

ATLAS  STARK



3700 BARRETT DRIVE

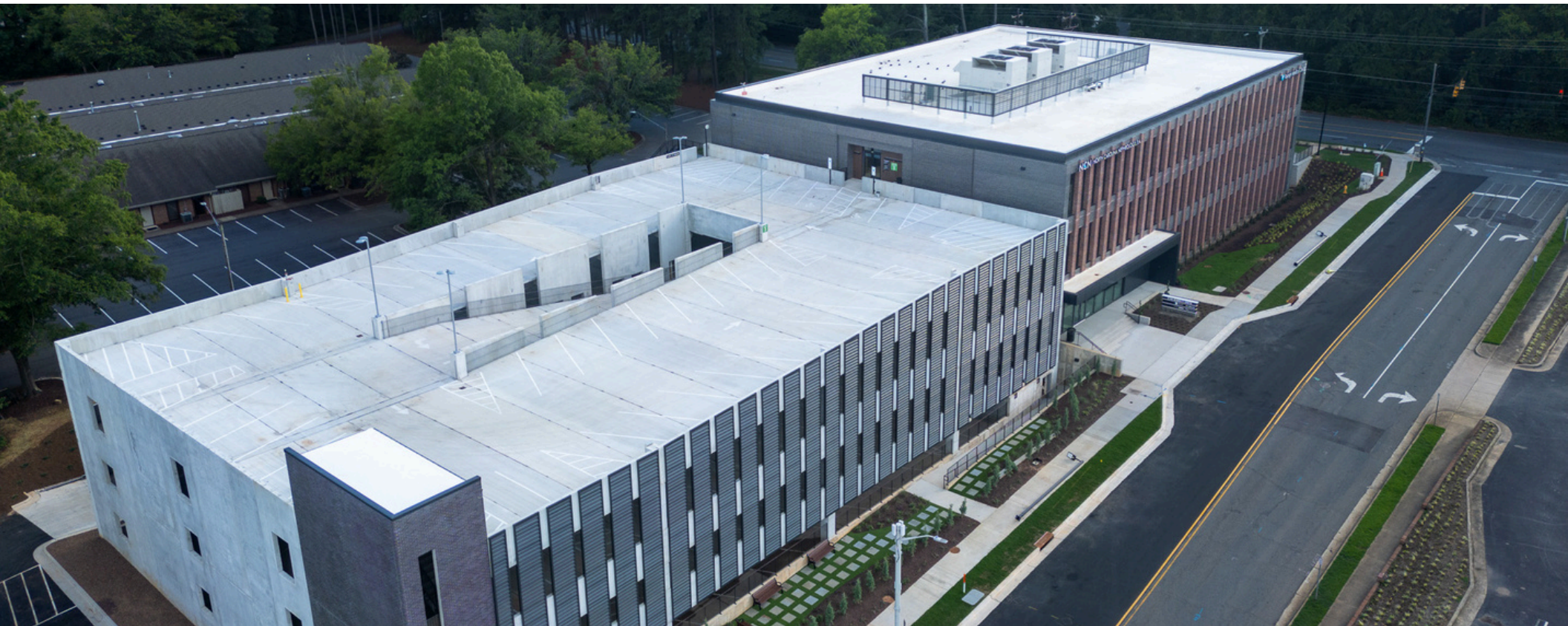
MEDICAL OFFICE | FOR LEASE

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 office 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 90% leased; current tenants include Oberlin Road Pediatrics (1st Floor), North Carolina Nephrology (2nd Floor) and Raleigh Medical Group (3rd Floor).



PROPERTY DESCRIPTION

| | |
|--------------------|-------------------------------------|
| ADDRESS | 3700 Barrett Dr., Raleigh, NC 27609 |
| ACCESS | Full access from Barrett Dr. |
| ACRES | 1.45 |
| BUILDING SIZE | ± 55,000 SF |
| AVAILABLE SF | ± 1,800 - 5,600 SF (1st Floor) |
| FLOORS | 3 |
| FLOOR PLATES | ± 18,000 SF |
| LEASE RATE | \$38.00 / SF (NNN) |
| TICAM | \$8.50 / SF (Includes Water/Power) |
| TI ALLOWANCE | \$60.00 / SF |
| DELIVERY CONDITION | Warm Dark Shell |
| PARKING (DECK) | 3.75 spaces per 1,000 SF |



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**



FLOOR PLAN

1ST FLOOR

CONTACT

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