

2ND FLOOR OFFICE SPACE FOR LEASE

2540 Gillespie St

2540 Gillespie Street, Fayetteville, NC 28306



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:	1,653 SF
Lease Rate:	\$1,600 monthly + util.
Daily Traffic Count:	20,000
Building Size:	1,653 SF
Zoning:	HS(P)

property description

Position your business in a highly visible and accessible corridor along Gillespie Street, one of the primary commercial routes in Fayetteville. This 1,653 ± square foot second-floor office suite offers a flexible layout ideal for professional services, administrative offices, creative workspace, or consulting firms seeking a central location with strong traffic exposure.

The space features a large open floor plan that can easily accommodate collaborative work areas, bullpen-style desks, or training space, while also offering the ability to configure individual private offices depending on the tenant's needs. The layout provides excellent versatility for a growing business that wants both open workspace and private office functionality.

Located along Gillespie Street with traffic counts exceeding approximately 20,000 vehicles per day, the property benefits from constant daily exposure and strong connectivity to major regional routes. The site provides quick access to US Highway 301, NC Highway 87, and is only minutes from Interstate 95, making it an excellent location for businesses that serve both local clients and regional customers.

The property is also conveniently situated near Downtown Fayetteville, Fayetteville Regional Airport, and Fort Liberty, placing tenants within close proximity to major employment centers, government offices, and a large surrounding population base.



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2540 GILLESPIE STREET, FAYETTEVILLE, NC 28306

ADDITIONAL PHOTOS



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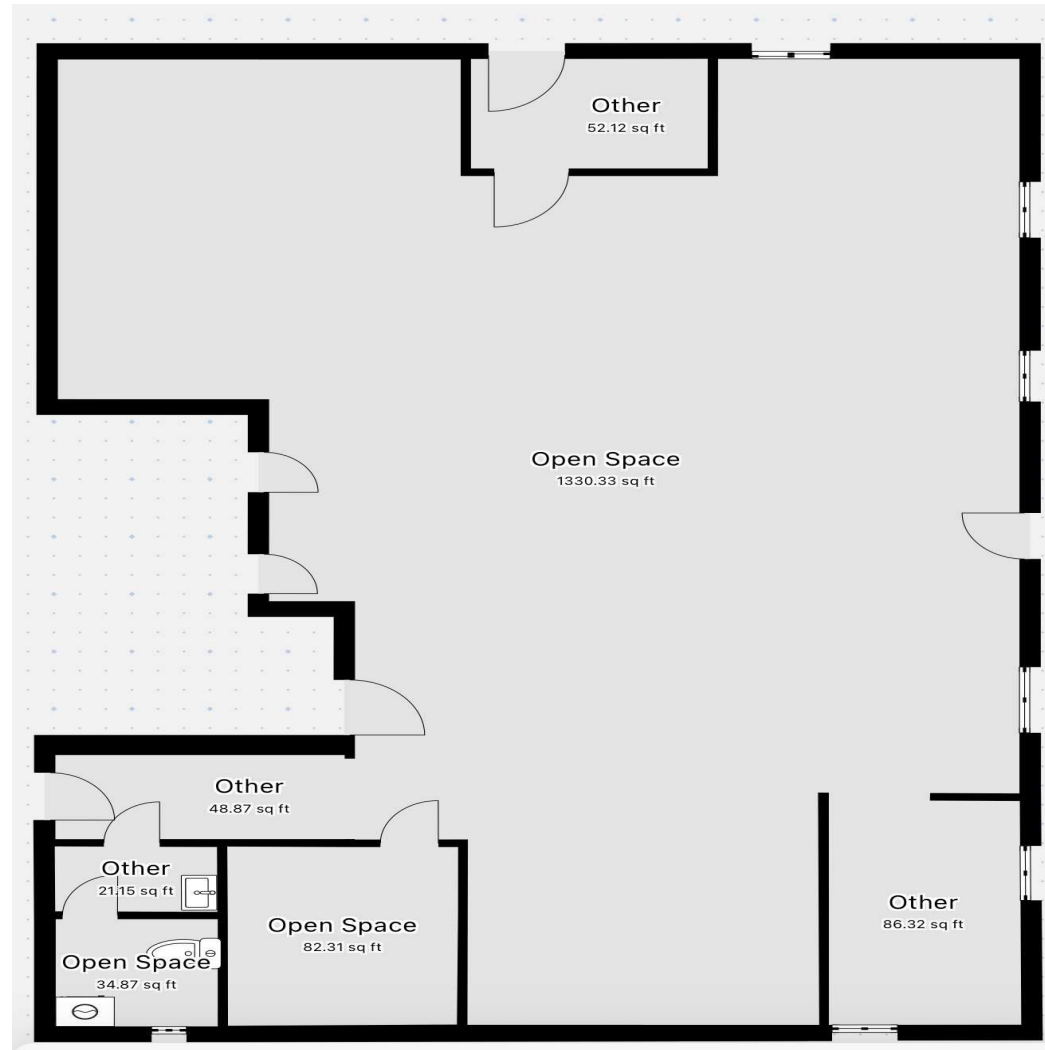


