



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



OFFICE BUILDING FOR LEASE

OLIVIA CENTER

612 Winding Creek Road, Fayetteville, NC 28305

for more information

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com



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Olivia Center 612 WINDING CREEK ROAD

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	3,624 SF
Lease Rate:	\$19 SF/yr (NNN)
Lot Size:	1.24 Acres
Year Built:	2014
Building Size:	14,938
Zoning:	LC
Market:	Fayetteville

PROPERTY OVERVIEW

Suite 201 in the prestigious Olivia's Center office building offers 3,642 square feet of thoughtfully designed Class A office space, ideal for professional service firms. This second-floor suite boasts seven spacious private offices, with the flexibility to add three more, alongside a generously sized conference room for team collaboration or client meetings. Additional highlights include a reception office and lobby/waiting area, providing a polished first impression for clients. The large breakroom, complete with a kitchen, offers a comfortable space for team members to recharge, while elevator access ensures seamless accessibility for all. With co-tenants such as reputable attorneys and dental practices, the building fosters a professional environment tailored to high-caliber businesses.

LOCATION OVERVIEW

The Olivia Center is located off Raeford Road behind the Harris Teeter Shopping Center. The office is centrally located to Downtown Fayetteville and Cape Fear Valley Hospital. The building is located at the intersection Winding Creek Road and Executive Place. Great location for dental, medical and office user.

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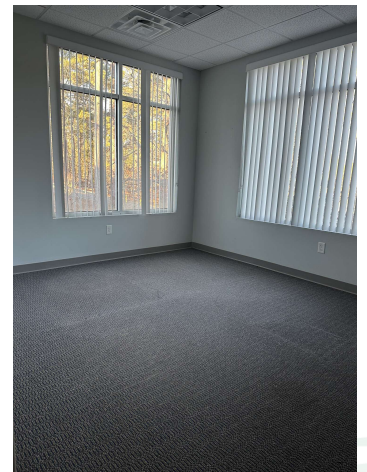
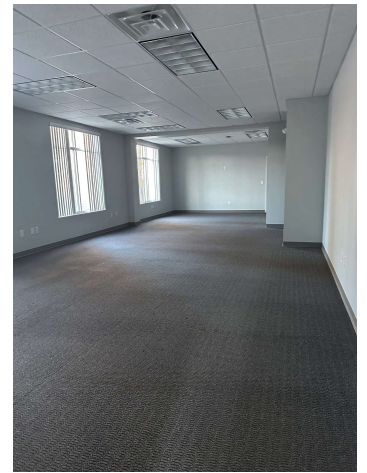
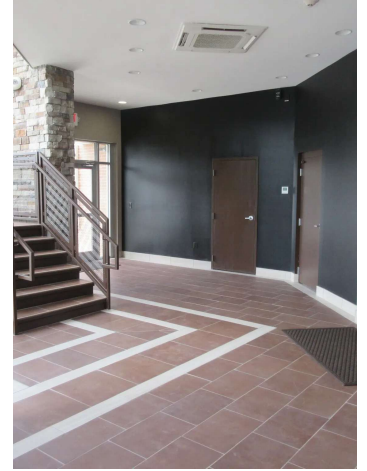
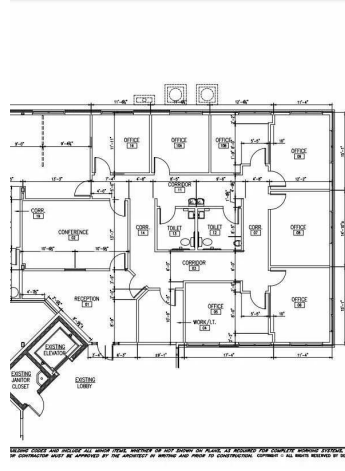
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ADDITIONAL PHOTOS



