



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



OFFICE BUILDING FOR LEASE

726 RAMSEY ST - CROSS CREEK COMMONS HUB ZONE
726 Ramsey St, Fayetteville, NC 28301

for more information

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com



OFFERING SUMMARY

| | |
|-----------------------|-------------------------------------|
| Available SF: | 1,625 SF- 3,250 SF |
| Lease Rate: | \$14.00 SF/yr (NNN) |
| Lot Size: | 1.66 Acres |
| Year Built: | 2001 |
| Building Size: | 24,748 |
| Renovated: | 2019 |
| Zoning: | CC - Community Commercial |
| Market: | Fayetteville MSA |
| Submarket: | Downtown Fayetteville - HUB Zone |

PROPERTY OVERVIEW

Cross Creek Commons center is a multi-unit center along Ramsey St close to Downtown Fayetteville. The property is located in the historically underutilized business (HUB) zone, which gives businesses in this zone opportunities for incentives from the government. More information on this can be found at <https://www.sba.gov/federal-contracting/contracting-assistance-programs/hubzone-program>.

Each space features a 12 foot roll-up door in the back, allowing for easy delivery access. The suites available can have a wide variety of uses allowed in the CC zoning class to include medical, retail, flex space, and more. There are currently 2 spaces available, one 1625 and one 3250 flex. A common dumpster is provided and the spaces are in excellent condition. The center is well located to attract all types of clientele and is accessible from downtown, Fort Bragg, I-95, and anywhere else in Fayetteville being located right off Hwy 87.

The center is located at a signalized intersection, with 88 lit parking spaces, and the ability for semi-truck access. The rents are very competitive and most businesses who have rented in this center have been extremely successful. The CAM FEE is \$ 150 per month.

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AVAILABLE SPACES

LEASE TYPE | NNN

TOTAL SPACE | 1,625 - 3,250 SF

LEASE TERM | Negotiable

LEASE RATE | \$14.00 SF/yr



| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|----------------------------|-----------|------------------|------------|---------------|--|
| 726 Ramsey Suite 3 | Available | 1,625 - 3,250 SF | NNN | \$14.00 SF/yr | Suites 3 and 4 can be combined or leased separately. They are built out for possible flex use. |
| 726 Ramsey Suite 4 | Available | 1,625 - 3,250 SF | NNN | \$14.00 SF/yr | Suites 3 and 4 can be combined or leased separately. They are built out for possible flex use. |
| 726 Ramsey Suite 5 | Available | 1,625 SF | NNN | \$14.00 SF/yr | - |
| 726 Ramsey Suite 6 | Available | 1,625 SF | NNN | \$14.00 SF/yr | - |
| 726 Ramsey St Suites 7 & 8 | Available | 3,250 SF | NNN | \$14.00 SF/yr | - |
| 726 Ramsey St Suite 9 | Available | 1,625 SF | NNN | \$14.00 SF/yr | - |

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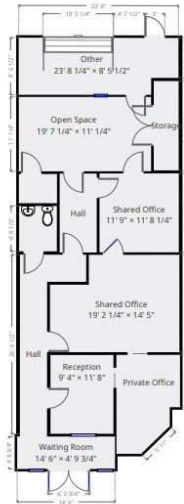
C: 919.920.2140

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Area: 1538 sq ft
 1 Floor
 3 Offices
 0 Conf. room

Ground Floor



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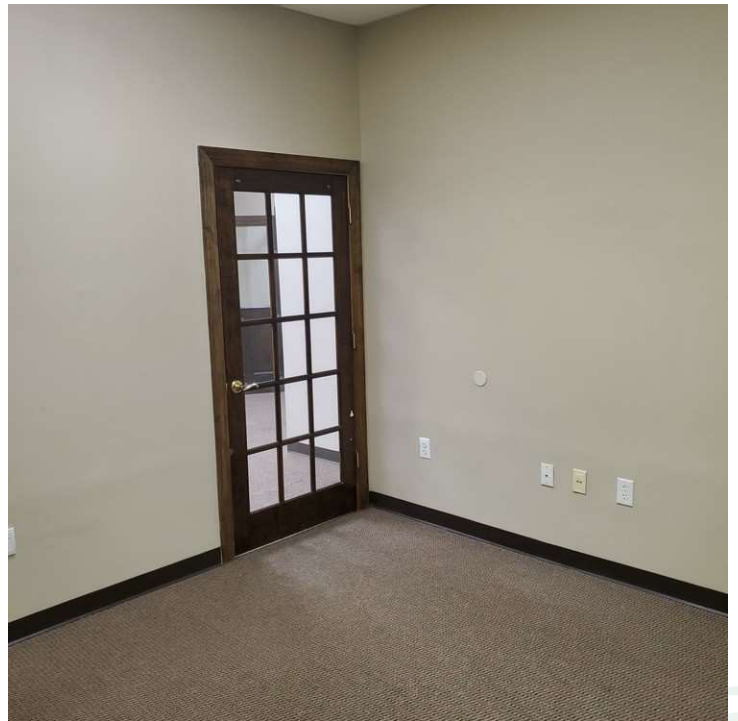
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ADDITIONAL PHOTOS



for more information

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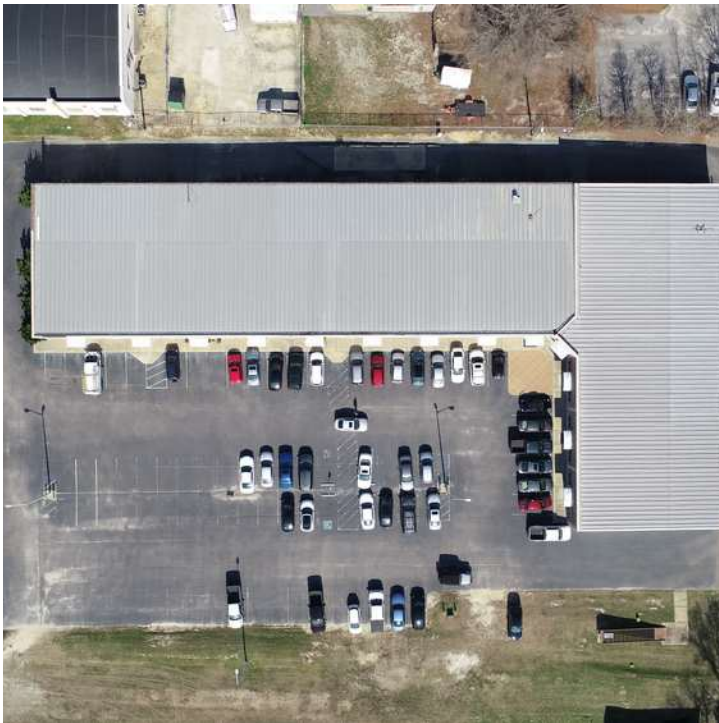
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SURROUNDING AREA



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