



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

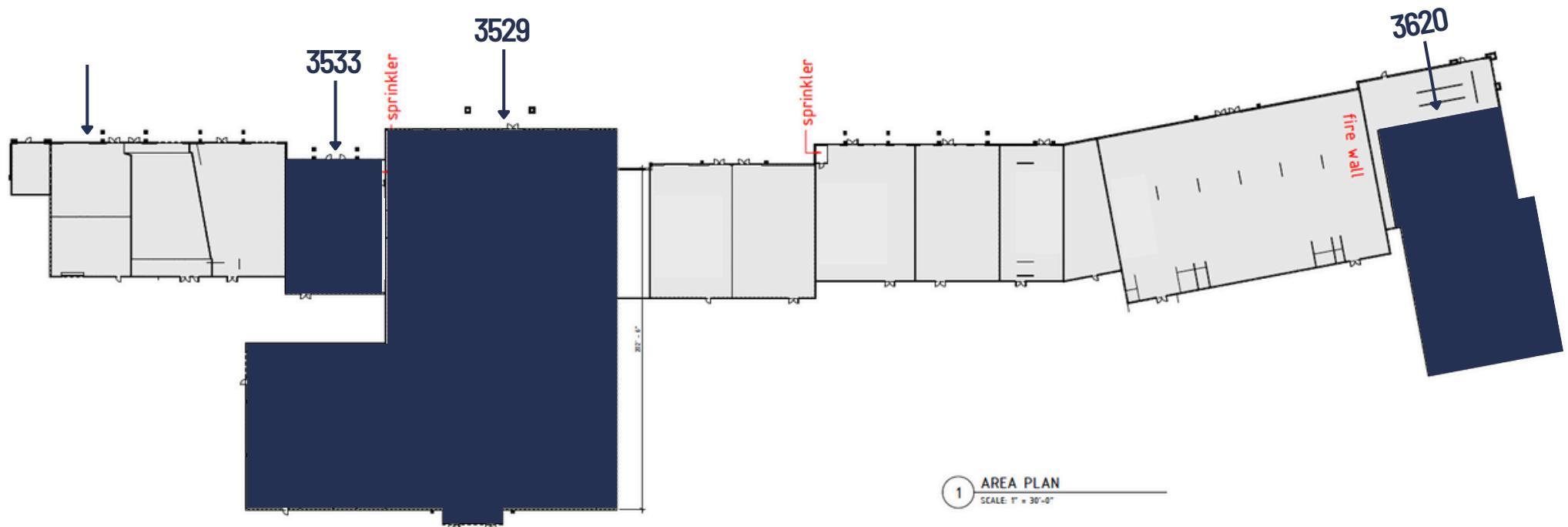
- Located right off I-440 Beltline, on New Bern Avenue
- Mix of F&B, Retail, and Flex Space
- High Ceilings
- Ample Parking

