

DOWNTOWN OFFICE / RETAIL FOR LEASE

421 Maiden Ln

Fayetteville, NC 28301



for more information

COREY CROEGAERT

Commercial Broker and Investment Specialist

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

Available SF:	7,000 - 77,233 SF
Lease Rate:	\$5 - 16 SF/yr (NNN)
Lot Size:	1.62 Acres
Building Size:	92,894 SF
Zoning:	DT-1

property description

Position your business at the center of Downtown Fayetteville's rapid transformation with an extraordinary leasing opportunity at 421 Maiden Lane — one of the city's most prominent mixed-use destinations directly adjacent to Segra Stadium, home of the Fayetteville Woodpeckers. Surrounded by year-round energy from baseball games, concerts, festivals, community events, and the constant draw of downtown's expanding entertainment district, this premier location offers unmatched visibility, accessibility, and foot traffic in one of Southeastern North Carolina's fastest-evolving urban cores.

Anchored by SOL's Arcade + Taproom, a major entertainment destination that consistently drives significant pedestrian activity, 421 Maiden Lane benefits from built-in consumer traffic and a vibrant atmosphere ideal for retailers, office users, experiential concepts, hospitality, fitness, or destination-driven businesses seeking to capitalize on Downtown Fayetteville's resurgence.

The property features an exceptional 21,769 SF available on the first floor — including what may be the largest event, retail, or flex commercial space currently available for lease in Downtown Fayetteville — creating a rare opportunity for flagship retail, entertainment, corporate headquarters, or adaptive office users. The second floor offers 27,814 SF of highly versatile office or retail space, while the third floor adds an additional 27,650 SF, providing expansive opportunities for growing companies, creative redevelopment, or large-scale users looking to establish a commanding presence in the urban core.

