

OFFICE BUILDING FOR LEASE

The Woodland

2350 Bentrige Ln, Fayetteville, NC 28304



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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COREY CROEGAERT

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



PROPERTY OVERVIEW

Available SF:

Suite 103 - 2,521 SF

Suite 200 - 4,362 SF

Lease Rate:

\$22.00 - 24.00 SF/yr (MG)

Zoning:

LC

Traffic Count:

33,000

Parking Spaces

122

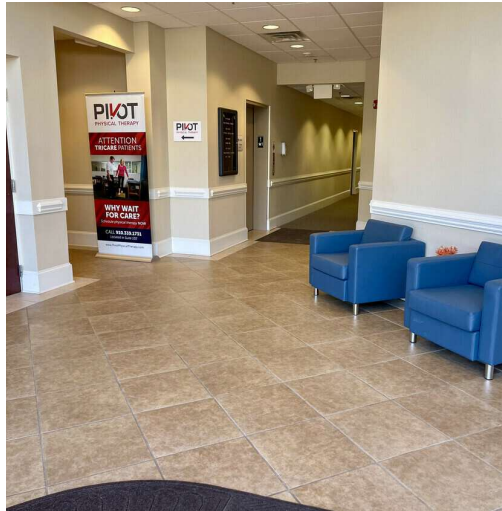
property description

2350 Bentrige Lane offers two distinct leasing opportunities within a professional office setting. Suite 103 on the first floor consists of 2,521 square feet, available at \$24.00/SF Gross, ideal for medical or general office users seeking a ground-level presence with a flexible layout. The second floor features Suite 200 with up to 4,362 square feet at \$22.00/SF Gross, offering generous open-plan space that supports a wide range of configurations for collaborative work environments, administrative functions, or client-facing operations. Both suites benefit from expansive window lines, efficient buildouts, and a modern infrastructure that supports high-speed connectivity and specialized tenant needs. On-site parking is ample and easily accessible, supporting staff convenience and customer visits.

