

OFFICE BUILDING FOR LEASE

# Downtown Fayetteville

208 Hay St, Fayetteville, NC 28301



for more information

COREY CROEGAERT

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Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE



## PROPERTY OVERVIEW

<b>Available SF:</b>	1,650 - 9,739 SF
<b>Lease Rate:</b>	\$18.00 - 22.00 SF/yr (NNN)
<b>Monthly Rent:</b>	\$3,000-\$14,608.50
<b>Renovated:</b>	2018
<b>Zoning:</b>	DT
<b>Number of Units:</b>	3

## property description

This Two- Story, exceptional office space, appraised at \$2.4 million in 2021, is offering a first floor 1650 SF Office Space, a First floor 2949 SF office space and a 5,140 SF Second floor office space for lease, or all can be leased together. It has beautifully remodeled interiors, blending modern design with functionality. Fully renovated in 2018, including a roof replacement, the property boasts a soaring 20-foot ceiling height and an open, adaptable floor plan designed to accommodate a wide variety of uses as well as making it easily sub-dividable. This suite is equipped with secure access codes for added privacy and flexibility, making it ideal for multi-tenant arrangements or businesses requiring heightened security. The property's thoughtful layout ensures seamless adaptability for professional offices, co-working spaces, creative studios, or boutique retail concepts. Impeccably maintained and move-in ready, this space delivers an unmatched opportunity for businesses seeking a dynamic, contemporary setting.

Located in the heart of downtown Fayetteville, this property benefits from high visibility and steady foot traffic driven by a vibrant mix of nearby shops, restaurants, and entertainment venues. The area thrives as a cultural and commercial hub, regularly hosting community events that draw significant crowds and create consistent opportunities for business exposure.