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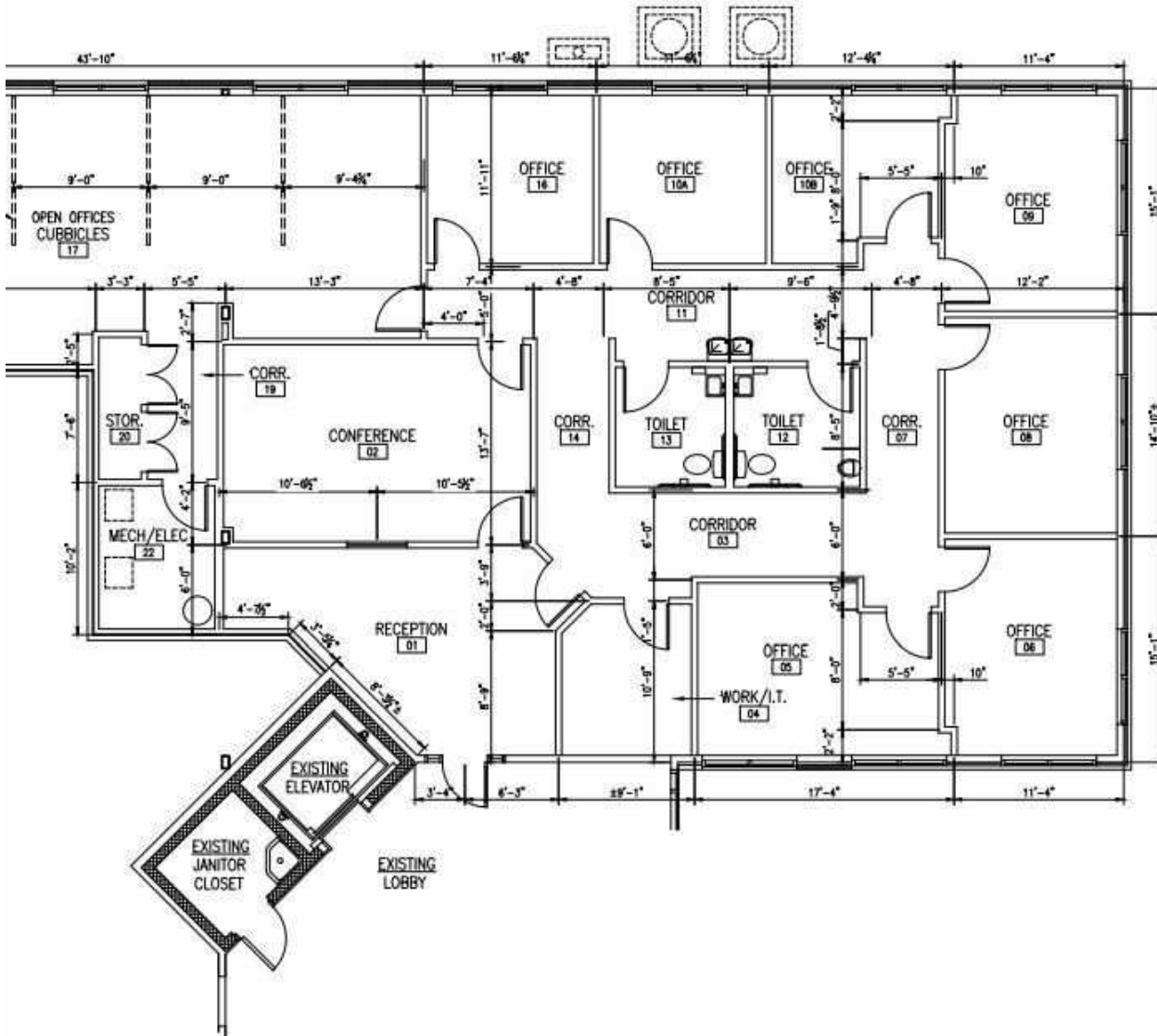
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ADDITIONAL PHOTOS



PROJECT BY CURRENT BUILDING CODES AND INCLUDE ALL MINOR ITEMS, WHETHER OR NOT SHOWN ON PLANS, AS REQUIRED FOR COMPLETE WORKING SYSTEMS, IN INITIAL COST OF WORK, A
CATIONS BY THE OWNER OR CONTRACTOR MUST BE APPROVED BY THE ARCHITECT IN WRITING AND PRIOR TO CONSTRUCTION. COPYRIGHT © ALL RIGHTS RESERVED BY DESIGNED TO BUILD. NOT TO BE CO

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LOCATION MAP



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RETAILER MAP (L)



Google

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