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

## Suite Highlights

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

# SITE PLAN



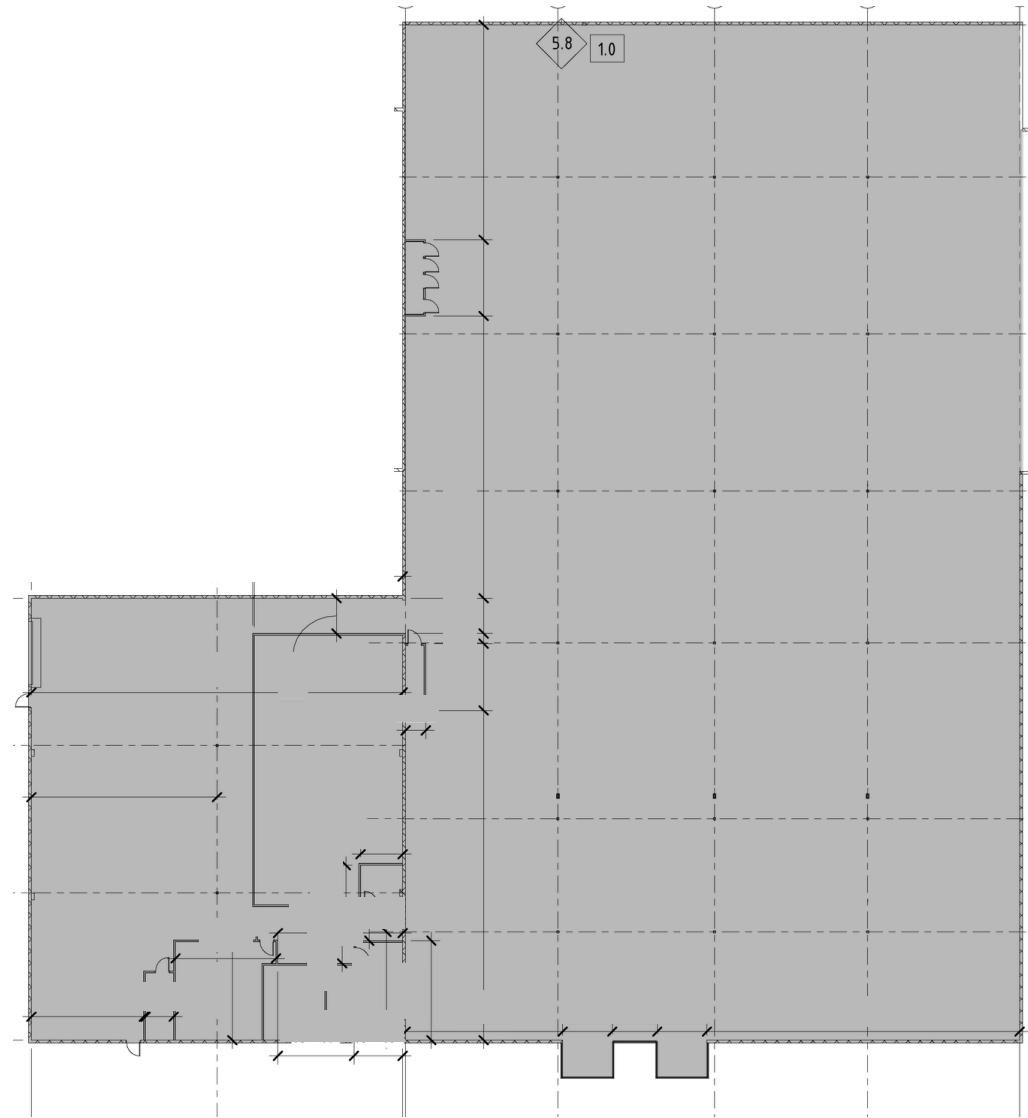
1 AREA PLAN  
SCALE: 1" = 30'-0"

# FLOORPLAN

# 3529 MAITLAND DR

## HIGHLIGHTS

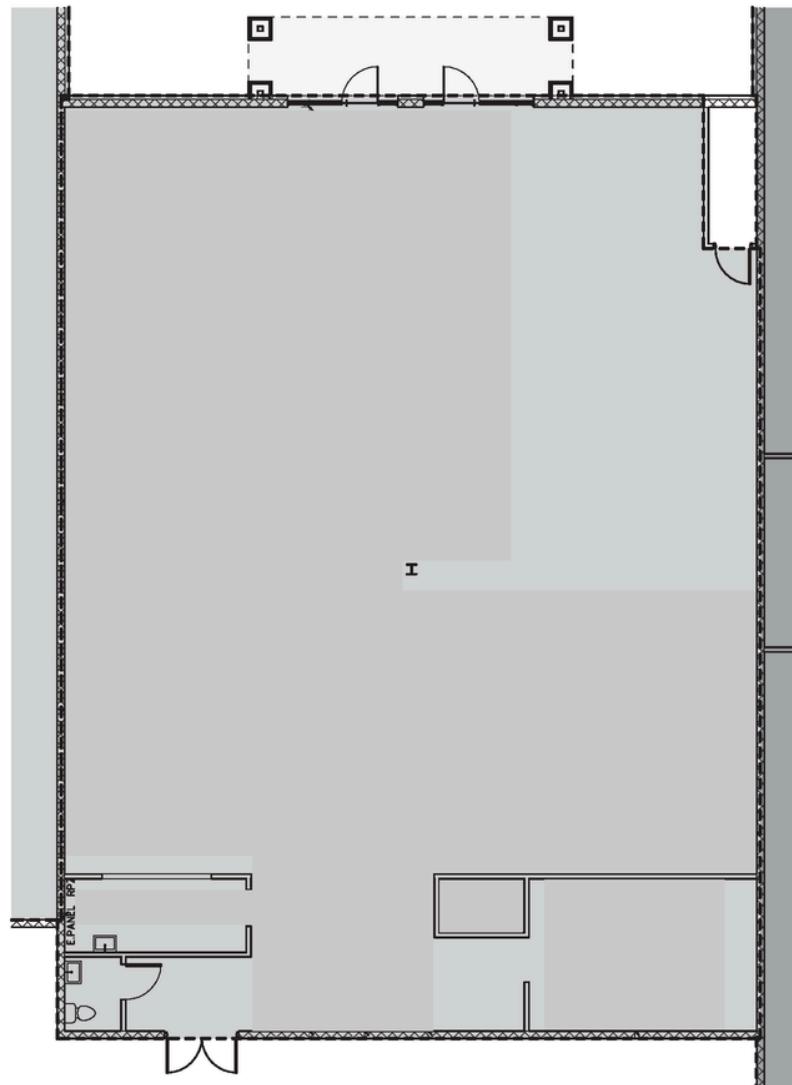
- 39,903 SF
- Retail / Flex / Warehouse Space
- Loading Dock with Leveling Plate



