

3700 Six Forks Road

Raleigh, North Carolina

FOR
LEASE



Freestanding Building Available for Lease in North Hills

Features

- 3,374 SF rare freestanding building opportunity directly on Six Forks Rd in North Hills
- Building signage and large monument signage on Six Forks
- Surrounded by Raleigh's finest restaurants and shops
- Ample on-site parking
- Available 4th Qtr 2025
- Recently renovated
- Call brokers for pricing



For more information,
please contact:

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Delivery Information

- Rare opportunity to have a freestanding single tenant building in North Hills located directly on Six Forks Road
- Highly visible location on one of most desirable, highest traffic corners in Raleigh. +/- 30,000 VPD
- 20 story zoning approved in 2024 to add 2,100 residential units, 500,000 sq ft of office, and 150,000 of retail next door at 3808 Six Forks/Computer Drive
- Midtown Multimodal Bridge to be built to connect this development directly to North Hills East
- Monument and Building signage available - some of the best free marketing you could possibly have
- Use possibilities are endless including: medical office (primary care, urgent care, dental, specialty physician, eye care, veterinary), traditional office, law office, bank branch, retail, health/fitness studio, dance/martial arts/music studio, beauty/hair salon, copy center, and other high-end retail users
- Open floor plan with individual offices around the exterior
- Building is steel construction with no interior load bearing walls - interior and exterior could be up-fitted to fit any prospective tenants needs
- 15 parking spots on-site - greater than 4 spots per 1,000 SF, additional parking available if needed

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NORTH HILLS

One of the top performing mixed use hubs in the country with over 98% office and retail occupancy rate

Headquarters for numerous Fortune 500 and major publicly traded companies

Surrounding home sales eclipsing \$5 million

5 MILE RADIUS

\$123,190 Avg Household Income

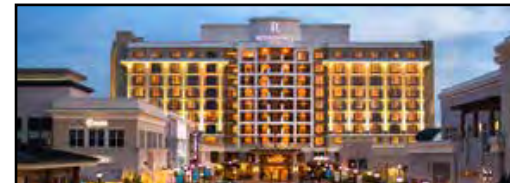
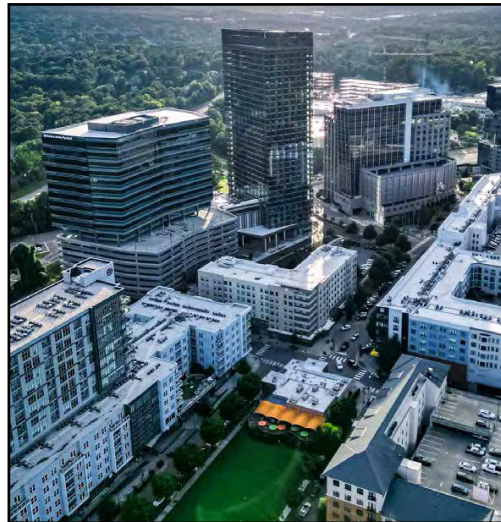
37.4 Median Age