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ADDITIONAL PHOTOS



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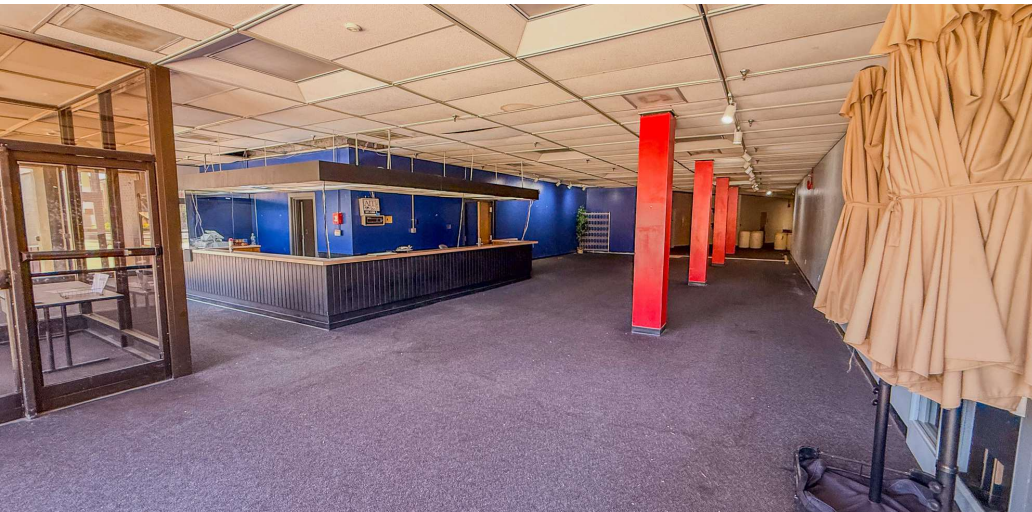
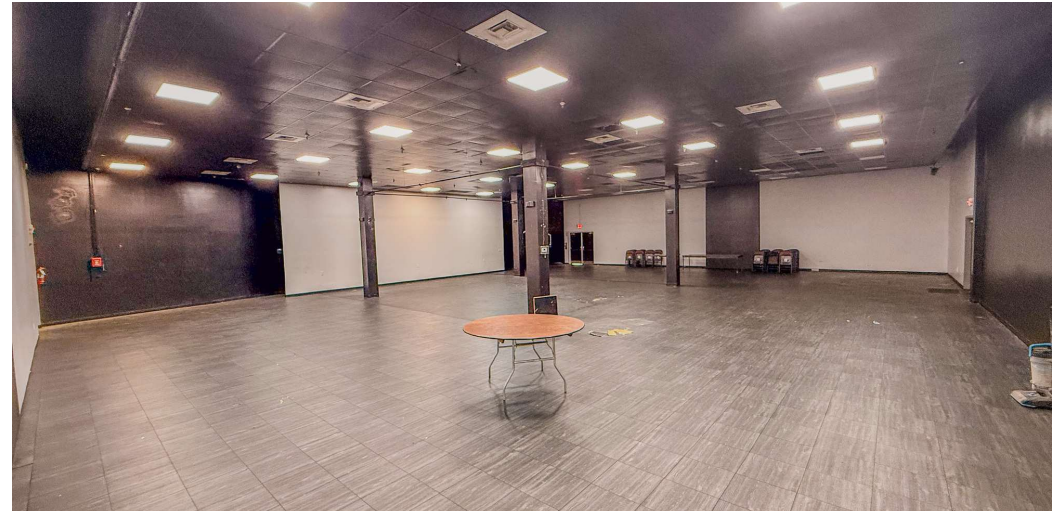
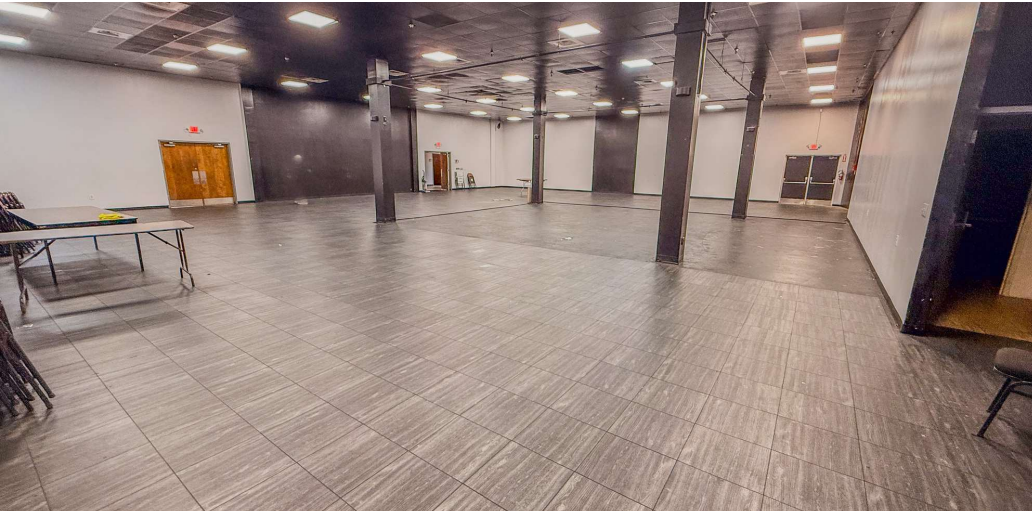
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FIRST FLOOR - EVENT CENTER



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SECOND FLOOR - OFFICE



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3RD FLOOR - OFFICE



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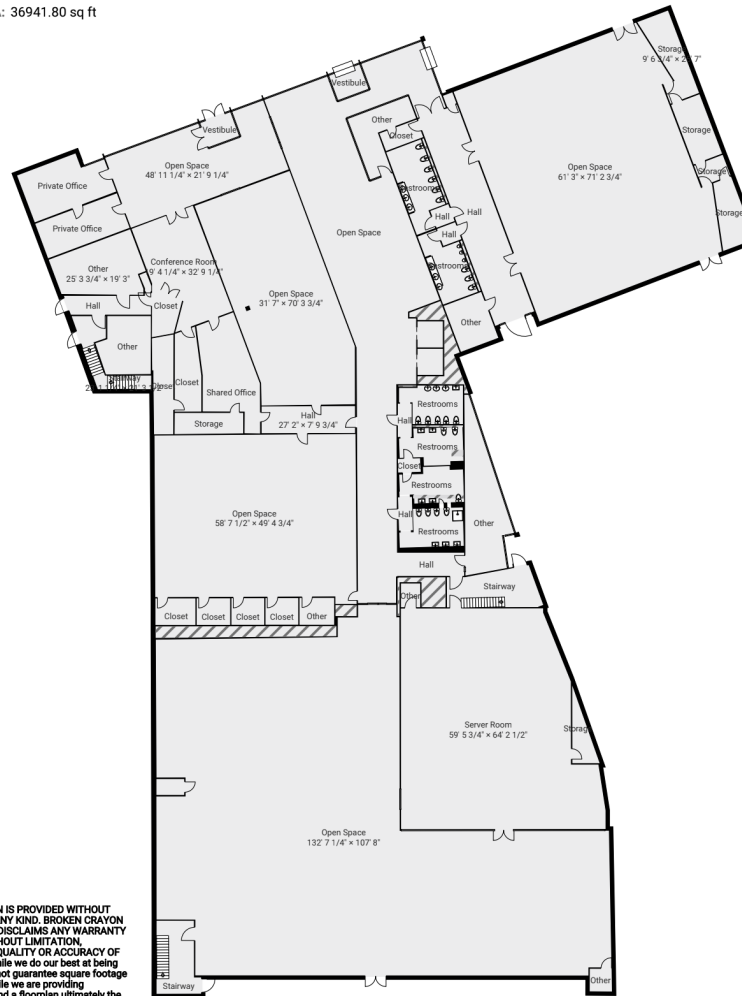
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1ST FLOOR - FLOOR PLAN

