

OFFICE BUILDING FOR LEASE

River Landing Center

3400 Walsh Pkwy, Fayetteville, NC 28311



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



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 213 - 2,678 SF
Suite 229 - 2,484 SF
Suite 244 - 4,109 SF
Suite 248 - 2,200 SF
Suite 353 - 2,679 SF

Lease Rate:

\$25.00 SF/yr (Full Service)

Year Built:

2010

Building Size:

45,957 SF

Parking:

200 Spaces (4.3/1,000 SF)

Zoning:

MU/CZ

Submarket:

North Fayetteville

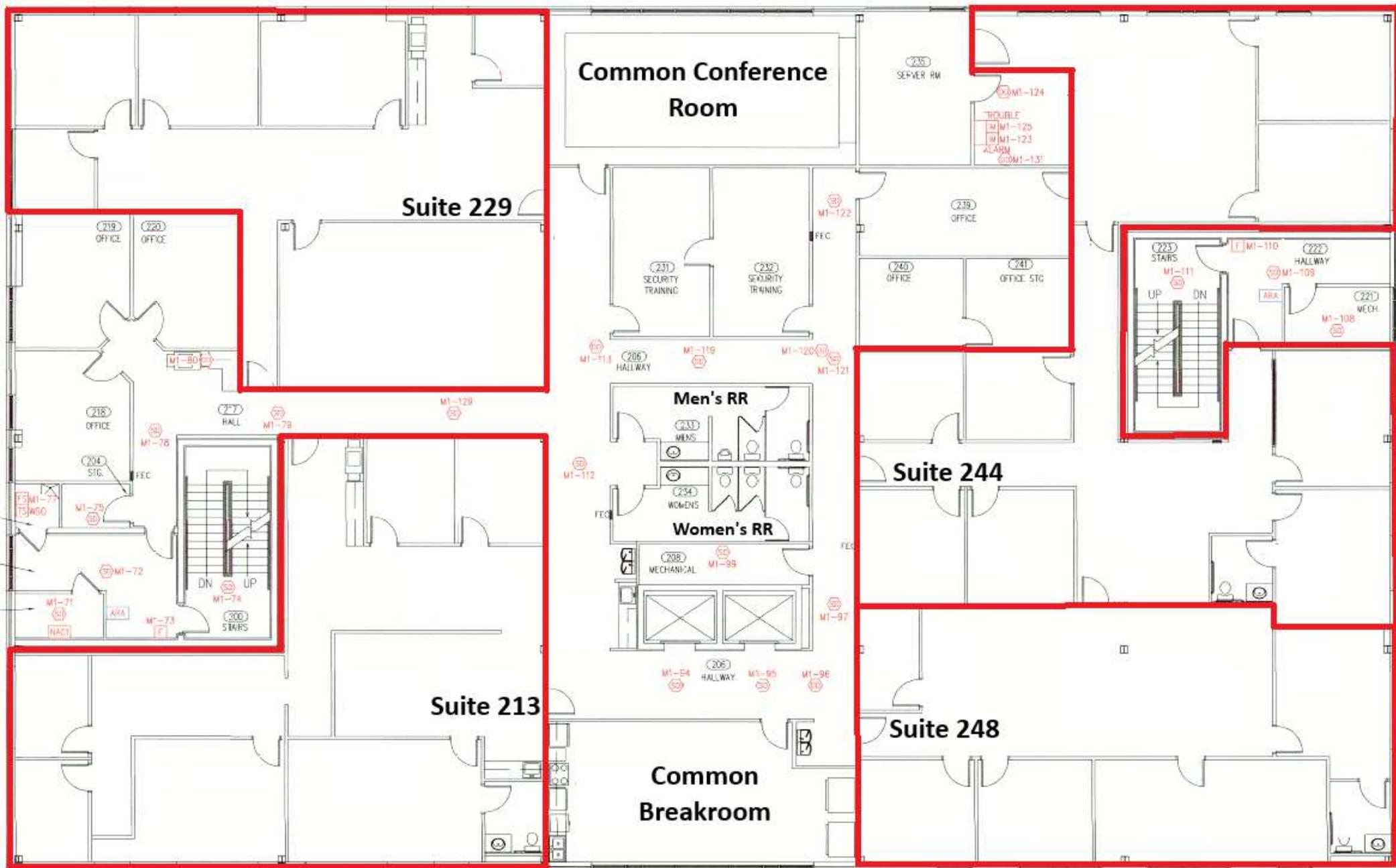
Building Amenities:

Covered drop off, large communal conference room, large communal breakroom, common bathrooms, lobby

property description

River Landing Center is a 45,957 SF, three-story office building completed in 2011, offering high-quality construction and a professional environment well-suited for corporate, medical, and government-related users. The building features an impressive common lobby, elevator service, abundant natural light, and a well-appointed interior with modern finishes throughout. Tenants benefit from full-service leases, flexible suite configurations ranging from small executive offices to larger office suites. Shared amenities include a large, professional conference room, common break room, controlled access, and on-site surface parking at a 4.35/1,000 SF ratio. The building's secure design and multi-tenant layout align particularly well with defense contractors and professional service firms.





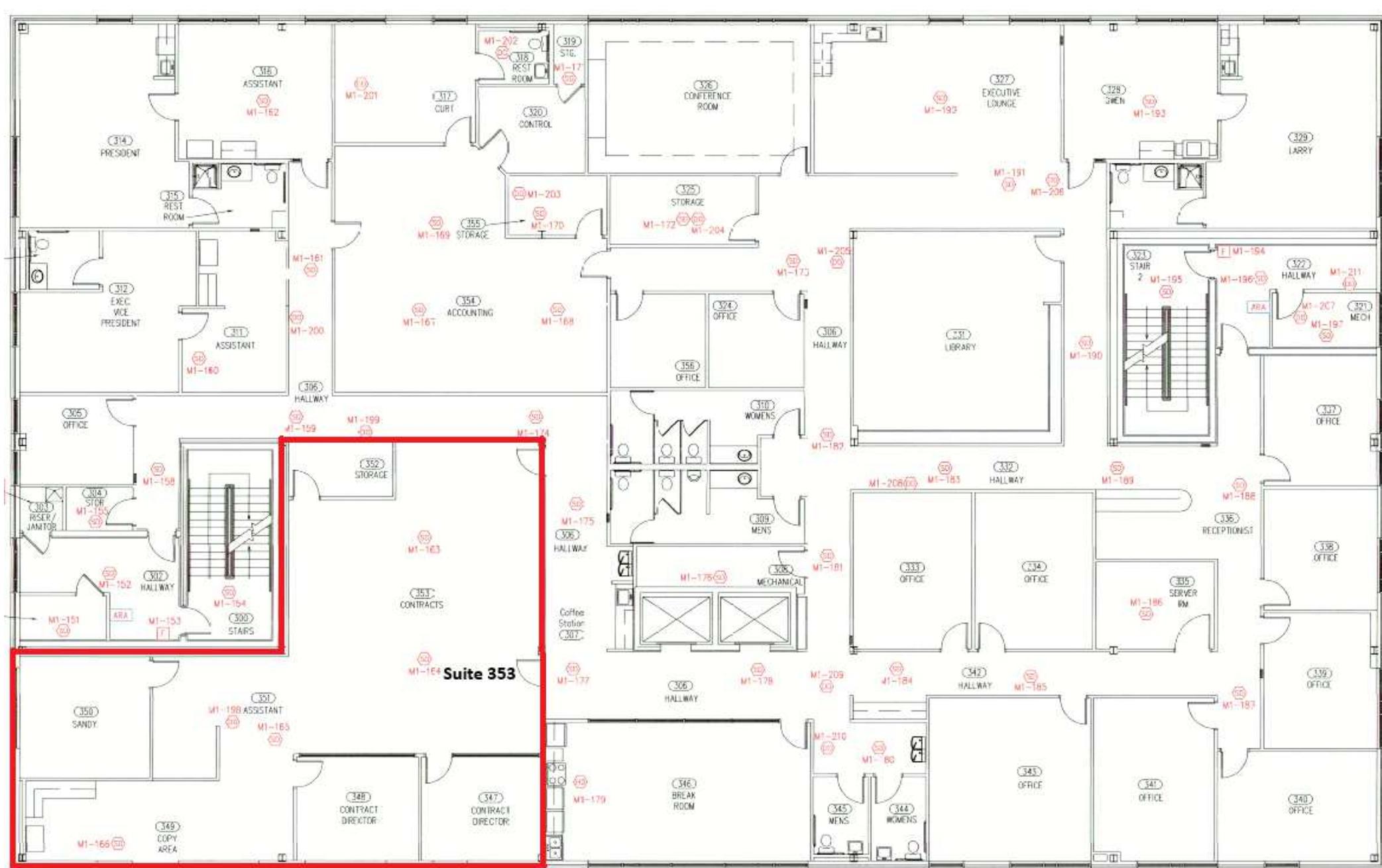
for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge
 O: 910.829.1617
 C: 910.861.0449
 patrick@grantmurrayre.com