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2350 BentrIDGE Ln

ADDITIONAL PHOTOS



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SUITE 103 FLOOR PLAN



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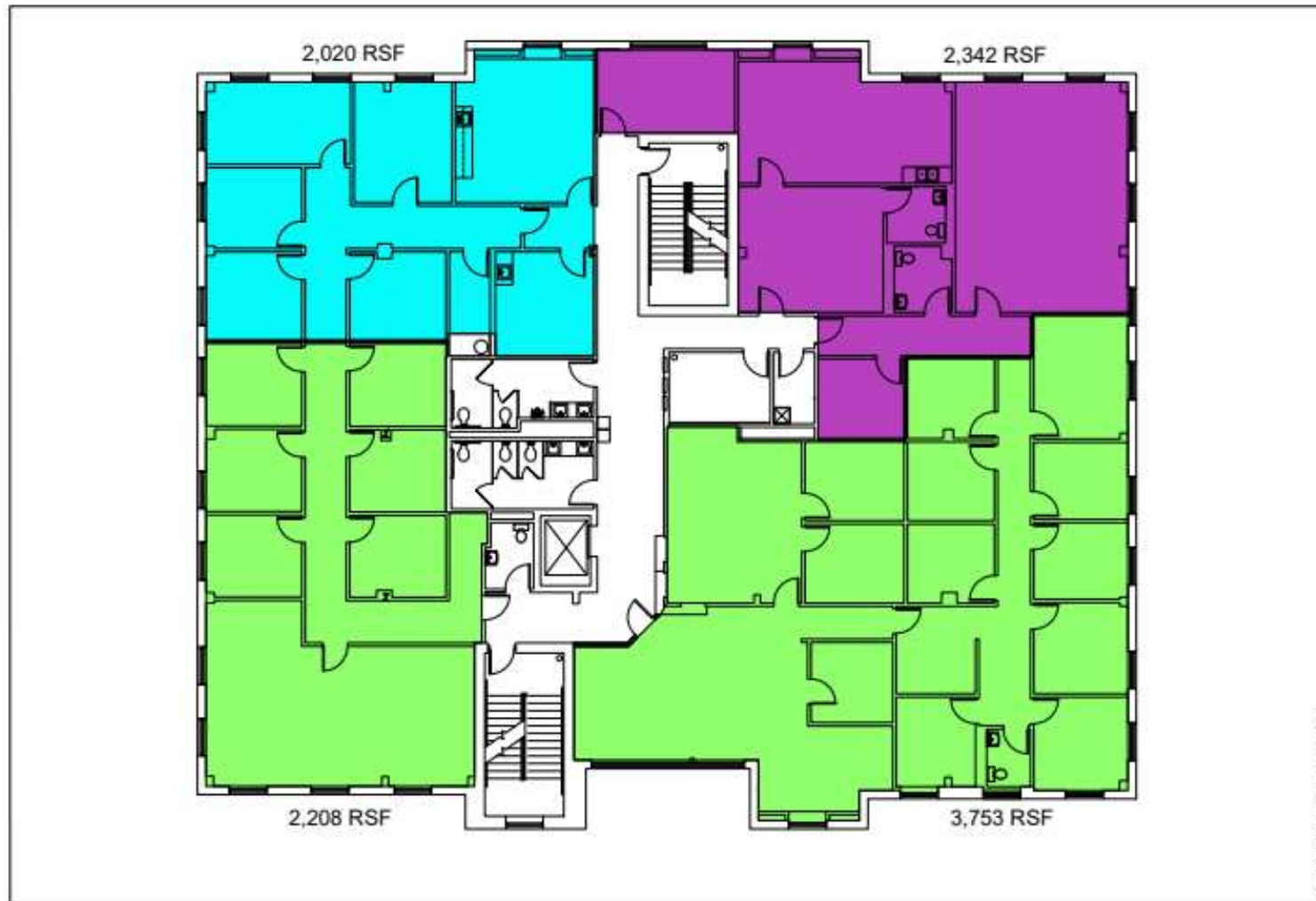
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2ND FLOOR - PURPLE AND BLUE SPACE AVAILABLE



