

# 3700 Barrett Dr

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 97% leased; current tenants include Oberlin Road Pediatrics (1st Floor), Synergy Face + Body (1st Floor), Labcorp (1st Floor), North Carolina Nephrology (2nd Floor), and Raleigh Medical Group (3rd Floor).



# PROPERTY SUMMARY

<b>ADDRESS</b>	3700 Barrett Dr. Raleigh, NC 27609
<b>ACCESS</b>	Full access from Barrett Dr.
<b>ACRES</b>	1.45
<b>BUILDING SIZE</b>	± 55,000 SF
<b>AVAILABLE SF</b>	± 1,636 (1st Floor)
<b>FLOORS</b>	3
<b>FLOOR PLATES</b>	± 18,000 SF
<b>LEASE RATE</b>	\$38.00 / SF (NNN)
<b>TICAM</b>	\$8.50 / SF (Includes Water/Power)
<b>TI ALLOWANCE</b>	\$60.00 / SF
<b>DELIVERY CONDITION</b>	Warm Dark Shell
<b>PARKING (DECK)</b>	3.75 spaces per 1,000 SF



# FLOORPLANS

## FIRST FLOOR



**NORTH HILLS**

**INNOVATION  
DISTRICT**

**THE  
EXCHANGE**

SIX FORKS RD.

**SITE**

Barrett Dr.

**PRIME LOCATION**

- 1.6 miles  
**DUKE REGIONAL  
HOSPITAL**
- 5.2 miles  
**UNC REX HOSPITAL**
- 6.1 miles  
**WAKE MED  
HOSPITAL**

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