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ADDITIONAL PHOTOS



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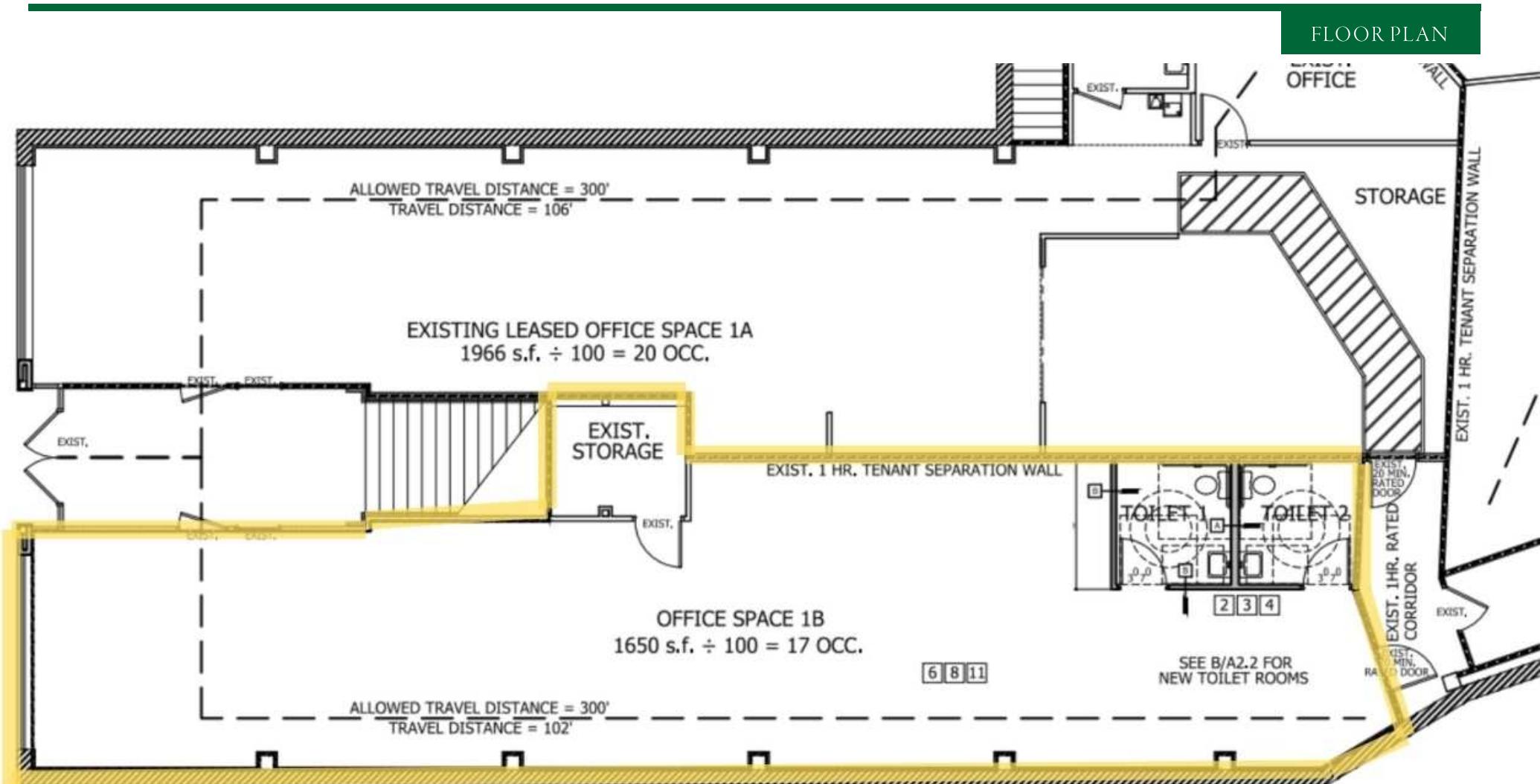
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