10.3M | Annual Visitors

+3K | Residential Units

+2M | SF Office Space

+1.2M | SF Retail Space



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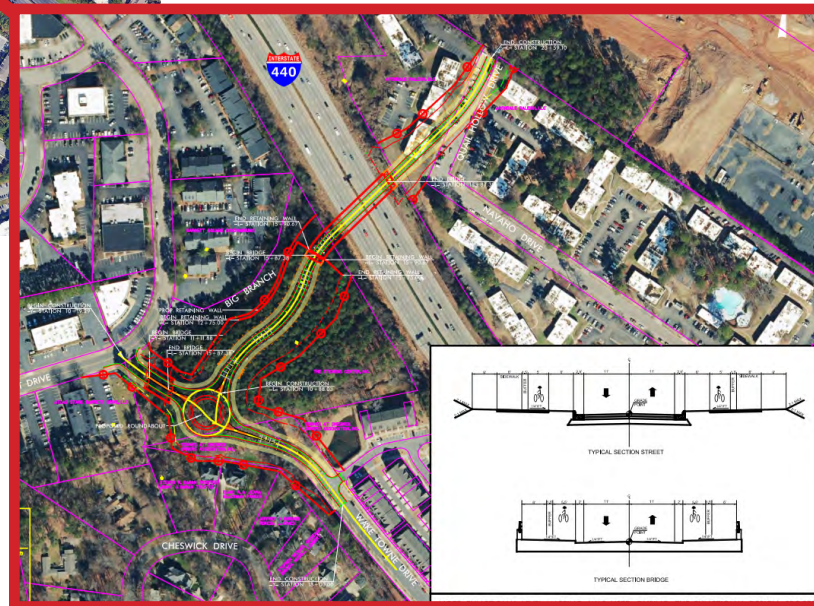
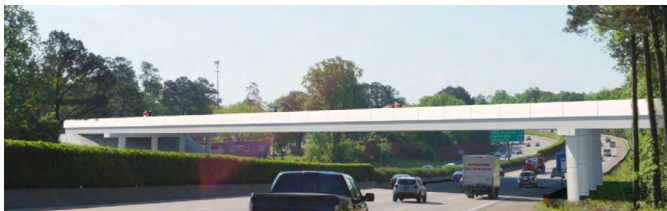
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**Proposed Midtown
Bridge over I-440
connecting directly
to North Hills East**



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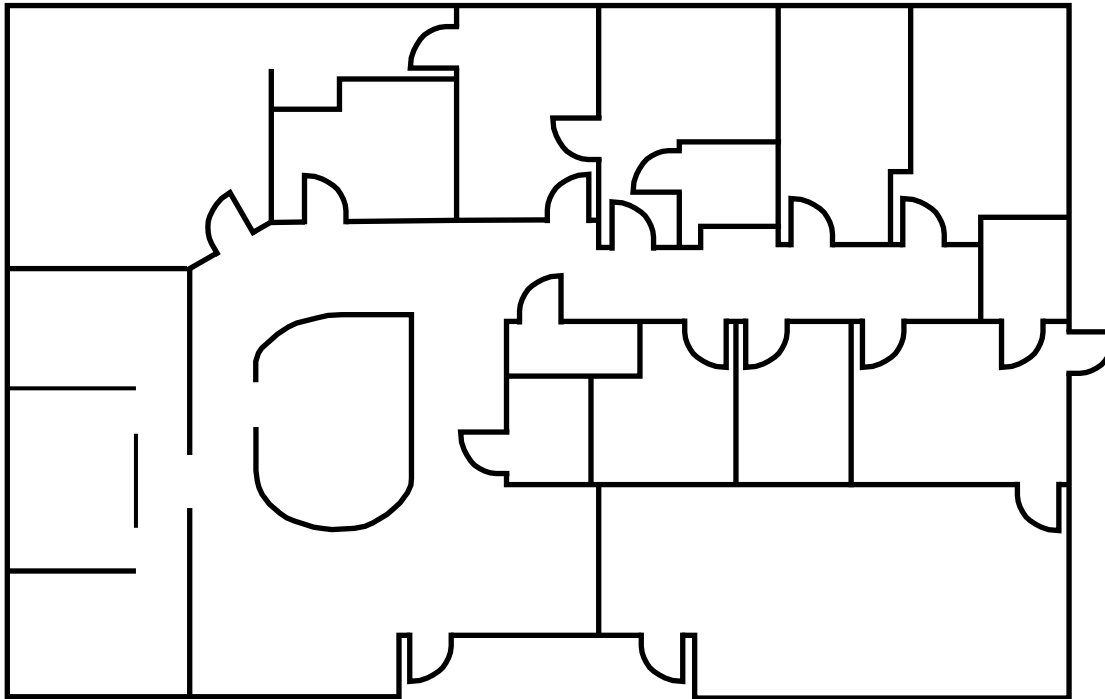
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Floor Plan



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