▼ Ground Floor

LIVING AREA: 36941.80 sq ft



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. BROKEN GRAY ON PHOTOGRAPHY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS. While we do our best at being accurate we cannot guarantee square footage calculations. While we are providing measurements and a floorplan ultimately the real estate agent is responsible to make sure

for more information

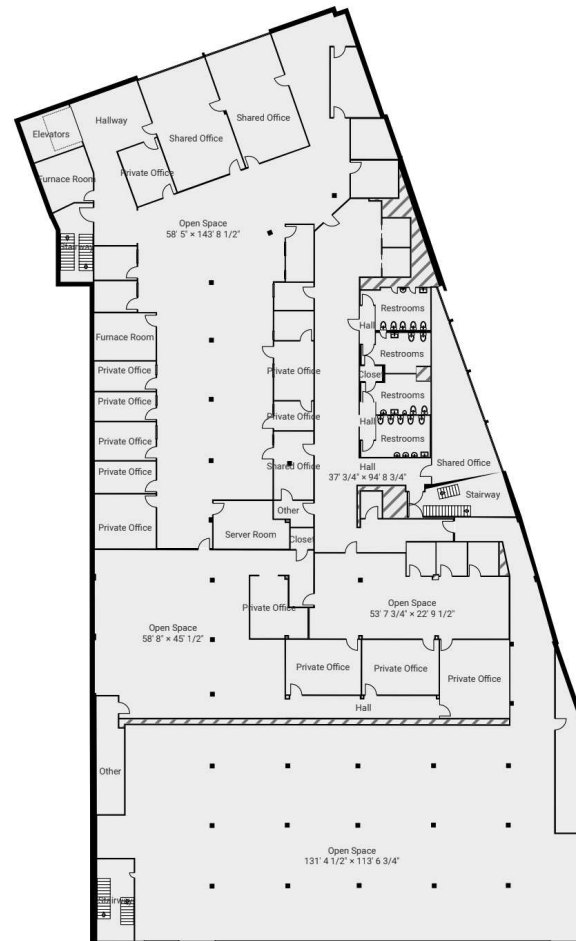
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▼ 2nd Floor

LIVING AREA: 27814.16 sq ft



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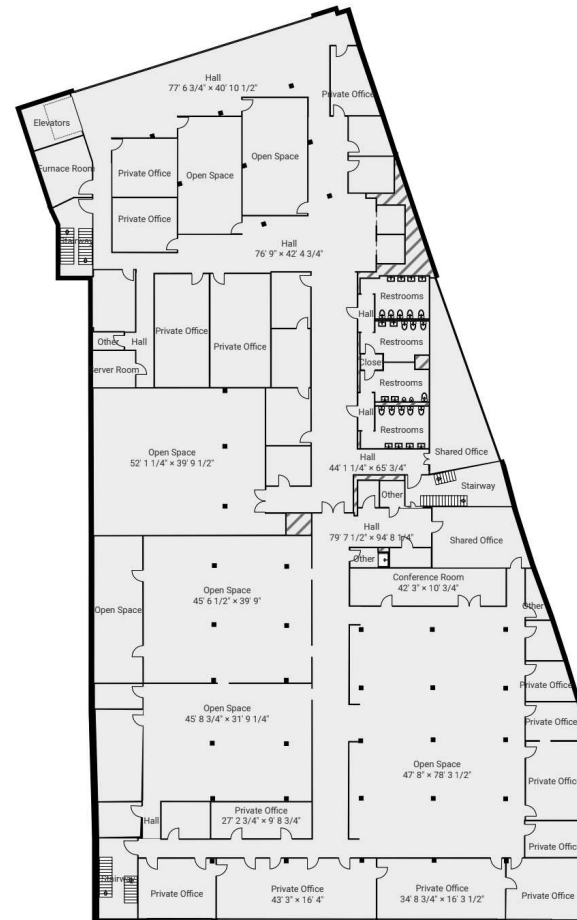
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▼ 3rd Floor

