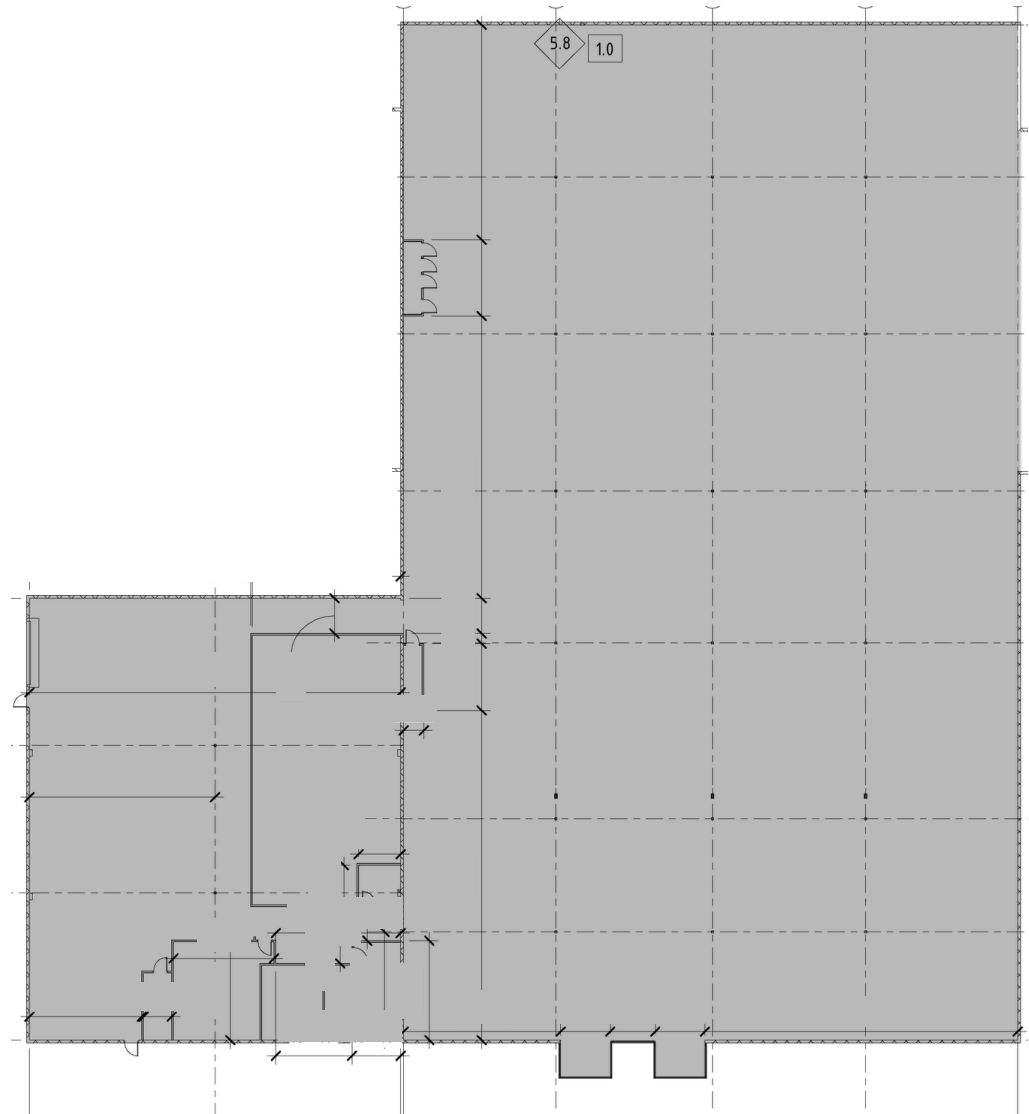


FLOORPLAN

3529 MAITLAND DR

HIGHLIGHTS

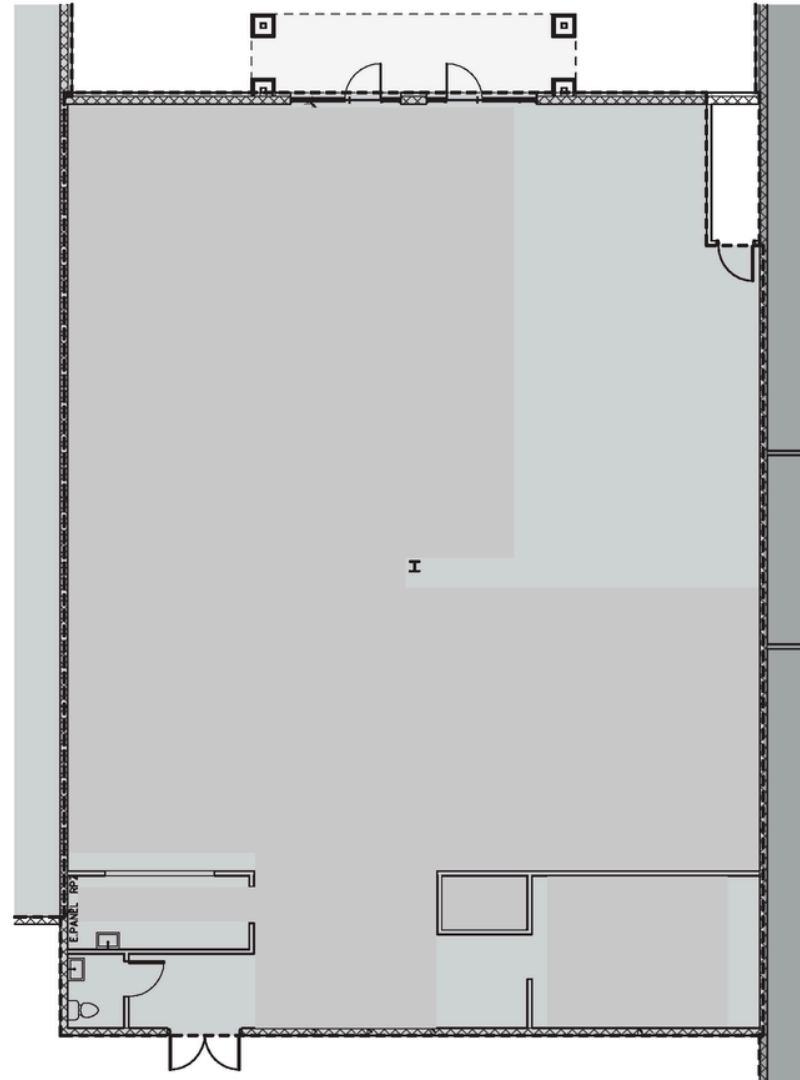
- 39,903 SF
- Retail / Flex / Warehouse Space