# 3533 MAITLAND DR

## HIGHLIGHTS

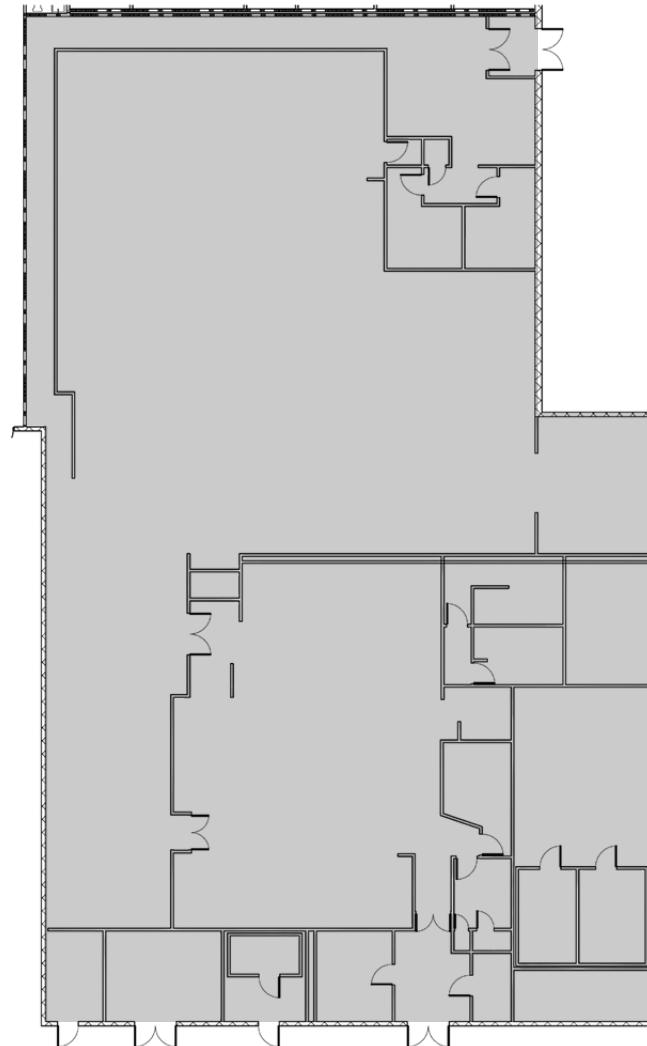
- 4,732 SF
- Retail / Flex Space
  - Former Fitness Space
- White box condition



# 3620 BASTION LN

## HIGHLIGHTS

- 12,064 SF
- 2<sup>nd</sup> Generation Restaurant Space
- Full kitchen Buildout





# WAKE BRT - NEW BERN AVE

The Wake BRT - New Bern Avenue project is currently under construction, **extending from Downtown Raleigh to New Hope Road**. The 5-mile corridor will include 19 new station platforms and 3.3 miles of dedicated bus lanes, **improving travel times and accessibility along one of the city's busiest routes**. With service planned to connect key destinations such as WakeMed and nearby shopping centers, the project will bring enhanced public transit right to New Bern Avenue, supporting continued growth and connectivity in East Raleigh.



## HIGHLIGHTS

- Corridor: Downtown Raleigh → New Hope Rd ( $\approx 5.1$  miles)
- Stations: 19 BRT platforms with upgraded shelters and real-time info
- Dedicated Lanes: 3.3 miles for faster, more reliable bus service
- Signal Priority: Keeps buses moving through traffic lights
- Major Stops: Downtown, WakeMed, and New Bern Ave shopping centers
- Status: Under construction now  
– Raleigh's first BRT corridor

# CONTACT

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