



NEWLY RENOVATED • FOR LEASE • MEDICAL / OFFICE / RETAIL

3521 HAWORTH DRIVE

RALEIGH, NC

ATLAS STARK



PROPERTY SUMMARY

3521 Haworth is a two-story, 17,554 SF commercial building available for F&B, retail, office, and medical users, located in North Hills Professional Park.

Landscaping, interior and exterior renovations are underway.

The Property fronts Six Forks Rd, offering prime visibility along a highly-trafficked corridor in Raleigh, and is situated less than ½ mile from I-440, providing for convenient connectivity throughout the greater Raleigh area.

HIGHLIGHTS

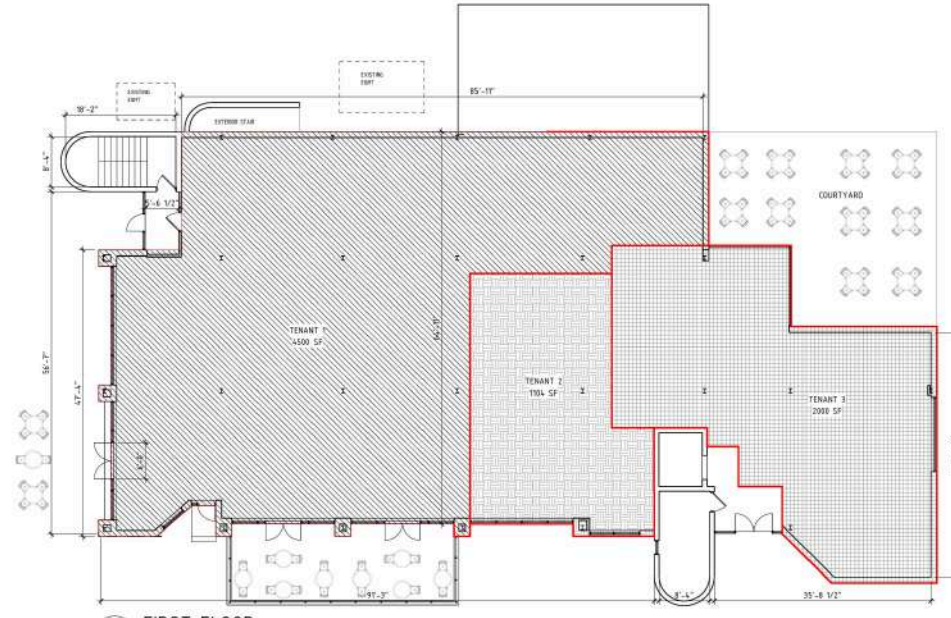
- Total SF: 17,554 SF
 - First Floor: 8,245 SF
 - Second Floor: 9,309 SF
- Base Rent: \$39.50 PSF NNN
- TICAM (estimate): \$8.46 PSF
- TI Allowance: \$60.00 PSF
- Delivery: Shell Condition
- Parking: Approx. 3.3 per 1,000 SF
- Walkable to North Hills Shopping Center
- Immediate access to I-440 and Six Forks Road

