



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

## 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](mailto:susan@grantmurrayre.com)



EXECUTIVE SUMMARY



**OFFERING SUMMARY**

<b>Available SF:</b>	3,624 SF
<b>Lease Rate:</b>	\$20.00 SF/yr (NNN)
<b>Lot Size:</b>	1.24 Acres
<b>Year Built:</b>	2014
<b>Building Size:</b>	14,938
<b>Zoning:</b>	LC
<b>Market:</b>	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 attorney and dental practices, the building fosters a professional environment tailored to high-caliber businesses.

**LOCATION OVERVIEW**

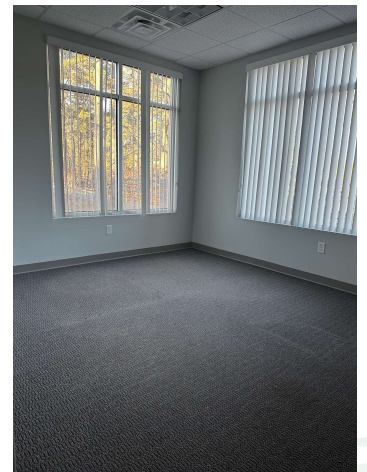
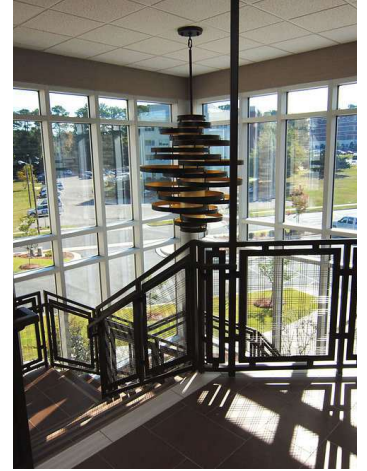
The Olivia Center is located off Raeford Road behind the Harris Teeter Shopping Center. The office is centrally located to Downtown Fayetteville and Cape Fear Valley Hospital. The building is located at the intersection Winding Creek Road and Executive Place. Great location for dental, medical and office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

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ADDITIONAL PHOTOS



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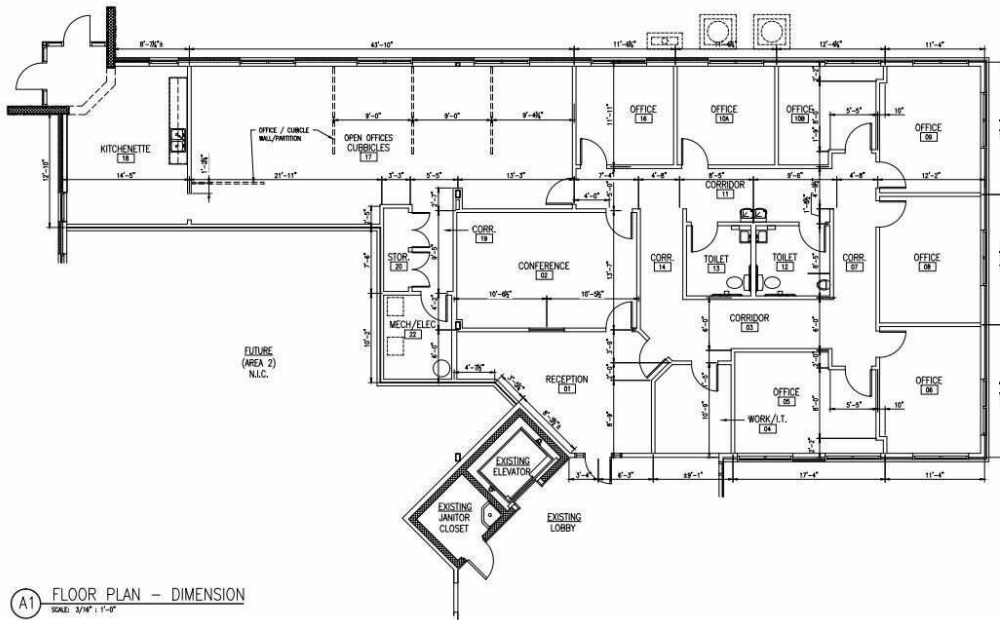
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ADDITIONAL PHOTOS



- K. PROVIDE 1'-0" MINIMUM CLEARANCE FOR WHEELCHAIR ACCESS FROM EDGE OF ALL DOORS ON "RUSH" SIDE TO THE ADJACENT FINISHED WALL AND 1'-0" MINIMUM CLEARANCE ON THE "WALK" SIDE.
- L. ROOMS ARE DEFINED BY WALLS, FACES OF DOORS, AND ROOM CHANGE INDICATORS.
- M. USE WATER RESISTANT GYPSUM WALL BOARD ABOVE ALL SINKS, NET HEADS, AND BEHIND ALL TUBS. PROVIDE CONCRETEOUS BACKER BOARD TO 1'-0" AT ALL WALLS.
- N. "FLOOR LINE" REFERS TO TOP ON CONCRETE SLAB. FINISH FLOORING IS INCLUDED ABOVE THE FLOOR LINE.
- O. AT SOUND INSULATED WALLS, FULL HEIGHT PARTITIONS SHALL BE SEALED BOTH SIDES WITH ACOUSTIC SEALING TOP, BOTTOM, INTERSECTION, JOINT FRAMES, GLASS SPRING FRAMES, AND OTHER PENETRATIONS.
- P. VERIFY ALL HEIGHT DIMENSIONS FOR EQUIPMENT PROVIDED IN THE CONTRACT OR BY ORDERS.
- Q. VERIFY SIZE AND LOCATION OF AND PROVIDE REQUIRED DRINKING THROUGH FLOORS AND WALLS, ACCESS FLOORS, FURNING, CURBS, ANCHORS AND NESTS.
- R. PROVIDE ALL SHEET AND BLOTTING REQUIRED FOR ACCESSORIES, MECHANICAL, ELECTRICAL AND OTHER EQUIPMENT.
- S. FOLLOW MANUFACTURER'S BEST INSTALLATION METHODS FOR PROPER INSULATION OF ALL MATERIALS.

ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS AND ALL TERMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.

EACH CONTRACTOR IS REQUIRED TO CONSTRUCT THE 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, AND AT NO ADDITIONAL COST TO THE OWNER. ANY DEVIATIONS FROM THESE DRAWINGS AND SPECIFICATIONS BY THE OWNER OR CONTRACTOR MUST BE APPROVED BY THE ARCHITECT IN WRITING AND PRIOR TO CONSTRUCTION. COPYRIGHT © ALL RIGHTS RESERVED BY DESIGNER TO BUILD. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

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LOCATION MAP



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RETAILER MAP (L)



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

Google

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