

OFFICE LEASING OPPORTUNITY

310B N Glynn St

Renovated Two-Story Office — Whole Building or By Floor

Fayetteville, GA 30214 · ±3,865 SF · ±1,928 SF / Floor

LEASE RATE

\$17.00/SF + CAM

AVAILABLE

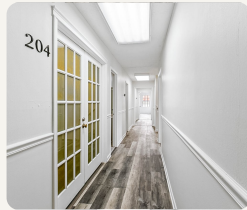
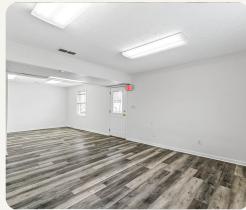
Whole Bldg or Floor

33,000+ VPD
GLYNN ST / HWY 85

The Opportunity

Freshly renovated two-story office on Fayetteville's Glynn St / Hwy 85 corridor — move-in ready with new LVP flooring and paint. Two floors with separate entrances and independent stairwells let a tenant take the whole building or a single floor, with no shared-space friction. Built out with 11 private offices, a large open work area, four restrooms, and a breakroom — turnkey for professional, medical-adjacent, or executive-suite users.

- ◆ Fully renovated — new LVP flooring & fresh paint, move-in ready
- ◆ 11 private offices + a large open work area & 4 restrooms
- ◆ Whole building or single floor — separate entrances & two stairwells
- ◆ On-site surface parking · 24-hour access · C-3 zoning
- ◆ Beside Fayette County High School; minutes to Piedmont Fayette Hospital



PROPERTY AT A GLANCE

| | |
|---------------|--------------------------|
| Building Size | ±3,865 SF |
| Floors | 2 · ±1,928 SF ea. |
| Lease Rate | \$17.00/SF + CAM |
| Offices | 11 + Open Area |
| Restrooms | Four (4) |
| Parking | Surface, On-Site |
| Year / Reno | 1977 / 2025 |
| Zoning | C-3 |
| Access | 24-Hour |

Whole Building

±3,865 SF
\$5,475/mo base + CAM · one tenant, both floors

By Floor

±1,928 SF ea.
\$2,731/mo base + CAM · private entrance per floor

Location — Hard frontage on Glynn St / Hwy 85 (33,000+ VPD), directly beside Fayette County High School within a dense national-retail corridor (CVS, McDonald's, Michaels, Captain D's, Arby's). Minutes from Piedmont Fayette Hospital and downtown Fayetteville; ~28 minutes to Hartsfield-Jackson.



PRESENTED BY

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