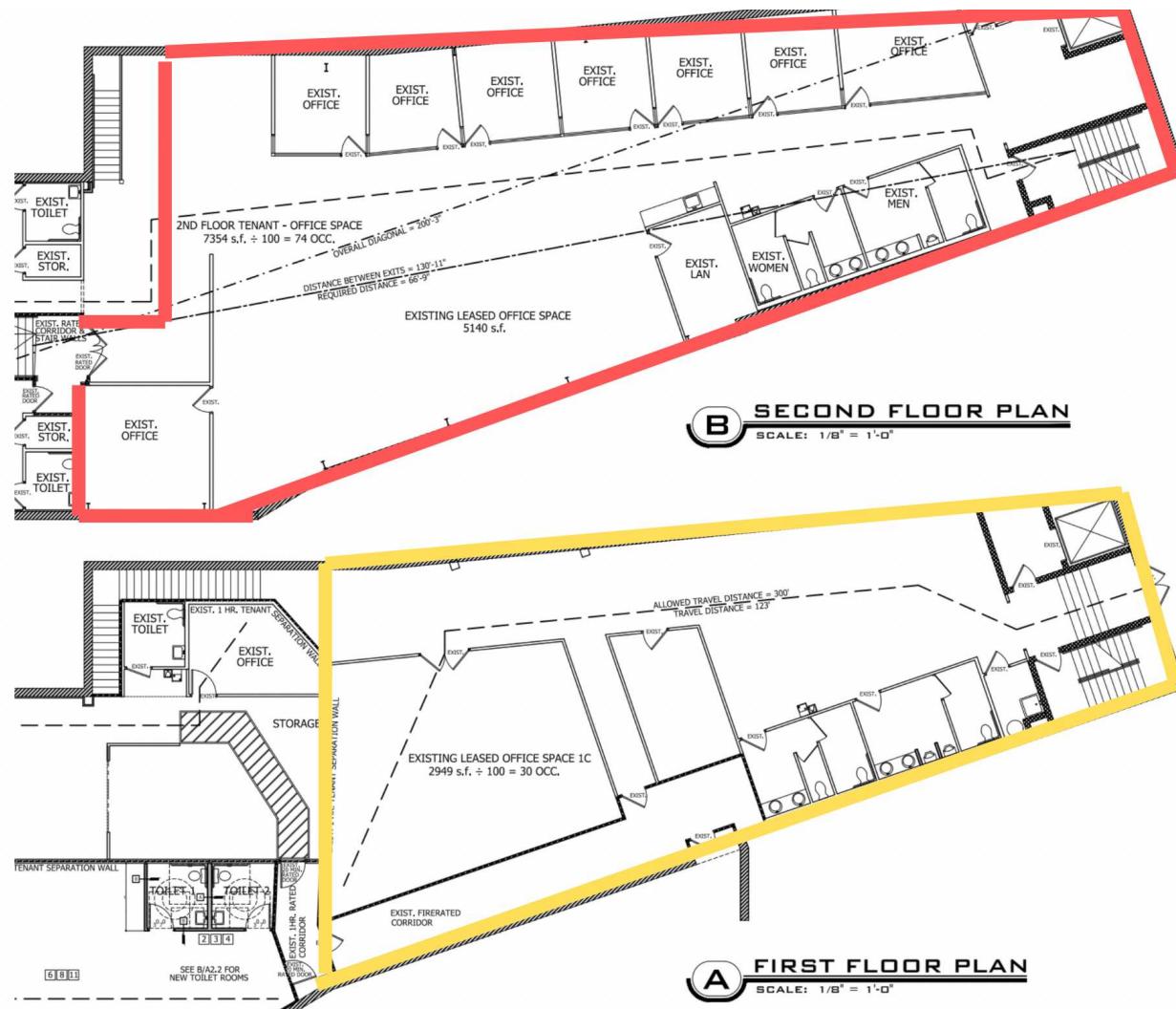
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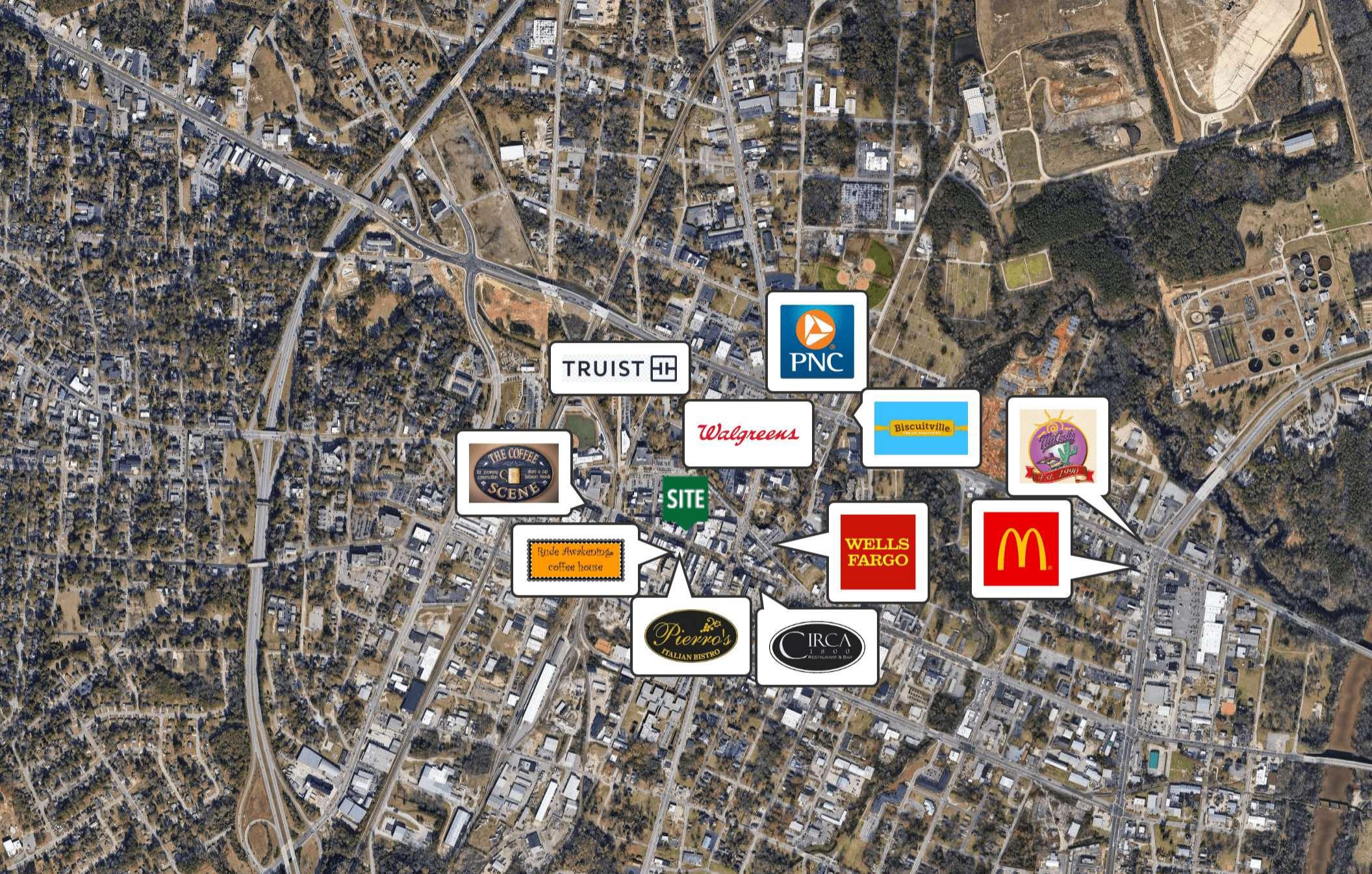
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