Grant - Murray
 REAL ESTATE, LLC
 COMMERCIAL AND INVESTMENT BROKERAGE



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge
 O: 910.829.1617
 C: 910.861.0449
 patrick@grantmurrayre.com



Grant - Murray
 REAL ESTATE, LLC
 COMMERCIAL AND INVESTMENT BROKERAGE



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

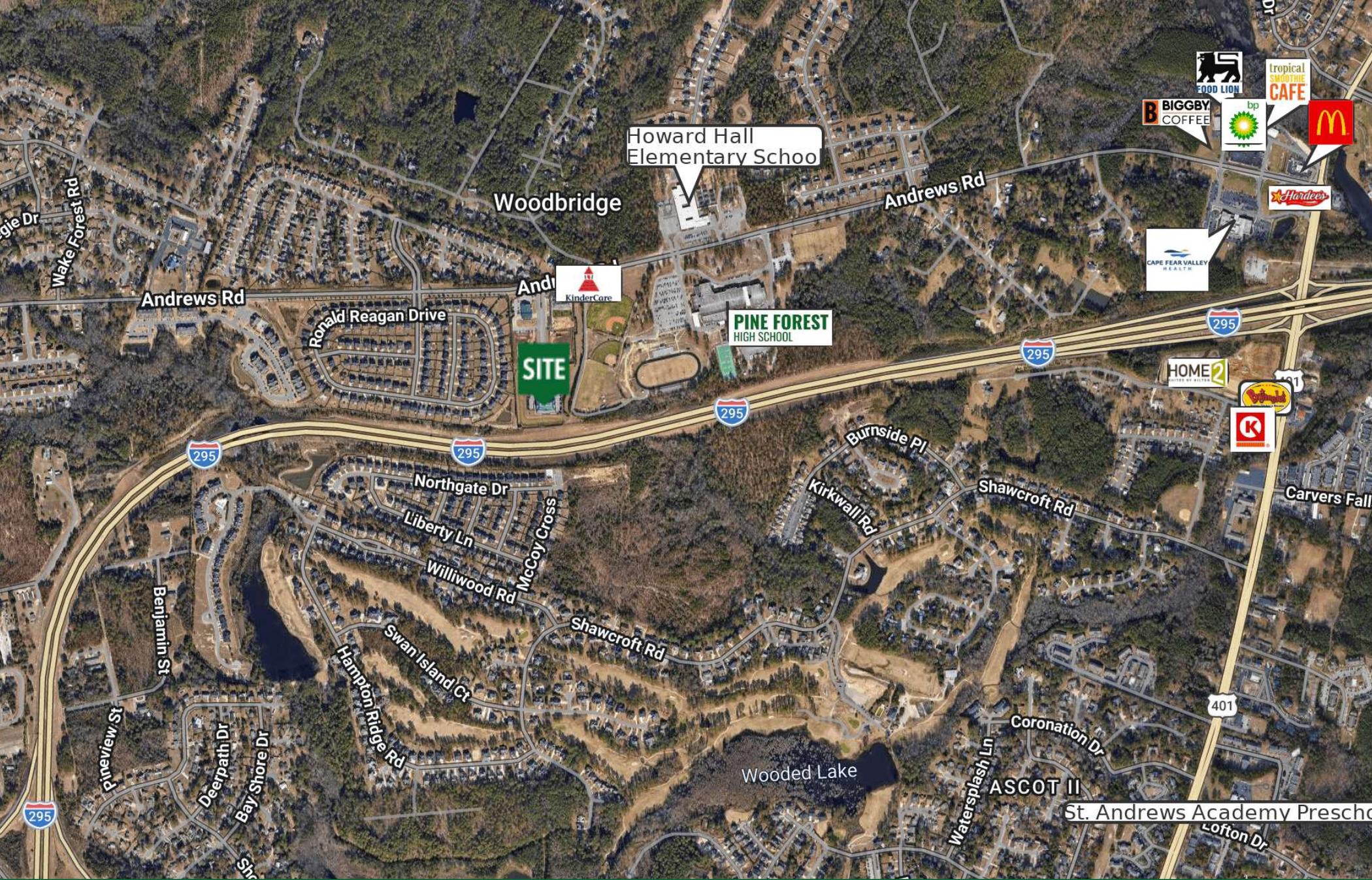
C: 910.861.0449

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



Howard Hall Elementary School

Woodbridge

Andrews Rd

Andrews Rd