EXTERIOR RENDERING

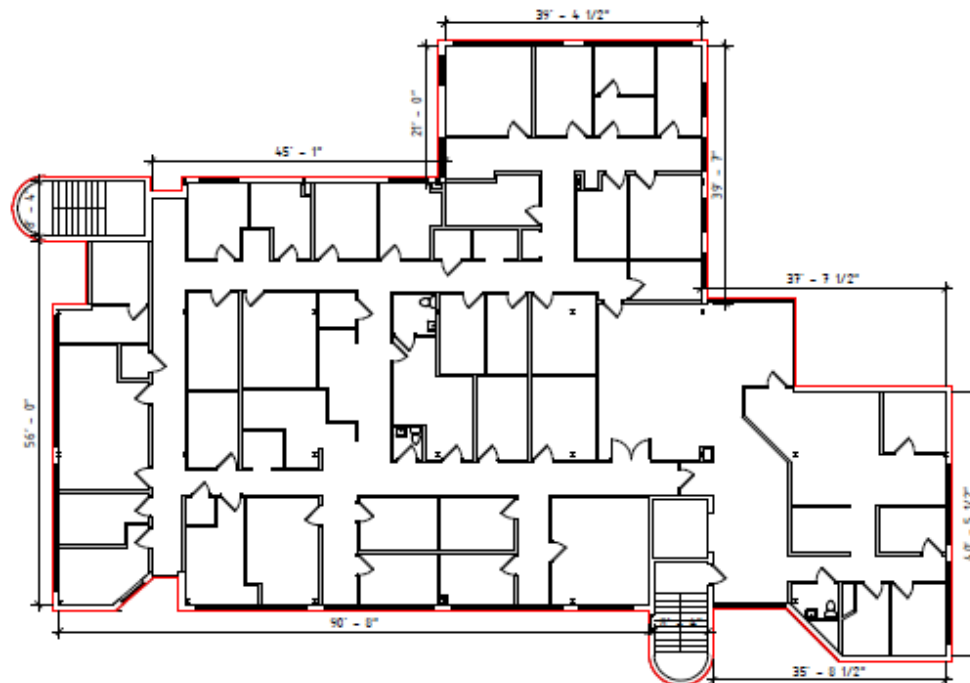


FLOORPLAN

First Floor (Proposed):
8,245 SF

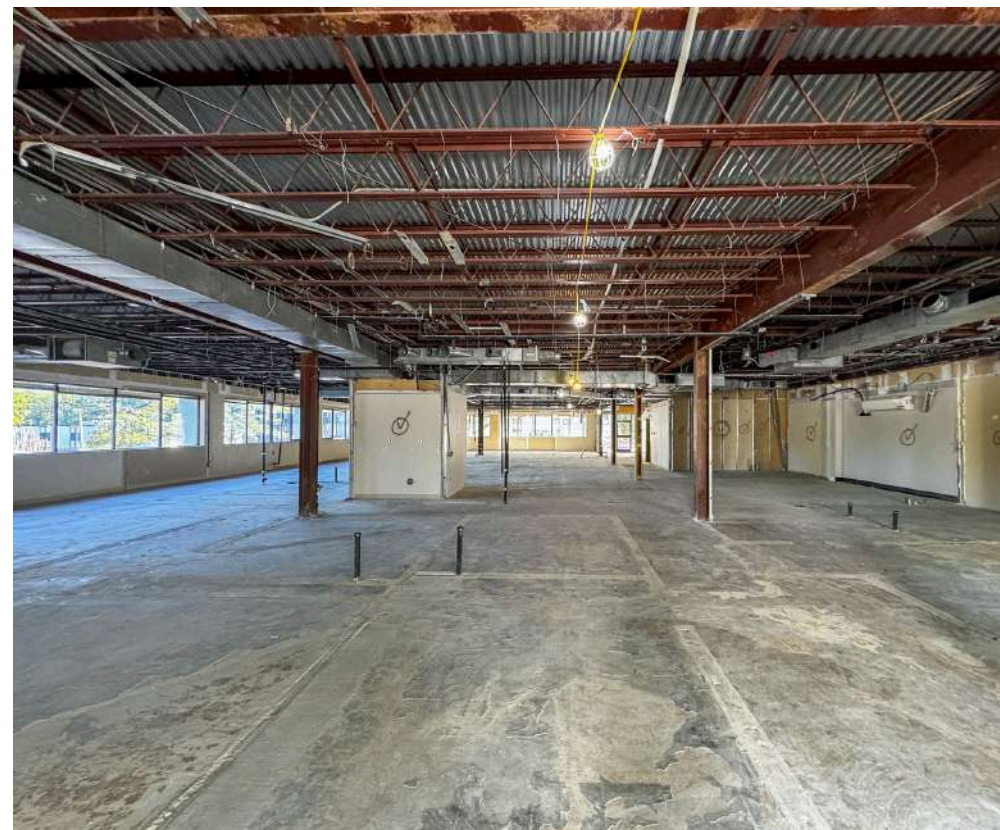
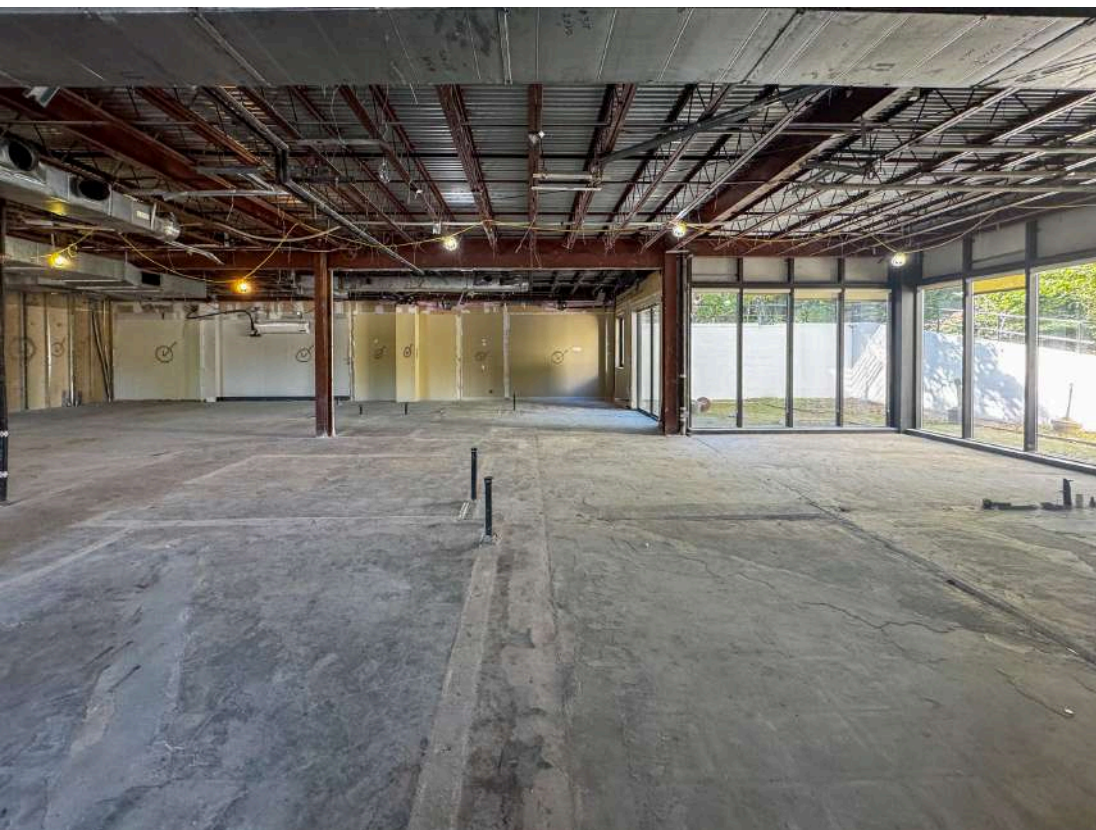


