

2ND FLOOR OFFICE SUITE - HAYMOUNT DISTRICT

1003 HAY ST

Fayetteville, NC 28305



for more information

KEVIN CARROLL

Broker

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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:	±2,400 SF - 2nd Floor
Lease Rate:	\$3200 per month (MG)
Market Area:	Haymount District
Building Size:	5250 SF Total
# of Parking Spaces	On Site Parking

Property Description

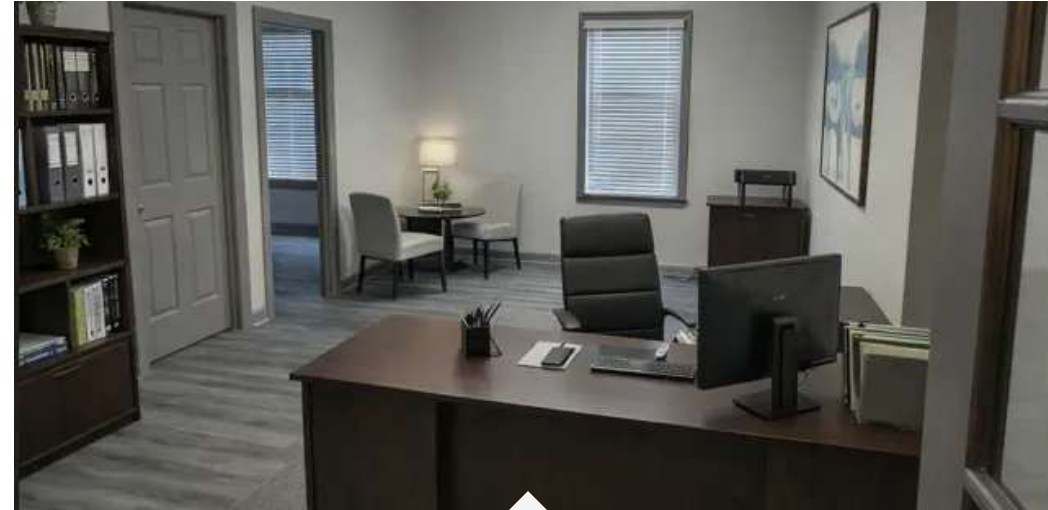
Located within **Haymount Hill Office Center**, a well-established professional business park in Fayetteville's highly regarded **Haymount District**, this second-floor ±2,400 square foot office suite offers a functional and efficient layout designed to accommodate a variety of professional office users. The suite features seven private offices, two additional offices that can also serve as reception, administrative, or collaborative workspace, a dedicated conference room, kitchenette, and two restrooms, providing flexibility for businesses with diverse operational needs. Large windows allow for abundant natural light, creating a bright and welcoming work environment for employees and clients alike. On-site parking offers convenient access throughout the business day, while water and trash service are included in the rental rate for added value. The tenant is responsible for electricity, providing straightforward utility management within a professional office setting that is well suited for attorneys, accountants, consultants, financial service providers, counseling practices, insurance agencies, and other office-based businesses.

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PROPERTY DETAILS & HIGHLIGHTS

Property Type	Professional Office Suite
Elevator	No - Double Stair Access Only
Lot Size	0.36 Acres
Building Class	B
Year Built & Zoning	1987 / OI

Situated within Fayetteville's highly desirable **Haymount District**, Haymount Hill Office Center offers businesses the opportunity to establish a presence in one of the city's most recognizable and established professional office environments. The surrounding area features a strong mix of professional offices, medical practices, local businesses, restaurants, and neighborhood amenities that contribute to consistent daytime activity and a vibrant business atmosphere. Nearby destinations, including Cape Fear Regional Theatre, the Fayetteville History Museum, and the charming Haymount commercial district, further enhance the area's appeal for both employees and clients. Convenient access to Hay Street, Downtown Fayetteville, and major commercial corridors allows for efficient travel throughout the Fayetteville market and surrounding communities. The combination of an established business community, excellent accessibility, and the character of the Haymount area makes this an outstanding location for companies seeking a professional and well-connected office address.



- **±2,400 SF second-floor office suite**
- **Located in Haymount Hill Office Center**
- **Professional business park environment**
- **Desirable Haymount District location**
- **Seven private offices plus flexible workspace**
- **Dedicated conference room and kitchenette**
- **Water and trash included in rent**
- **On-site parking; tenant pays electricity**

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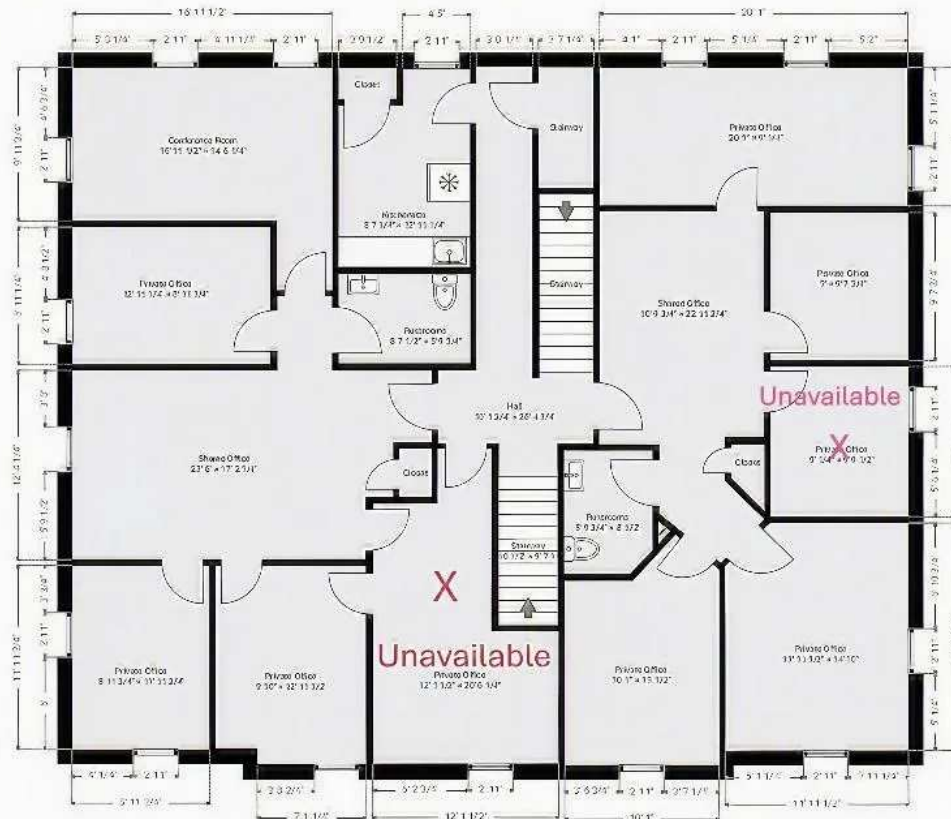
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▼ 2nd Floor

LIVING AREA: 2644.55 sq ft



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ADDITIONAL PHOTOS



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