



Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd  
Fayetteville, NC 28303  
[www.grantmurrayre.com](http://www.grantmurrayre.com)



OFFICE BUILDING FOR LEASE

2356 JOHN SMITH ROAD STE 202  
Fayetteville, NC 28306-4009

*for more information*

ROGER SHAH, CCIM

Broker

O: 910.829.1617 x212

C: 910.578.8039

[roger@grantmurrayre.com](mailto:roger@grantmurrayre.com)



EXECUTIVE SUMMARY



**OFFERING SUMMARY**

**Available SF:** 2,412 SF

**Lease Rate:** \$16.00 SF/yr (NNN)

**Building Size:** 2,412

**PROPERTY OVERVIEW**

This second floor condo ± 2412 sf at 2356 John Smith Road suite 202 is available for lease for \$16.00 / sf NNN. The office space has a large waiting room, restroom for patients , lab area, reception, break room, multiple exam rooms and a nurses station. Stairs and elevator and plenty parking. It is located close to Hospital near the intersection of Cumberland and Hope mills road. Other occupants are Cape Fear Hospital and Surgery clinic.

**PROPERTY HIGHLIGHTS**

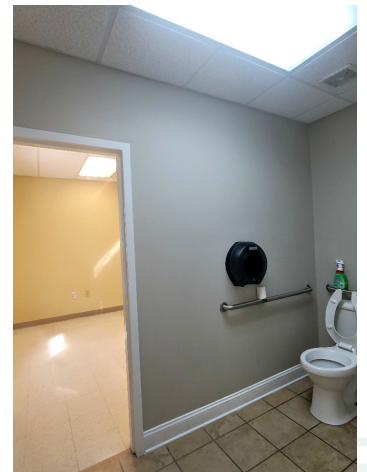
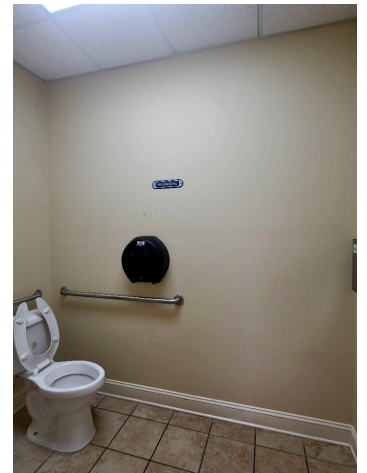
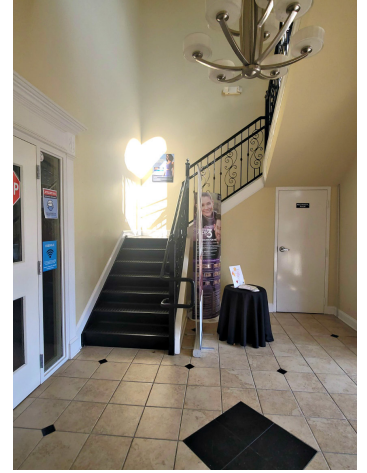
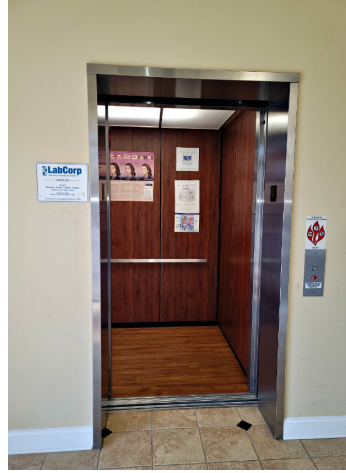
- Class A Office Space
- Great Location
- Plenty Parking