Second Floor (Current):
9,309 SF





FIRST FLOOR INTERIOR



NEIGHBORHOOD OVERVIEW

NORTH HILLS

- 130+ LOCAL SHOPS
- WORLD-CLASS RESTAURANTS, BARS, SPAS, PREMIER HOTELS
- GREENSPACE WITH STADIUM-STYLE CINEMA AND YEAR-ROUND CONCERTS
- WEEKEND FARMERS' MARKET

THE EXCHANGE

COMING SOON

- MIXED-USE DEVELOPMENT
- OFFICE SPACE UP TO 990,000 SF
- RETAIL AND DINING 125,000 SF
- 300 HOTEL ROOMS
- RESIDENTIAL UNITS UP TO 1,275

3700 BARRETT

RECENTLY DELIVERED:

- 55,000 SF MEDICAL OFFICE BUILDING
- CURRENT TENANTS INCLUDE OBERLIN ROAD PEDIATRICS, NORTH CAROLINA NEPHROLOGY, SYNERGY DAY SPA AND RALEIGH MEDICAL GROUP

SITE

3701 BARRETT

- NEWLY RENOVATED HOME OF PROVIDENCE BANK

1

2

3

4

NORTH HILLS

- 1. LASSITER DISTRICT
- 2. MAIN DISTRICT
- 3. PARK DISTRICT
- 4. INNOVATION DISTRICT

THE EXCHANGE

SITE

MIDLINE RALEIGH

AERIAL OVERVIEW

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