

# WESTIN BRIER CREEK

NOW PRE-LEASING  
FIRST FLOOR RETAIL



**3931 MACAW STREET**  
RALEIGH, NC 27617



## PROPERTY HIGHLIGHTS

- » **FIRST FLOOR RETAIL SPACE** adjoining new 236-room Brier Creek Westin Hotel; hotel features include large meeting space/ballroom, and pool; *delivering September 2020*
- » Highly desirable Brier Creek area; less than 5% retail vacancy
- » Within walking distance of 40 retail stores, 15-screen movie theater, numerous multi-story corporate office buildings, and 2 hotels located within adjacent Brier Creek Commons
- » Less than 5 minutes to Raleigh-Durham International airport
- » Ideal for restaurant or fitness

**AVAILABLE:** SUITE A - 1,833 SF | SUITE B - 4,674 SF

**LEASE RATE:** \$35.00 PSF | \$5.50 PSF TICAM

## TRAFFIC COUNTS

Macaw St & Brier Creek Pkwy	18,572 VPD
Brier Creek Pkwy & Glenwood Ave	55,080 VPD
Lumley Rd & I-540	81,000 VPD

FOR MORE INFO, CONTACT

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PARTNERS**  
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## BRIER CREEK COMMONS



## ALEXANDER PLACE



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BRIER CREEK  
COUNTRY CLUB



## FLOOR PLAN + SUITE DETAILS



### SUITE A - 1,833 SF

- » Additional 630 SF of covered outdoor seating along Macaw Street
- » 29'-0" ceiling height

### SUITE B - 4,674 SF

- » 20'-4" ceiling height
- » Accessible from hotel via interior stairs and elevator

### SUITE A + SUITE B SHARED FEATURES

- » Floor-to-ceiling windows facing Macaw Street
- » 2,000-gallon grease trap
- » 2,890 SF uncovered exterior seating

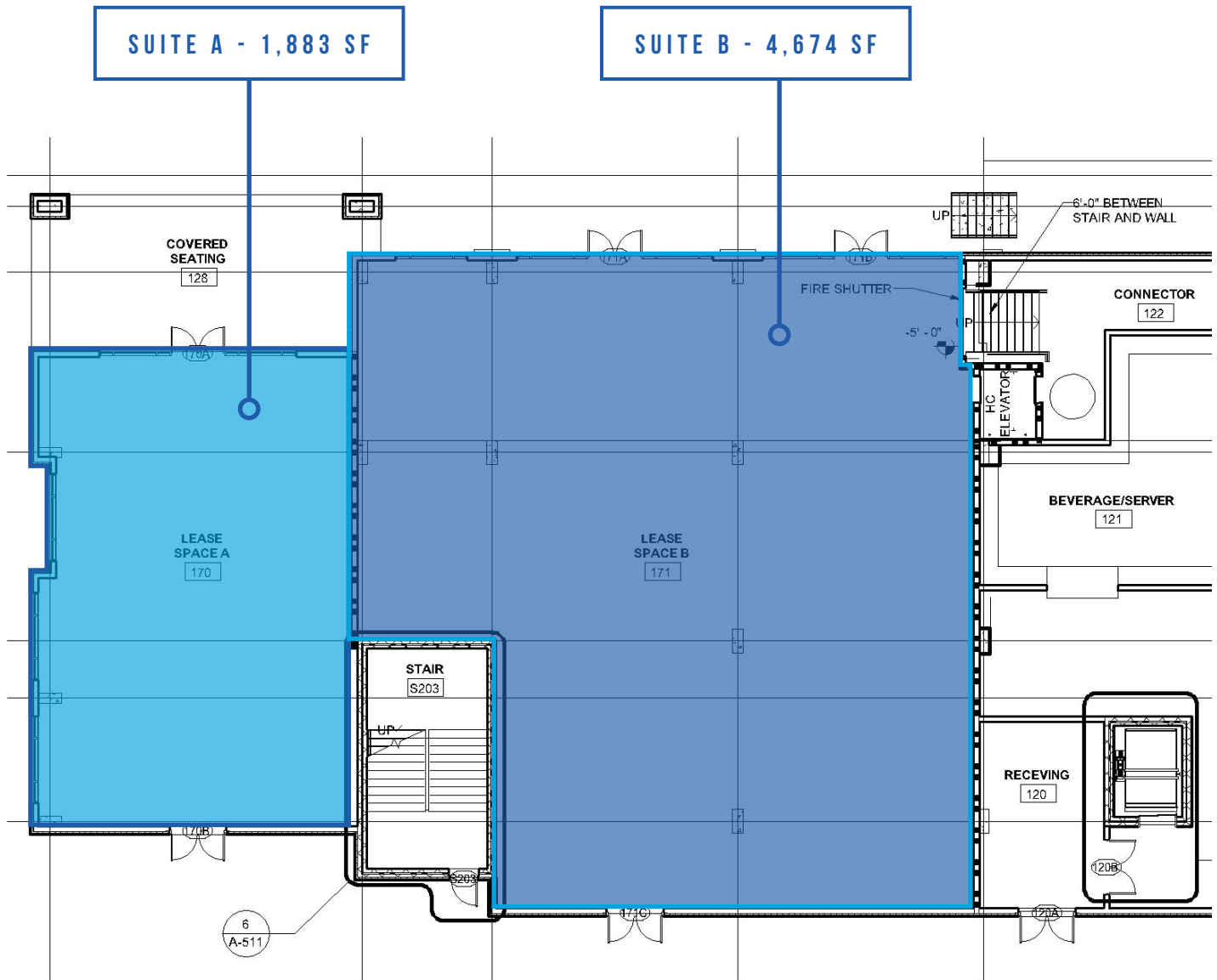
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\*Suites may be combined

### KEY



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