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ADDITIONAL PHOTOS

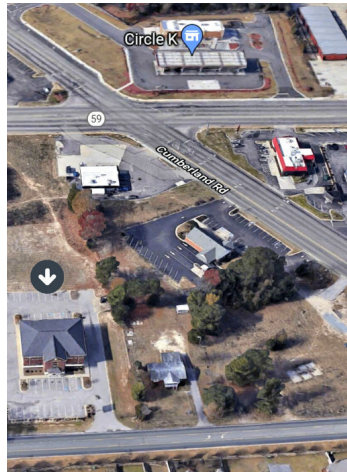
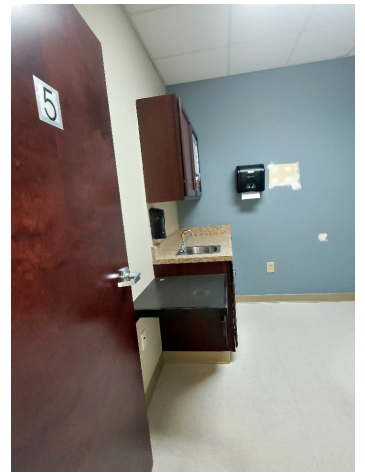
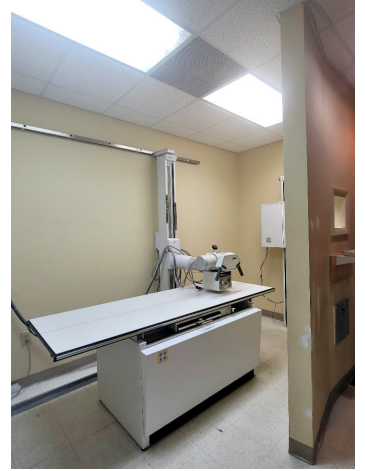


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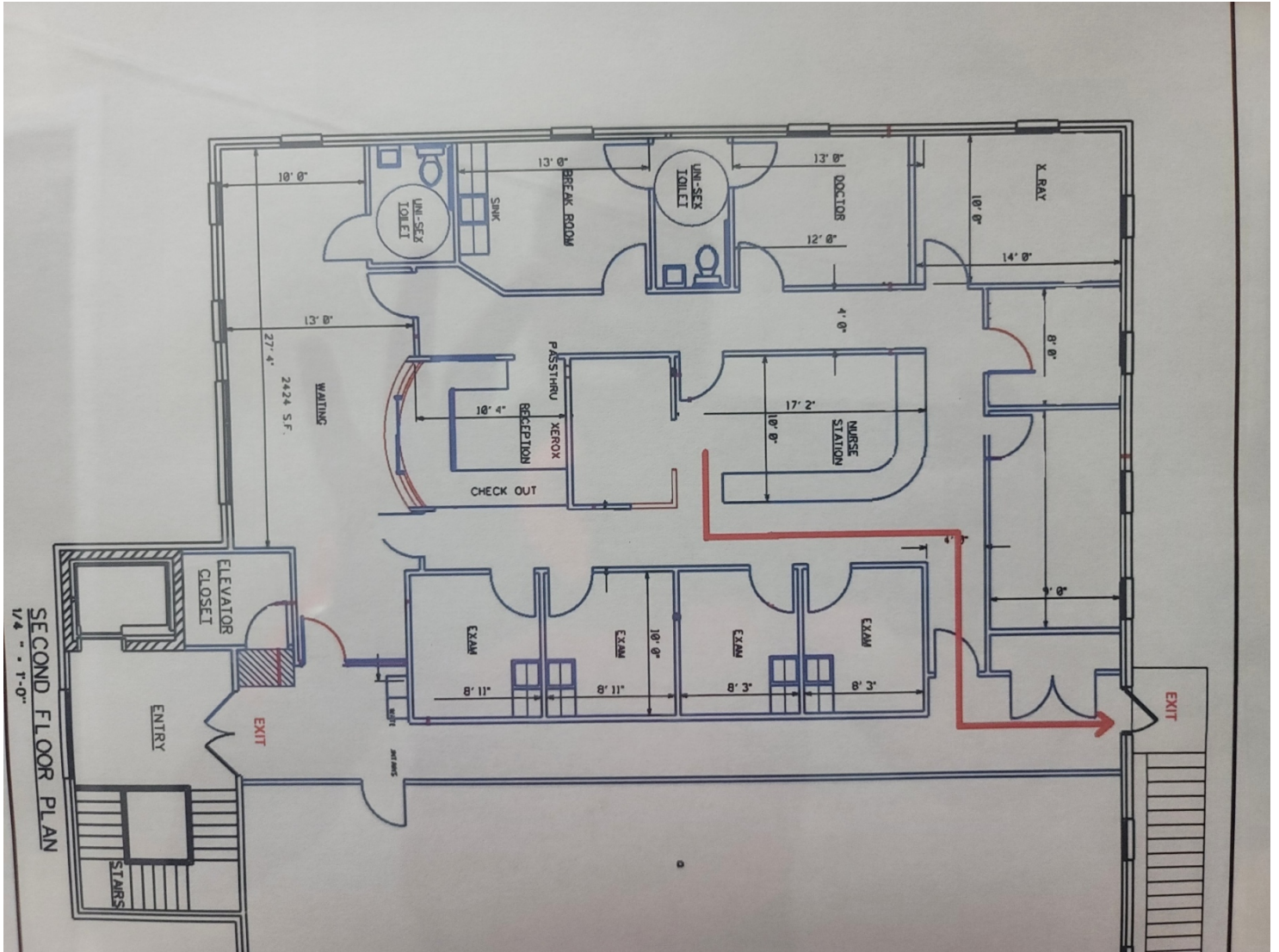


