



130 N. STEELE STREET

Sanford, NC

OFFICE SUITES

For Lease

LEASING AGENT

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130 N. STEELE STREET

OFFICES FOR LEASE

AVAILABILITY	LEASE RATE*
Suite 1A ± 294 SF	\$700/mo
Suite 1B ± 281 SF	\$700/mo
Suite 1C ± 283 SF	\$700/mo
Suite 2 ± 725 SF	\$1,750/mo
Suite 3 ± 625 SF	\$1,500/mo
Suite 4 ± 643 SF	\$1,550/mo

*Full Service, Net of Internet

DETAILS

Class-A Office Suites Available - Downtown Sanford.

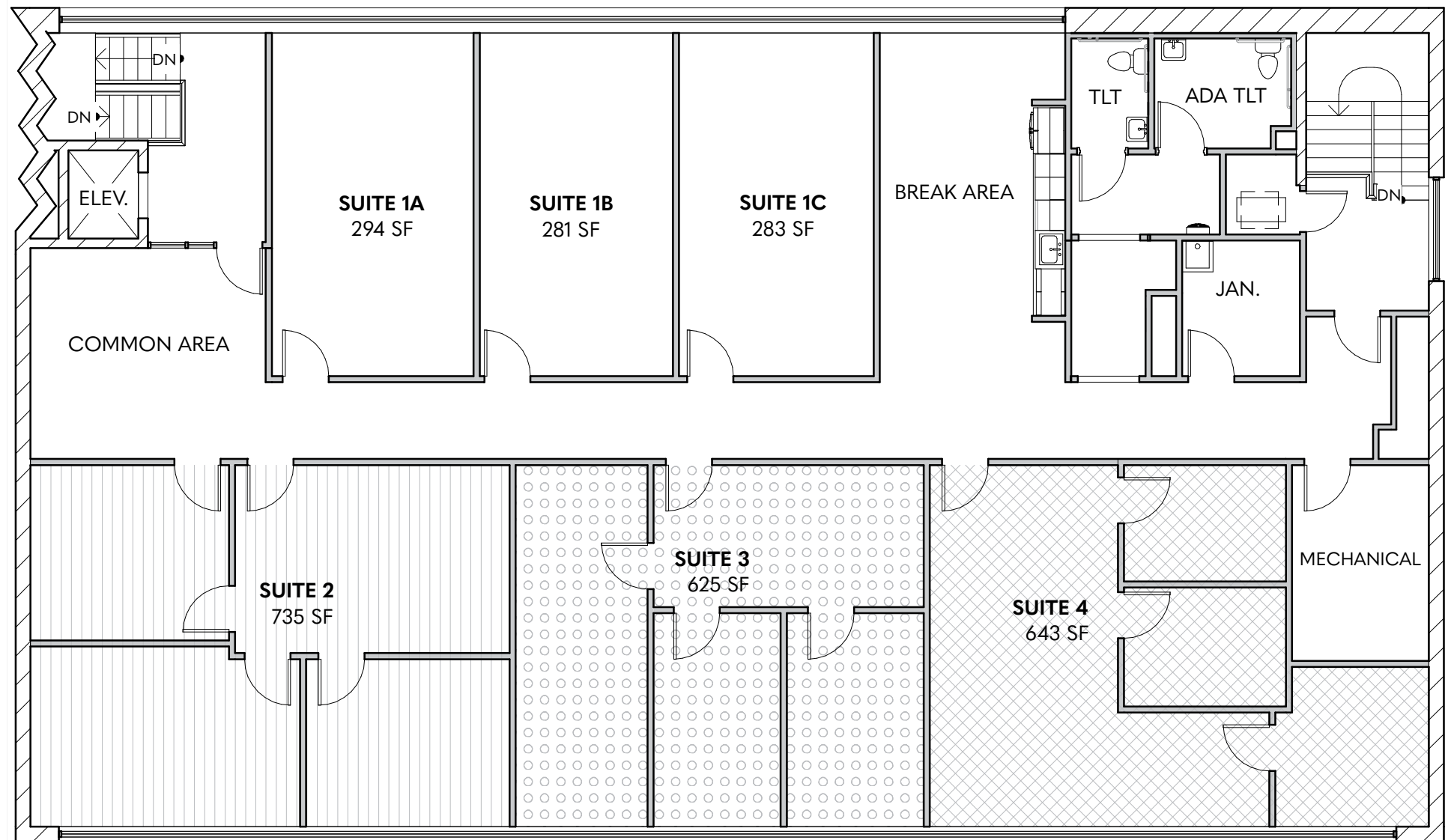
Elevate your workspace at 130 N. Steele St., a fully renovated Class A office building in the heart of downtown Sanford. Redesigned in 2025, this modern property offers professional office suites ideal for entrepreneurs, freelancers, and small businesses seeking a premium environment without the hassle. Enjoy a clean, modern mid-century setting with thoughtfully designed shared amenities, including:

- Stylish common area lounge for collaboration or client meetings
- Fully equipped shared break room
- All-inclusive leases covering utilities and janitorial services

Located just steps from downtown shops, dining, and services, this is a turnkey solution for professionals who want convenience, flexibility, and a polished business presence.

