

OFFICE BUILDING FOR LEASE

OFFICE PROPERTY FOR LEASE

230 Donaldson St , Fayetteville, NC 28301



for more information

NEIL GRANT

Principal / 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:	440 - 2,822 SF
Lease Rate:	\$17.00 - 20.00 SF/yr (Full Service)
Lot Size:	0.44 Acres
Year Built:	1961
Building Size:	24,000 SF
Zoning:	DT
Market:	Fayetteville
Submarket:	Downtown Fayetteville

Property Overview:

230 Donaldson Street is a five-story office building that has been beautifully renovated in downtown Fayetteville. It has many office configurations available, from 660 square feet of office space to a 6,000-square-foot office suite. Each suite is all-inclusive of utilities and includes an elevator, secure access, new ceilings, floors, lighting, windows, and modern HVAC systems for a comfortable environment. High-speed internet is available through fiber optics and Wi-Fi, and there's a backup generator for continuous power. Parking is also available based on leased square footage, making it a convenient choice for businesses in downtown Fayetteville. Call the broker for the details.

Here's what's available on each floor:

- 1st floor: 2,800 sq. ft. of space at \$17 per sq. ft. per year, which can be divided.
- 2nd floor (with a kitchen): 2,822 sq. ft. at the same rate, also divisible.
- 3rd floor: Two rooms with a total of 440sq. ft. at \$20 per sq. ft. per year.
- 4th floor: fully occupied.
- 5th floor: Three rooms with a total of 660 sq. ft. at \$ 20 per sq. ft per year.

LEASE SPACES



It turns out, you don't have any Site Plans!

(be sure to tag an image "Site Plan" in the [Media Tab](#))

LEASE INFORMATION

Lease Type:	Full Service
Total Space:	440 - 2,822 SF

Lease Term:	Negotiable
Lease Rate:	\$17.00 - \$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
230 Donaldson St - 1st Floor	Available	660 - 2,800 SF	Full Service	\$17.00 SF/yr	-
230 Donaldson St.- 2nd Floor	Available	660 - 2,822 SF	Full Service	\$17.00 SF/yr	-
230 Donaldson St - 3rd Floor	Available	440 SF	Full Service	\$20.00 SF/yr	-
230 Donaldson St - 5th Floor	Available	660 SF	Full Service	\$20.00 SF/yr	-

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ADDITIONAL PHOTOS



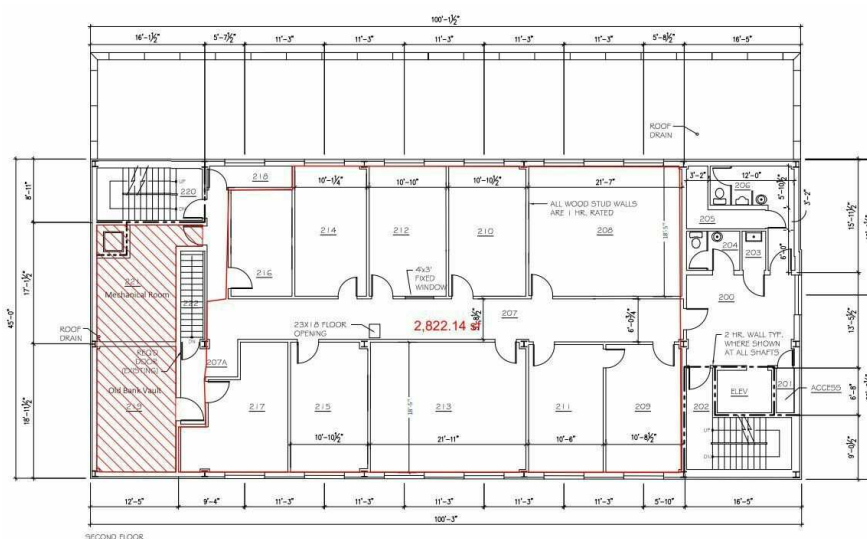
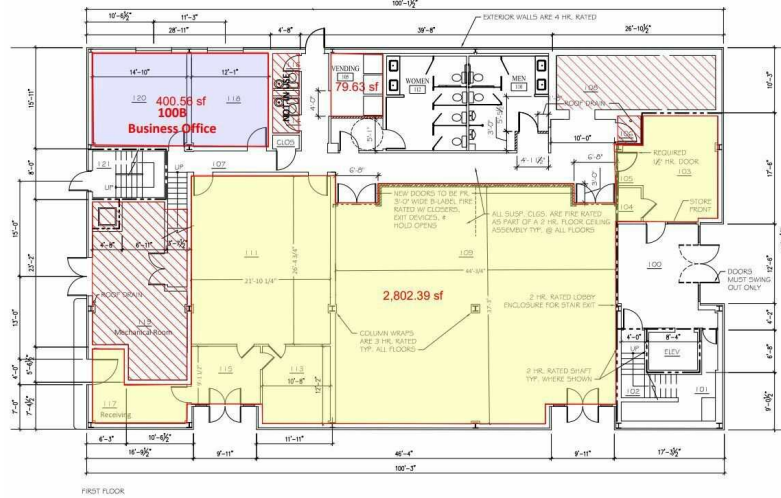
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230 Donaldson Street - 1st Floor Plan