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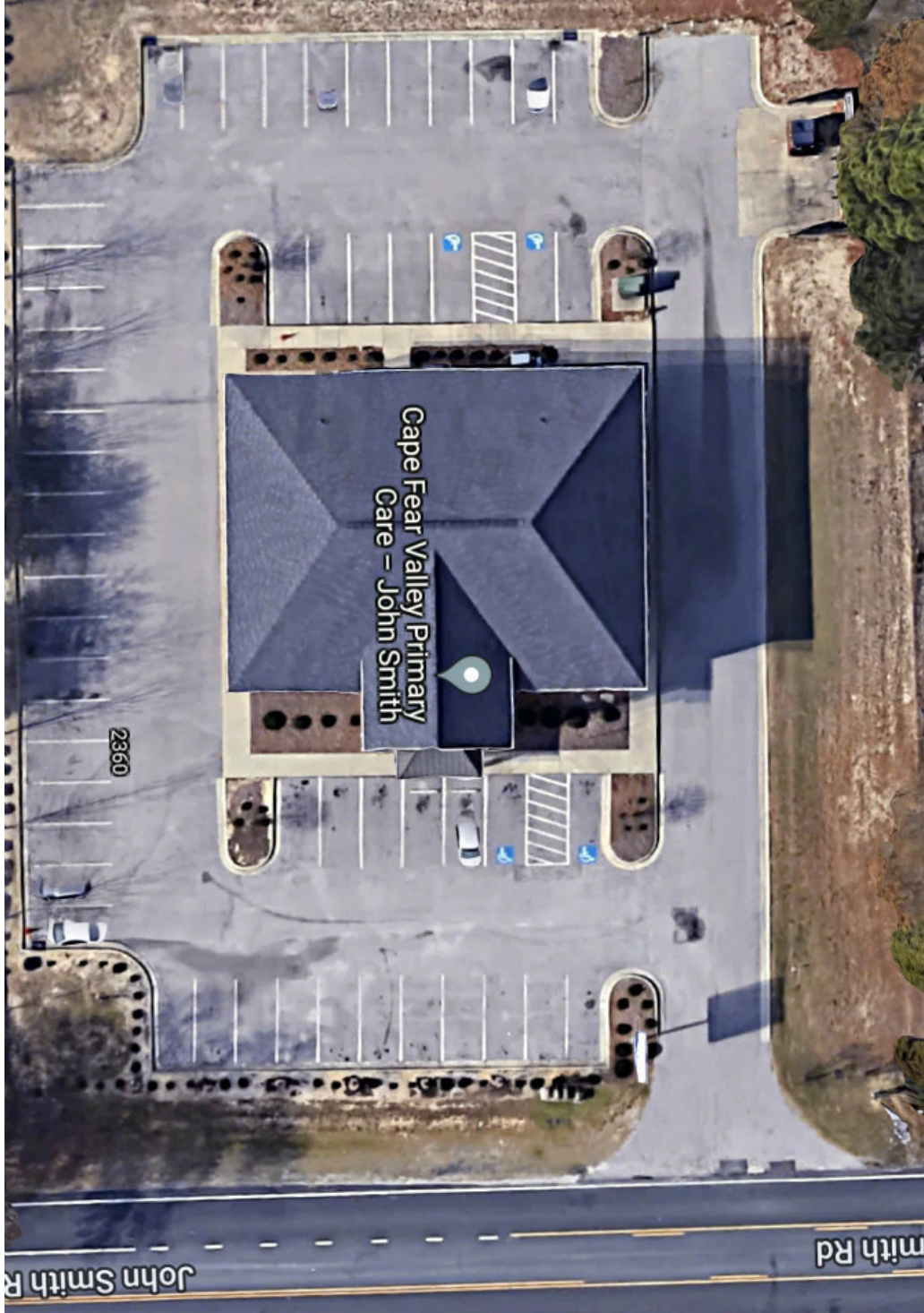
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