Ronald Reagan Drive



SITE

PINE FOREST HIGH SCHOOL



Northgate Dr

Liberty Ln

Willwood Rd

McCoy Cross

Shawcroft Rd

Burnside Pl

Kirkwall Rd

Shawcroft Rd

Benjamin St

Pineview St

Deerpath Dr

Bay Shore Dr

Hampton Ridge Rd

Swan Island Ct

Wooded Lake

ASCOT II

St. Andrews Academy Prescho

401

for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



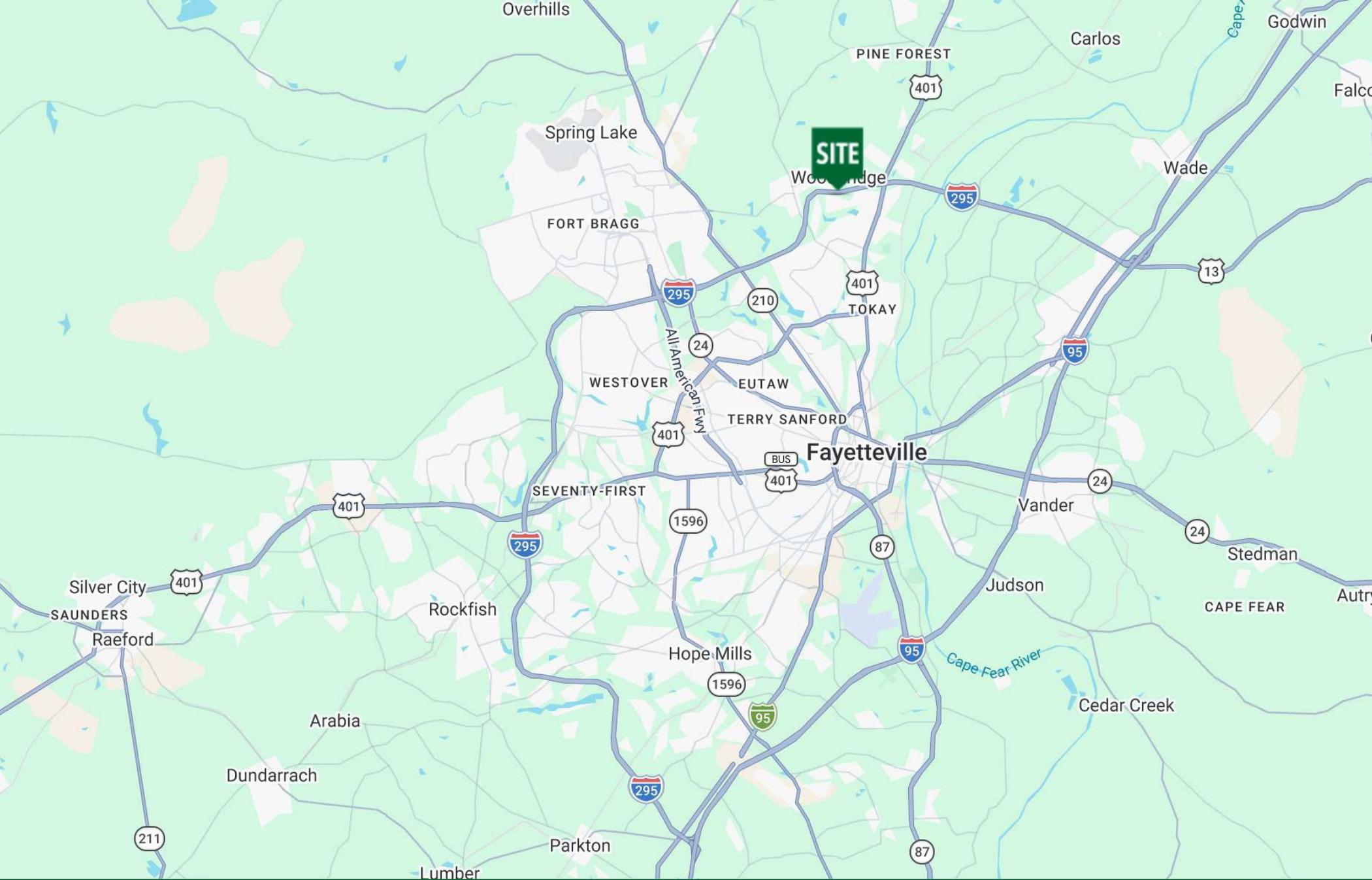
Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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