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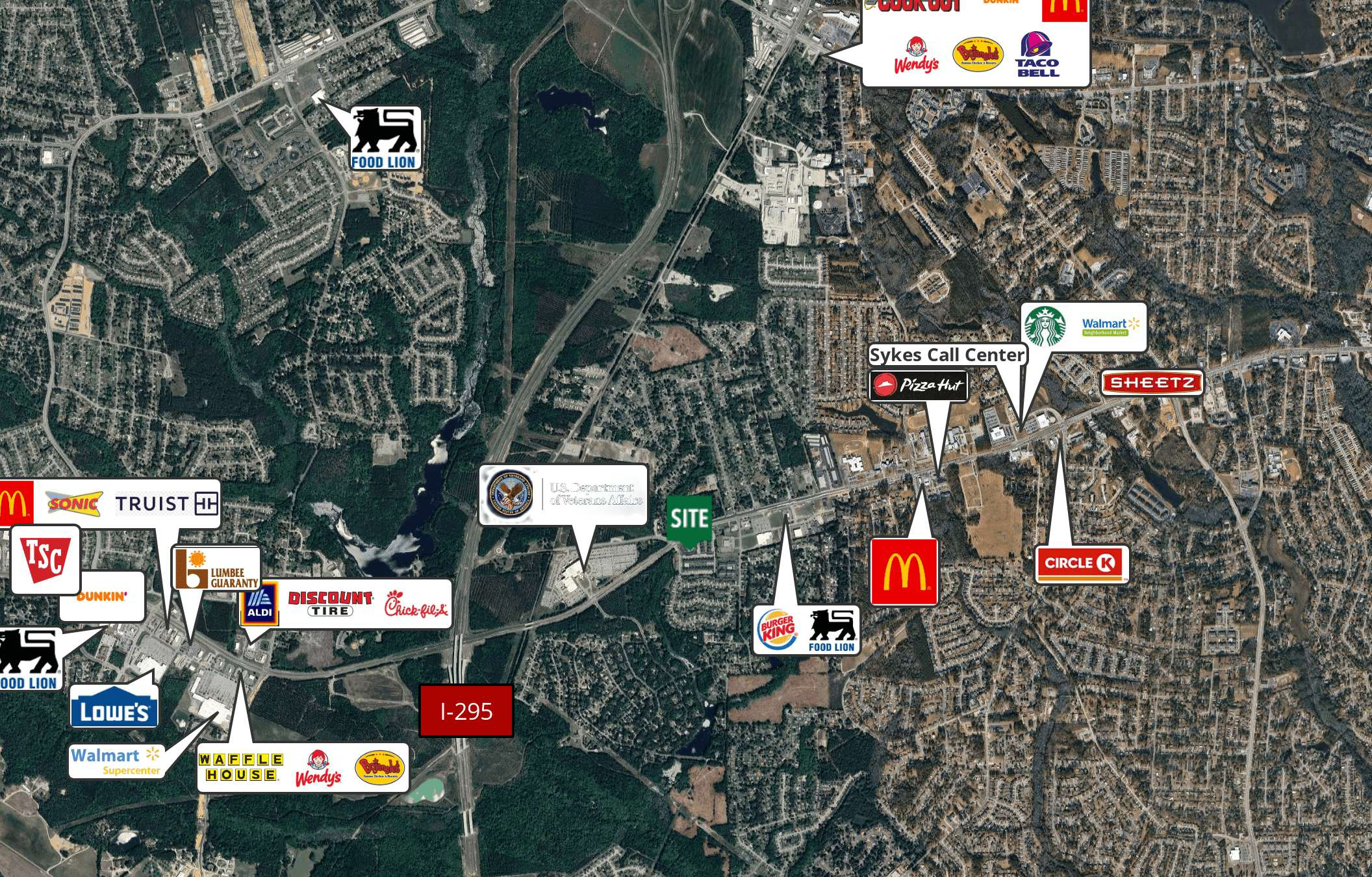
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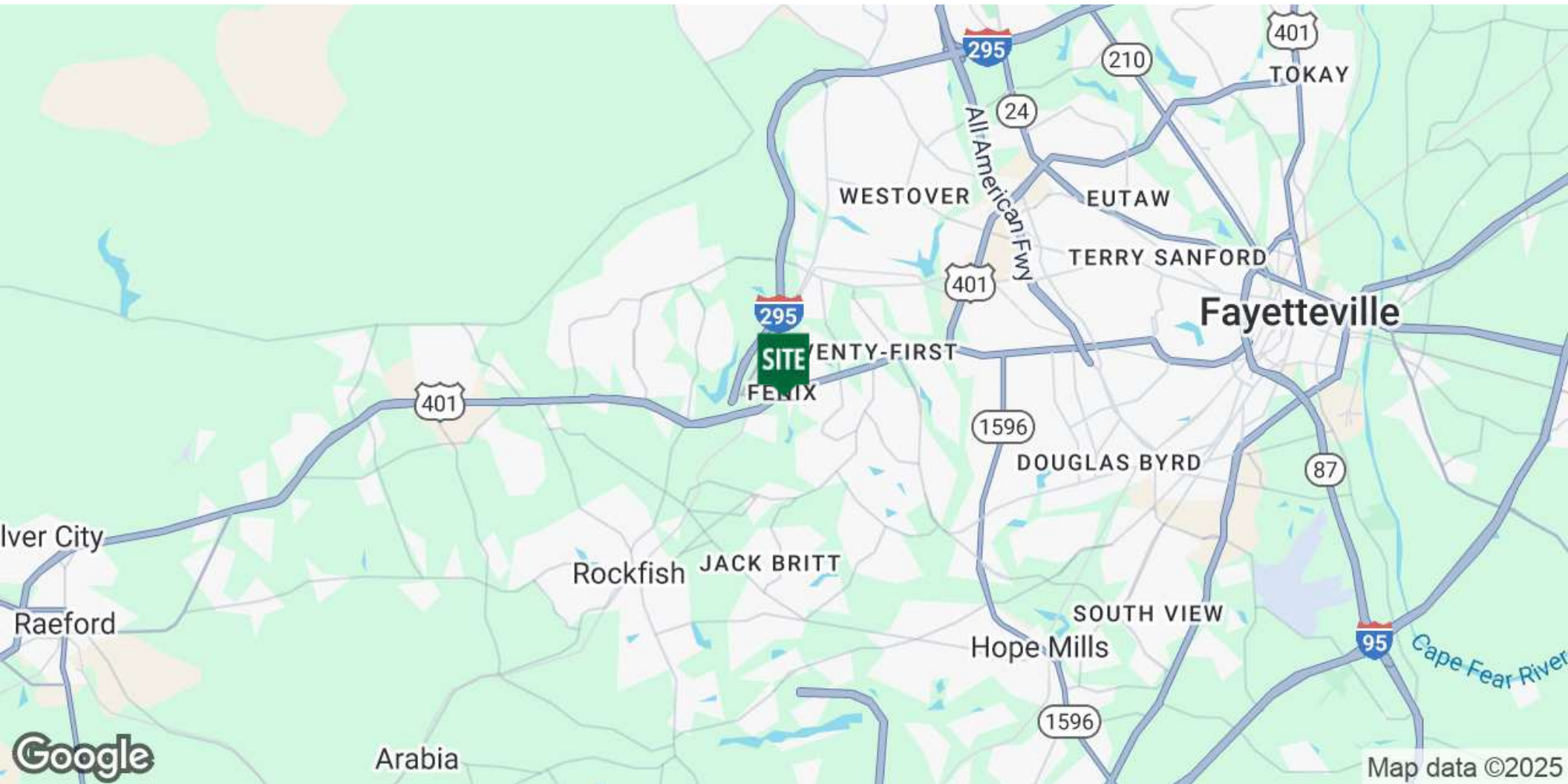
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Maxar Technologies

