

286 SR-314 S FAYETTEVILLE | FOR LEASE



Joe Stockdale
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THE PROPERTY

- Multiple Suites Available
- Flexible Configurations

PROPERTY OVERVIEW

- 11 Suite Office/Commercial Complex
- **Flexible Lease Options**
- **Suites Available Individually or Combined**
- Ideal for Office, Creative, Dance, Theater, or Event Use
- **Ample Parking**

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Suite A

- Traditional office layout
- Multiple private offices
- Reception area
- Professional setting
- Break Room
- Ground Level access
- Ideal for professional services, consulting, etc.



Suite A

Office #1 - \$1200

Spacious professional office with modern glass partition, strong natural light, and flexible layout. Ideal for client-facing businesses.



Office #2 - \$1000

Private, efficient office with front-facing windows and neutral finishes. Perfect for solo professionals or satellite operations.



Suite A

Office #3- \$1000

Bright office with arched window, updated flooring, and flexible layout. Ideal for professional or creative use.



Office #4- \$950

Private office with strong natural light and unique character. Perfect for creative or solo professionals.



Suite A

Office #7- \$900

Private, efficient office ideal for solo professionals or client-facing services.



Office #10- \$400

Compact, budget-friendly private office perfect for startups or support use.



Office #11- \$400

Affordable enclosed office suited for focused work or remote professionals.



Suite B

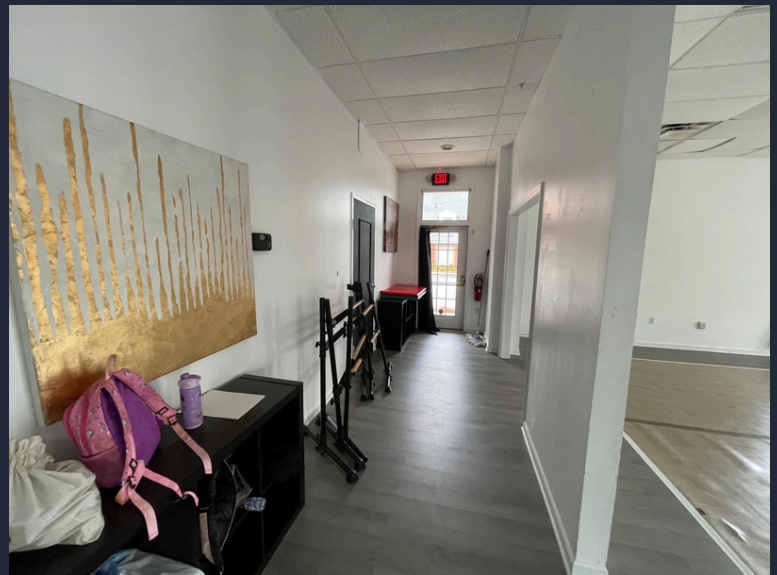
\$18/SF NNN | Approx. 1682 SQFT

\$2,523/Month + NNN

Tenant Improvements Available

Versatile commercial space currently configured as a dance studio, offering exceptional flexibility for a wide range of business uses. The layout includes a large open studio floor, multiple interior office rooms, restrooms, and a dedicated break/snack area.

- *Expansive open floor area (ideal for studio, fitness, training, or assembly use)*
- *Multiple private offices within the suite*
- *Two separate entrances for operational flexibility*
- *Dedicated restrooms*
- *Breakroom / snack area*
- *Abundant natural light from large arched windows*
- *Strong reconfiguration potential*



Suite C

\$18/SF NNN | \$4,920/Month +NNN 3280 SQFT
Tenant Improvements Available

Fully built-out theater and performance space featuring elevated stage, audience area, reception lobby, restrooms, and storage. Ideal for theater, events, church, studio production, or specialty assembly use.

Key Features:

- Elevated stage with lighting infrastructure
- Open audience floor layout
- Reception / front lobby area with storefront visibility
 - Multiple restrooms
- Storage and back-of-house space
 - Dedicated entry access
 - High ceilings with flexible lighting
 - Strong reconfiguration potential