- Loading Dock with Leveling Plate



3533 MAITLAND DR

HIGHLIGHTS

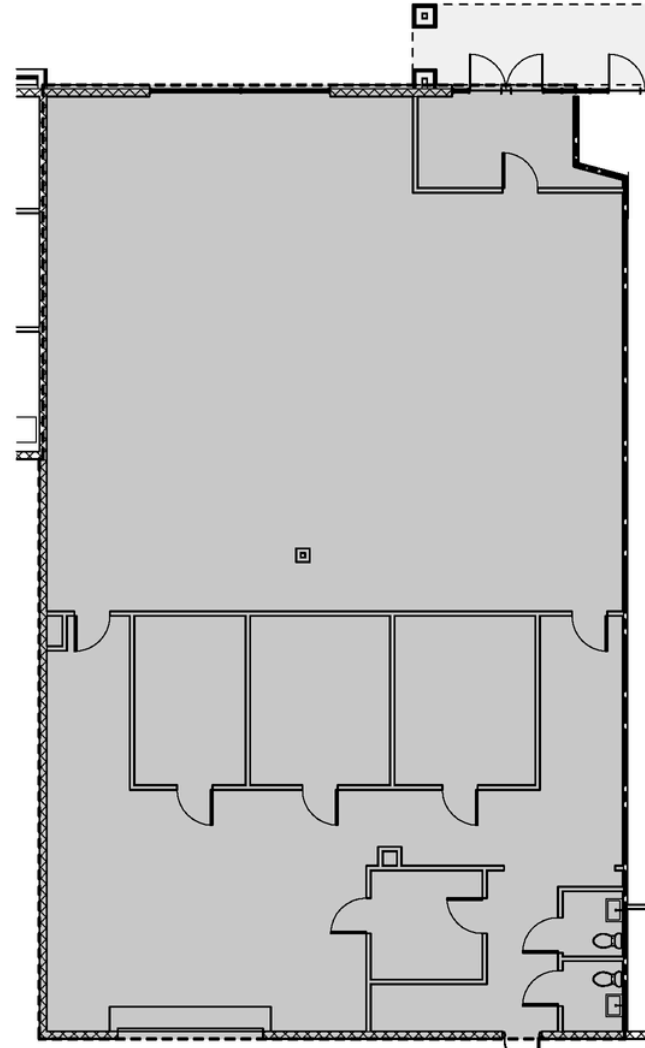
- 4,732 SF
- Retail / Flex Space
 - Former Fitness Space
- White box condition