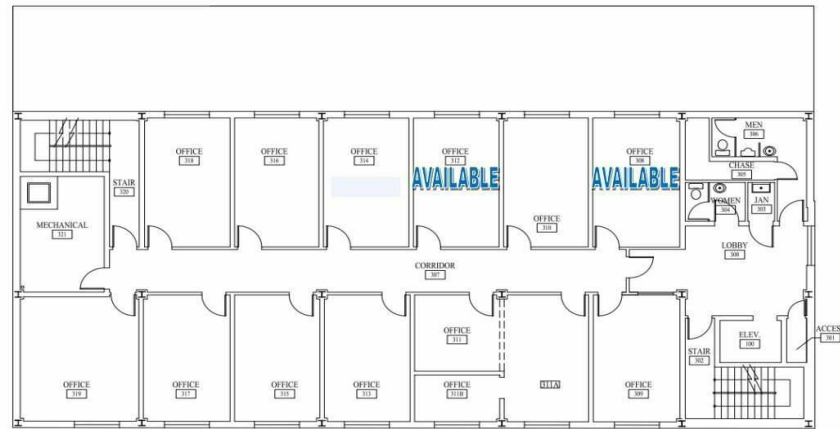


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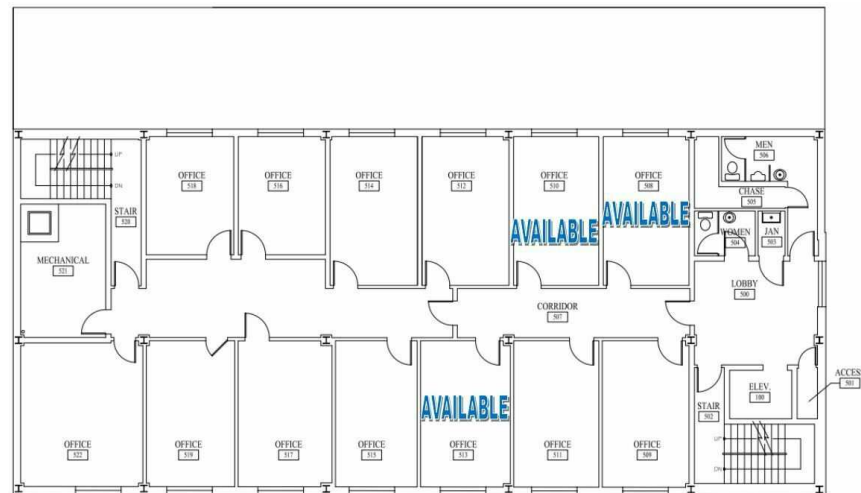
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Third Floor - 440 SF



Fifth Floor- 660 SF Available

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