Move-in ready. Flexible. Professional.

SECOND FLOOR LAYOUT





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130 N. Steele Street

DEPOT PARK

 DINING / COFFEE

 BANKING / ATM

 ENTERTAINMENT

 EV CHARGING

SANFORD, NC

CITY PROFILE



POPULATION
31,478



MEDIAN
PROPERTY VALUE
\$245,400



PEOPLE
PER
SQUARE
MILE

1,032



MEDIAN AGE
34.7



AVG. COMMUTE
23.3 MIN

MEDIAN
HOUSEHOLD
INCOME

\$57,586



ABOUT SANFORD

Centered in the heart of North Carolina, Sanford offers residents and visitors a unique blend of small town charm and big city amenities. Sanford boasts an active, energized downtown with custom boutiques and cafes, as well as plenty of community events and festivals to keep you busy -- but it's easy to find peace and quiet, too. With day spas, golf courses, and lush natural resources, you're never more than 10 minutes away from relaxation. *Source: sanfordnc.net/650/About-Sanford*

MAJOR EMPLOYERS

- Pfizer
- Bharat Forge
- Kyowa Kirin
- Astellas Gene Therapies
- Pilgrim's
- Caterpillar
- Tyson Foods
- Coty
- Pentair
- Moen
- GKN
- LifePoint Health
- Americold
- US Venture
- Eurofins

ACCOLADES

#9 MOST DIVERSE PLACES TO LIVE IN NORTH CAROLINA

Niche · 2023

#26 BEST COUNTIES FOR FAMILIES IN NORTH CAROLINA

Niche · 2023

#23 HEALTHIEST COUNTIES IN NORTH CAROLINA

Niche · 2023

#16 MOST DIVERSE COUNTIES IN NORTH CAROLINA

Niche · 2023

GROWTH ON THE HORIZON

SANFORD APPROVES 140-ACRE INDUSTRIAL PARK AS AREA BOOMS · DECEMBER 2023

"A proposed industrial park in Sanford has cleared a key hurdle to becoming a reality.

The South Carter Industrial Park received preliminary plat approval from the Sanford City Council last week. The industrial park will be located across the street from the Carolina Trace subdivision along N.C. Highway 87 and will cover 142.71 acres."

Source: bizjournals.com/triangle/news/2023/12/11/sanford-north-carolina-industrial-park-green-light.html

SANFORD GROWTH STREAK ATTRACTS NEW HOTEL · AUGUST 2023

"Sanford's continued growth is leading to more commercial investment in the Lee County city.

Sanket Dalal, founder and CEO of Cary-based investment company Anvaya Investments, is planning to launch and operate a 100-room WoodSpring Suites hotel off N.C. Highway 87 South. He told Triangle Business Journal he hopes to open the hotel in late 2024 and said it will employ 12 to 15 people."

Source: bizjournals.com/triangle/news/2023/08/16/new-woodspring-suites-hotel-coming-to-sanford.html

RED-HOT SANFORD USING \$4.4M TO CREATE DOWNTOWN MARKETPLACE · NOVEMBER 2023

"A growing city in the Greater Triangle region is working to build an "agricultural marketplace" to bolster its downtown, support local farmers and address food insecurity.

The City of Sanford, through designer HH Architecture, has submitted initial plans for the structure, which will consist of more than 12,000 square feet including more than 8,000 square feet for an open-air market. The project is a collaboration between several entities, including the City of Sanford, Lee County and the Lee County Cooperative Extension, part of the NC Cooperative Extension, and will be located at 157 Charlotte Avenue downtown...

Along with being a staple farmer's market for the Sandhills region, providing reliable, healthy food for residents in the downtown area who lack a grocery store nearby is a priority for the project. According to Stone, the space will have a demonstration kitchen for classes on shopping for and cooking healthy meals on a budget. Additionally, there will be meeting space, office space, a shared kitchen for food entrepreneurs and more."

Source: bizjournals.com/triangle/news/2023/11/17/sanford-downtown-marketplace-agriculture-vendors.html

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SANFORD, NC

LEASING

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MARKETING

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YORK PROPERTIES

Brokerage · Property Management · Security
Maintenance · Association Management · Construction
Landscaping · Accounting

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