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FLOOR PLAN



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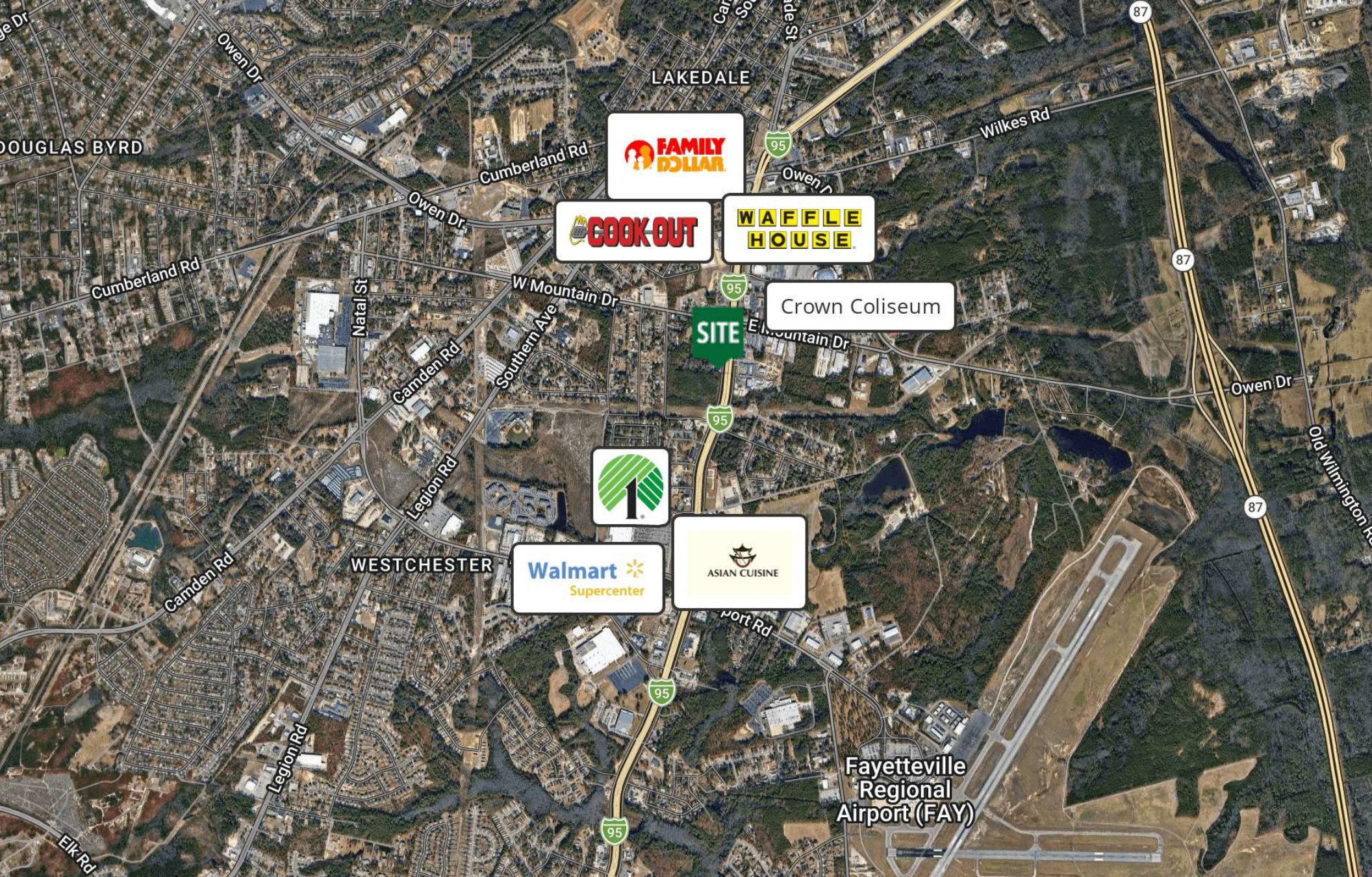
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Maxar Technologies