3541 MAITLAND DR

HIGHLIGHTS

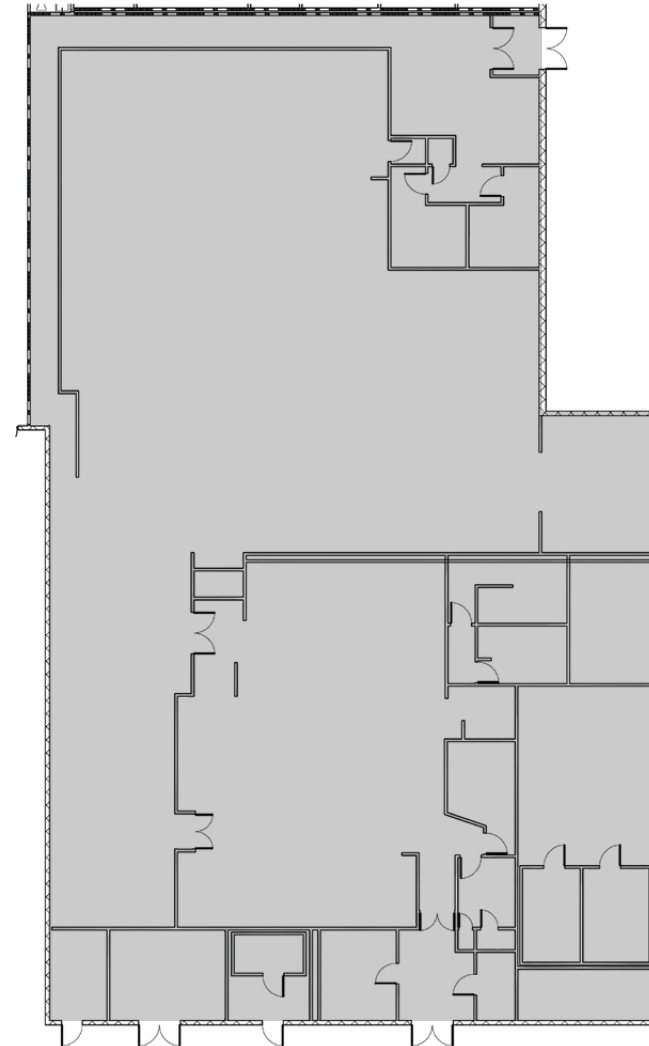
- 3,848 SF
- Retail / Flex Space
- White box condition
- Garage door

