

NEWLY RENOVATED • FOR LEASE • F&B | RETAIL | SPEC SUITES



3521 HAWORTH DRIVE

RALEIGH, NC

ATLAS  STARK

3521 HAWORTH RALEIGH, NC 27609

3521 Haworth is a recently renovated two-story commercial building accommodating F&B, retail, and office users, located in North Hills Professional Park. Landscaping, interior, and exterior renovations are underway. The Property fronts Six Forks Rd, offering strong visibility along a busy corridor in Raleigh, and is a block from I-440, providing convenient access throughout the greater Raleigh area and surrounding neighborhoods.

- Total SF: 18,306 SF
 - First Floor: 8,525 SF
 - Second Floor: 9,607 SF
- Surface Parking Available
- Walking distance to North Hills
- Access to I-440 and Six Forks Road
- F&B, Retail, Office Space Available



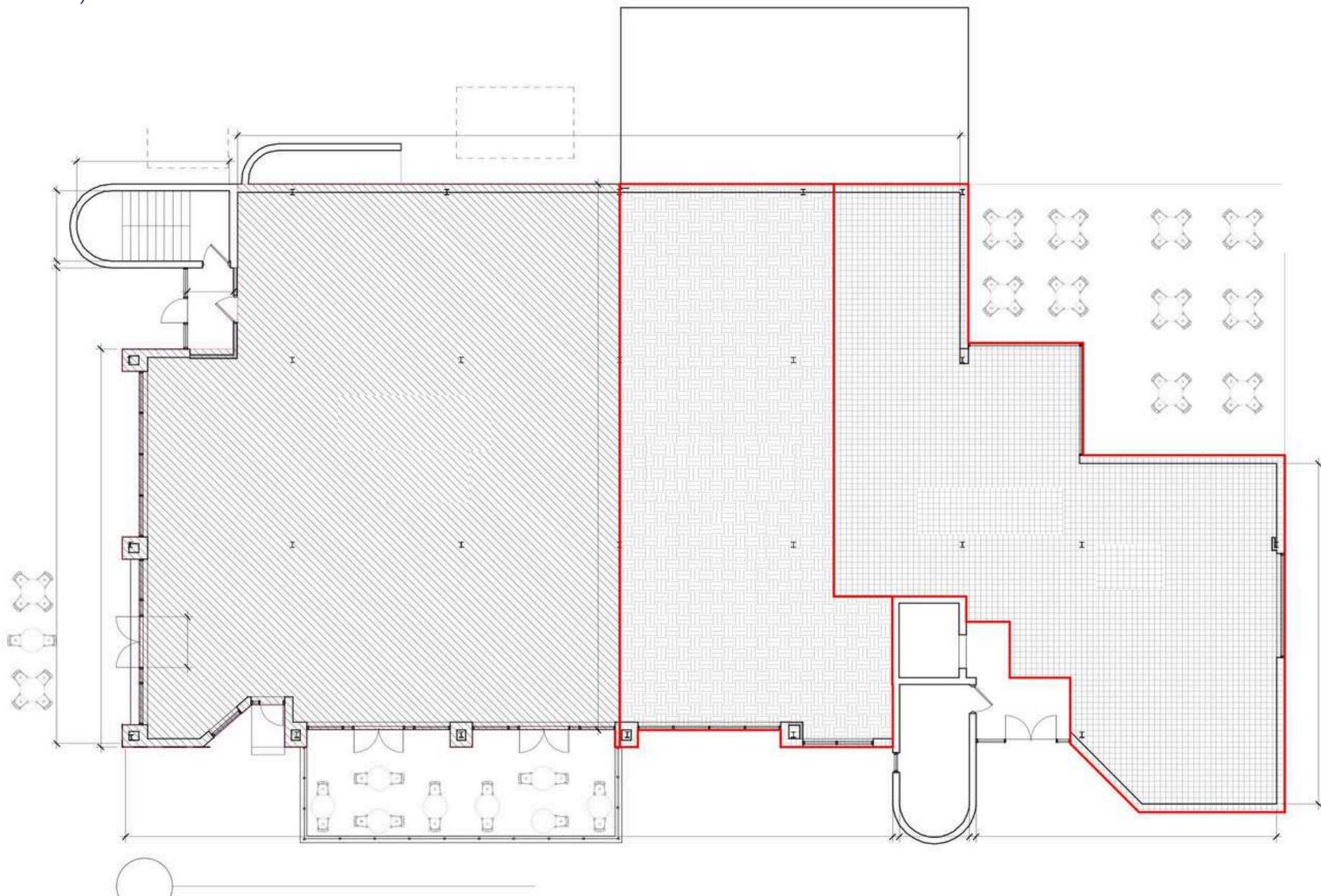
FIRST FLOOR - F&B | RETAIL

AVAILABLE NOW

- First Floor: 8,525 SF
- Base Rent: \$39.50 PSF NNN
- TICAM (estimate): \$8.46 PSF
- TI Allowance: \$60.00 PSF
- Delivery: Shell Condition
- Outdoor patio space
- Property is ideal for:
 - Fast-casual
 - Dine-in Restaurant
 - Coffee
 - Fitness
 - Retail

Floor Plan - 1st Floor - Conceptual Demising Plan

8,525 SF



SECOND FLOOR - SPEC SUITES

Q1 2027 AVAILABILITY

- Turnkey Office Suites
- Shared Conference Room with TV and AV hookup
- Common Break Area with Kitchenette
- Professional Business Park Setting
- Elevator + Wheelchair Accessible
- Contact Broker for Rates

Floor Plan - 2nd Floor
9,607 SF



EXTERIOR RENDERING



NEIGHBORHOOD OVERVIEW



THE
EXCHANGE
RALEIGH





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