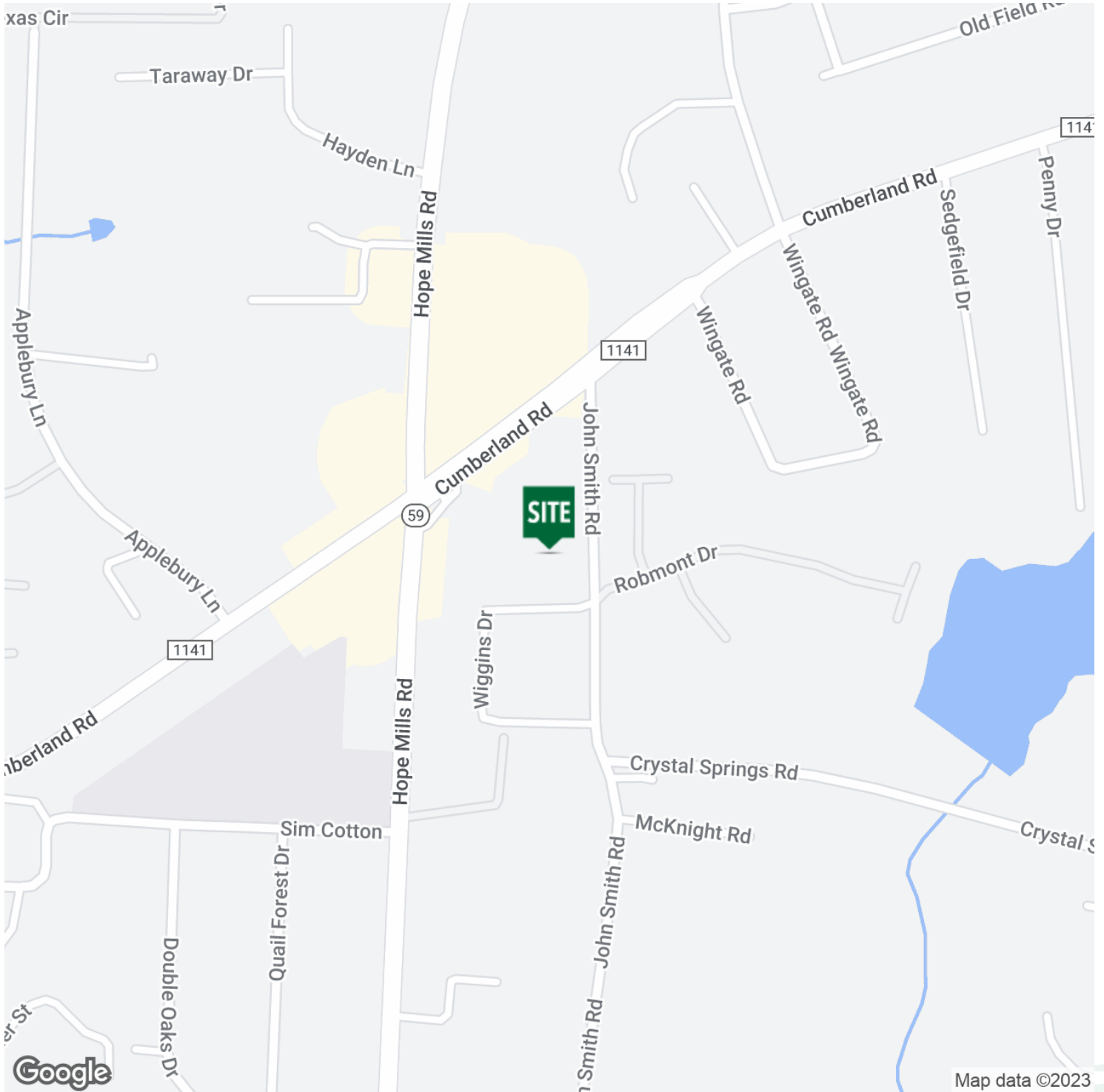
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LOCATION MAP



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