LIVING AREA: 27650.10 sq ft



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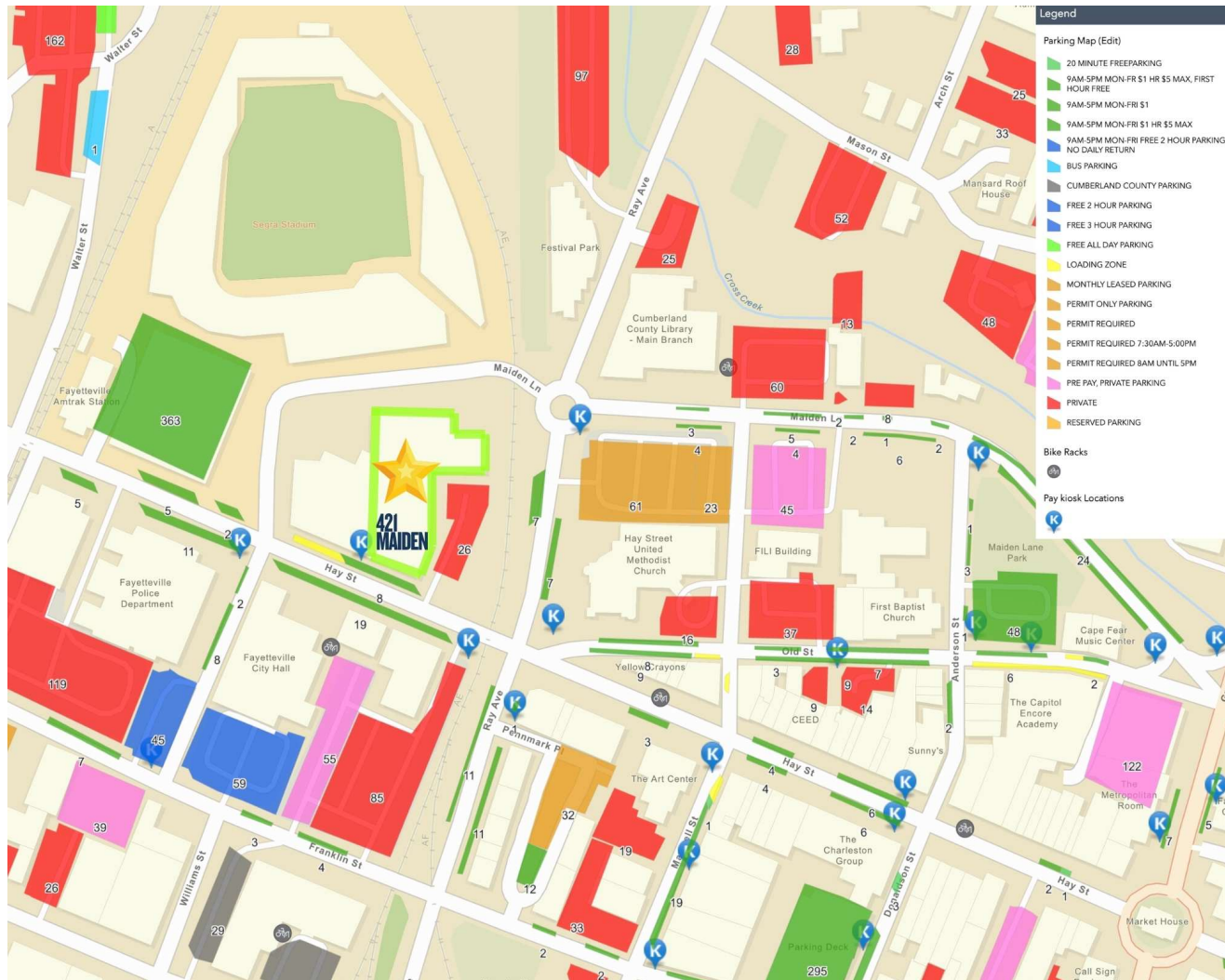
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PARKING