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LOCATION MAP



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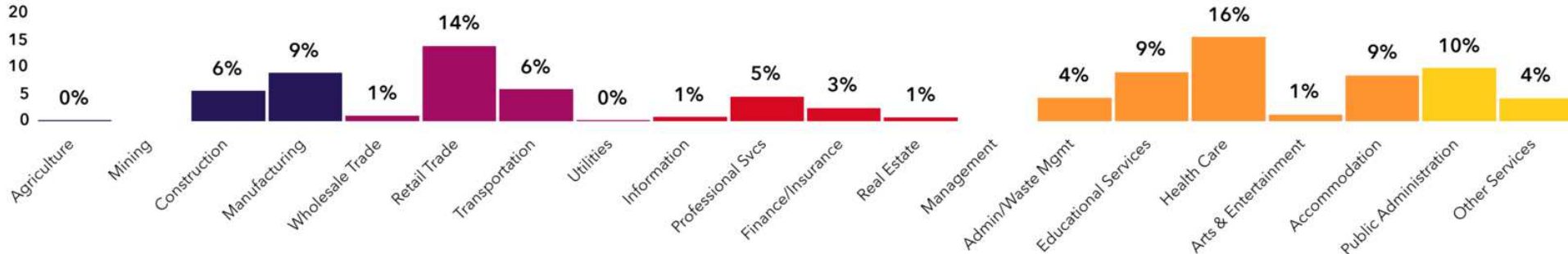


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60,293
Total Population



Population



43,950
Daytime Population

\$61,485
Median HH Income



Income



\$32,942
Per Capita Income

23,991
Total Households



Housing



26,066
Total Housing Units

\$209,235
Median Home Value



Homes



52.9%
Home Ownership

33.7
Median Age



People



Middleburg
Tapestry Segment

Demographics

2350 Bentrige Lane, Fayetteville, North Carolina, 28304



5%

No HS Diploma



26%

HS Graduate



37%

Some College



32%

Degree or Higher

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Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2024 and 2028



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