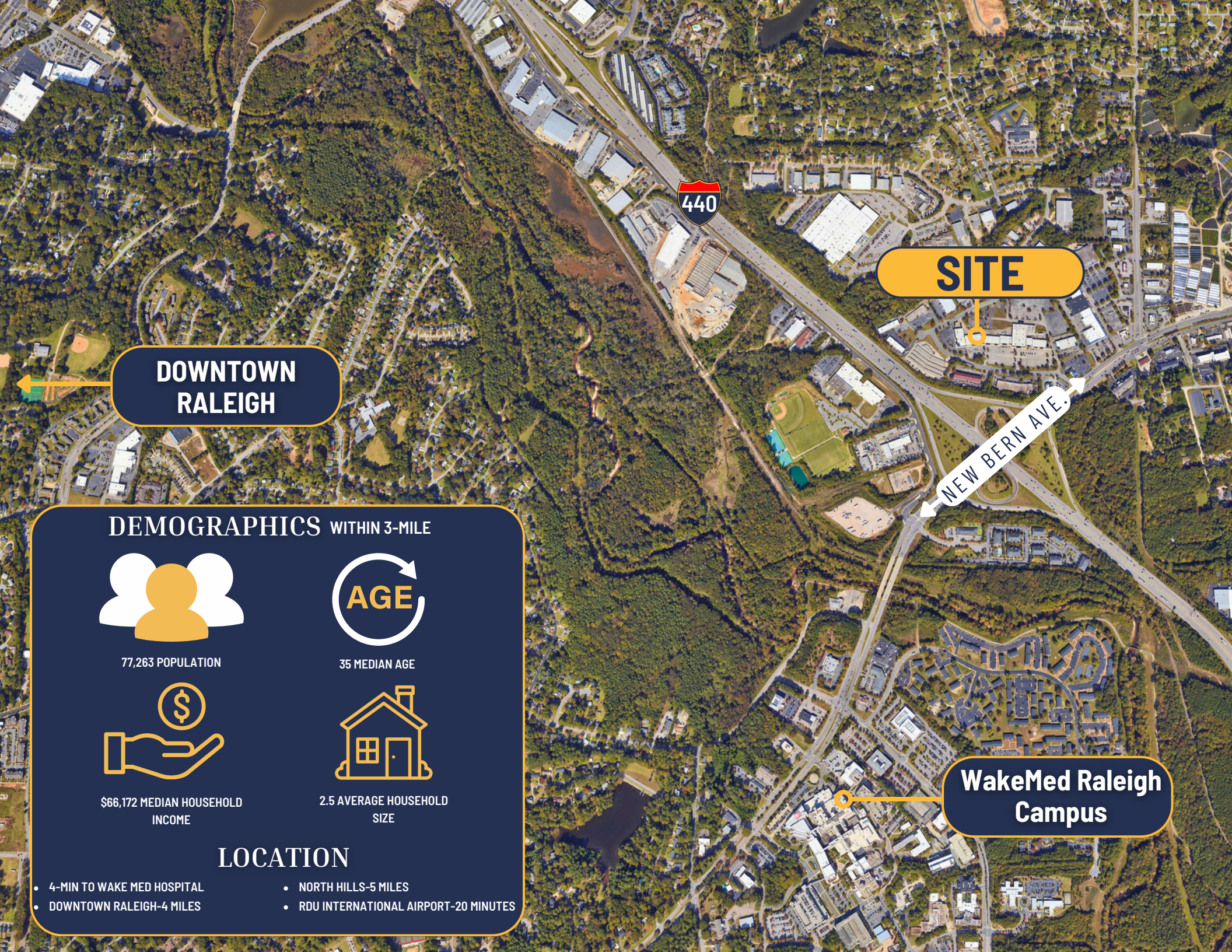


3620 BASTION LN

HIGHLIGHTS

- 12,064 SF
- 2nd Generation Restaurant Space
- Full kitchen Buildout





**DOWNTOWN
RALEIGH**

SITE

NEW BERN AVE.

DEMOGRAPHICS WITHIN 3-MILE



77,263 POPULATION



35 MEDIAN AGE



\$66,172 MEDIAN HOUSEHOLD
INCOME



2.5 AVERAGE HOUSEHOLD
SIZE

LOCATION

- 4-MIN TO WAKE MED HOSPITAL
- DOWNTOWN RALEIGH-4 MILES
- NORTH HILLS-5 MILES
- RDU INTERNATIONAL AIRPORT-20 MINUTES

**WakeMed Raleigh
Campus**

CONTACT

Ruffin Jones, Broker

(C) 919.602.6571

(O) 919.289.1338

ruffjones@atlasstark.com



Atlas Stark Holdings LLC |

2020 Progress Ct, Suite 130A, Raleigh, NC