Maxar Technologies



for more information

PATRICK MURRAY, CCIM, SIOR

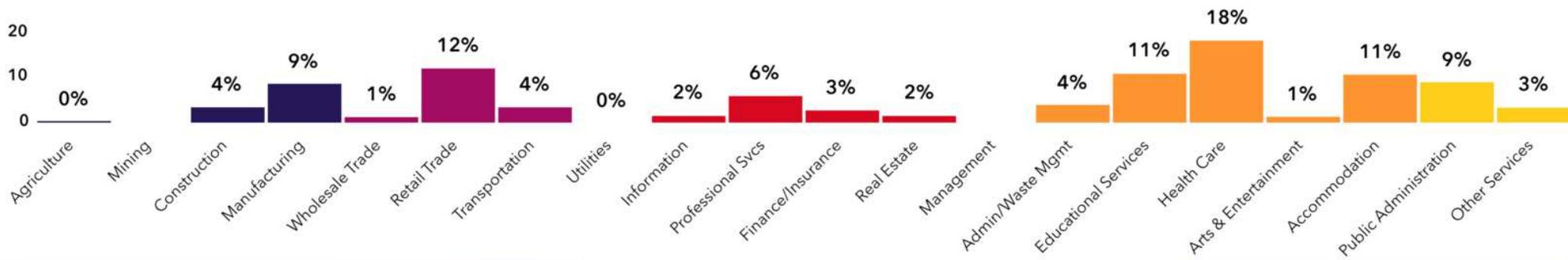
Principal / Broker in Charge
O: 910.829.1617
C: 910.861.0449
patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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

Map
data
Google



28,564
Total Population



Population

25,495
Daytime Population



\$68,804
Median HH Income



Income

\$38,738
Per Capita Income



12,183
Total Households



Housing

13,149
Total Housing Units



\$276,770
Median Home Value



Homes

50.2%
Home Ownership



35.4
Median Age



People

Tapestry Segment



Demographics



5%
No HS Diploma



23%
College Degree



35%
High School Grad



38%
College Degree

for more information
3410 Walsh Pkwy, Fayetteville, North Carolina,
28311
PATRICK MURRAY, CCIM, SIOR
Principal / Broker in Charge
O: 910.829.1617
C: 910.861.0449
patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2025 and 2028

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