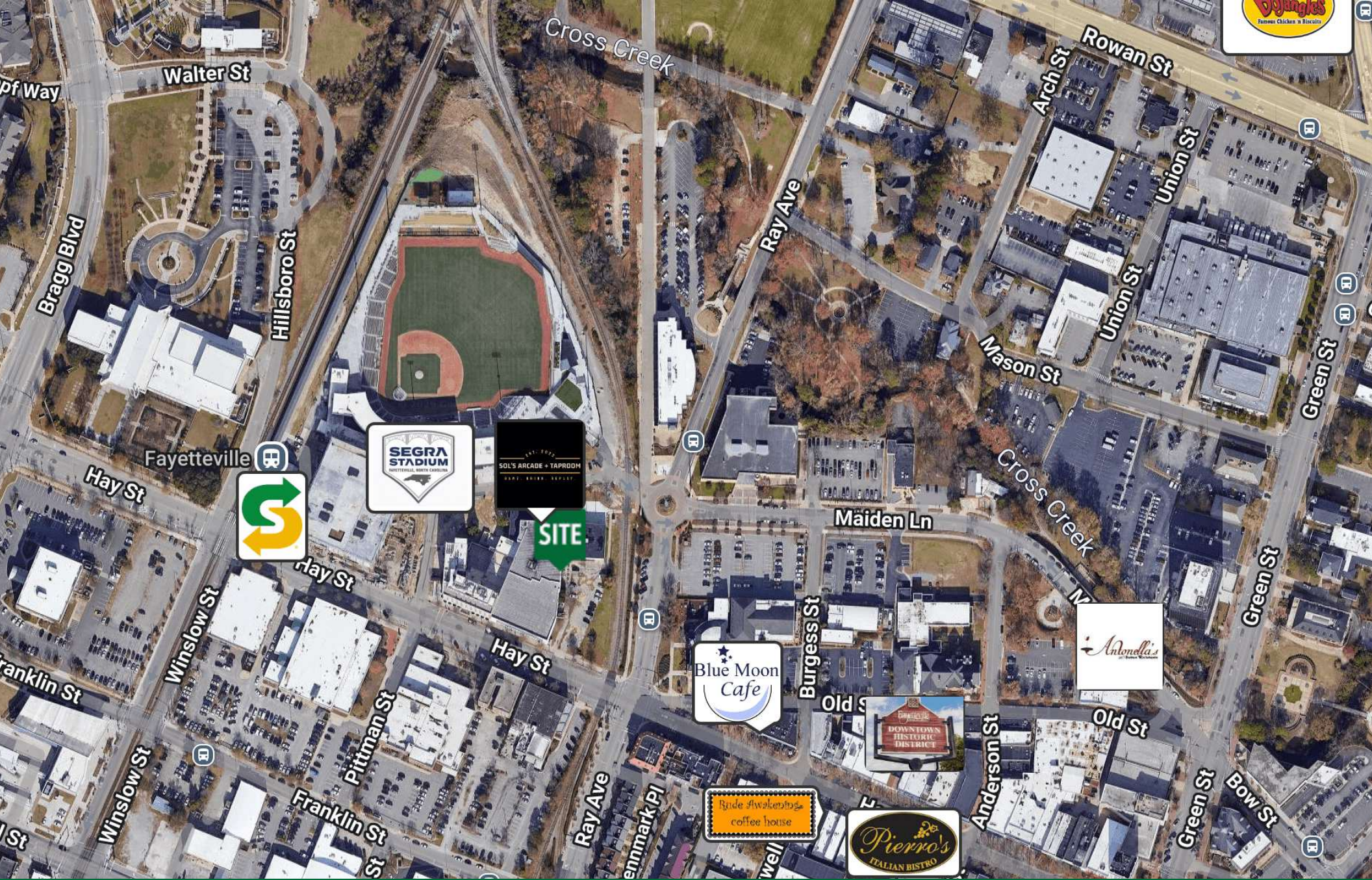


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Maxar Technologies