

OFFICE LEASING OPPORTUNITY

310B N Glynn St

Renovated Two-Story Office — Whole Building or By Floor

310B North Glynn Street · Fayetteville, GA 30214 · ±3,865 SF

33,000+ VPD
GLYNN ST / HWY 85 CORRIDOR

LEASE RATE

\$17.00 / SF + CAM

AVAILABLE

Whole Building or Single Floor

The Opportunity

EXECUTIVE SUMMARY

310B North Glynn Street is a freshly renovated, two-story office building of approximately 3,865 square feet positioned directly on the Glynn Street / Highway 85 corridor in Fayetteville — one of South Atlanta's busiest commercial arteries at more than 33,000 vehicles per day.

Under new ownership, the building has been updated with new luxury vinyl plank flooring, fresh paint, and addressed deferred maintenance, delivering a clean, move-in-ready environment. Its two floors are served by separate entrances and two independent stairwells, allowing the property to be leased as a single headquarters or split floor-by-floor with no shared-space friction.

Inside, the building is already built out with eleven private offices across two floors, plus a large open work area, four restrooms, and a breakroom/kitchenette — a turnkey footprint for professional services, medical or behavioral satellite offices, government and nonprofit users, or an executive-suite operator.



PROPERTY AT A GLANCE

Building Size **±3,865 SF**

Floors **2 (±1,928 SF ea.)**

Lease Rate **\$17.00/SF + CAM**

Configuration **11 Offices + Open Area**

Parking **Surface, On-Site**

Zoning **C-3**

Traffic Count **33,000+ VPD**

- ◆ Move-in ready — new LVP flooring, fresh paint, updated finishes throughout
- ◆ Lease the entire building or a single ±1,928 SF floor, each with its own entrance & stairwell
- ◆ Pre-built with 11 private offices, a large open work area & 4 restrooms — ideal for professional or executive-suite use
- ◆ Adjacent to Fayette County High School & a dense national-retail corridor
- ◆ Minutes from Piedmont Fayette Hospital & downtown Fayetteville

Property & Lease Options

THE OFFERING

Address	310B N Glynn St, Fayetteville, GA 30214
Property Type	Office (Class B)
Total Building Area	±3,865 SF
Floors / Floor Plate	2 / ±1,928 SF
Year Built / Renovated	1977 / 2025
Construction	Brick & Masonry
Configuration	11 Private Offices + Open Area
Restrooms	Four (4)
Entrances / Stairwells	Separate / Two (2)
Amenities	Breakroom / Kitchenette
Parking	Surface, On-Site (1.81/1,000)
Sprinklers	None
Access	24-Hour
Zoning	C-3, City of Fayetteville
Lease Type	Base + CAM (Modified)

Whole Building

±3,865 SF · one tenant

BASE RATE	MONTHLY BASE	ANNUAL BASE
\$17.00/SF	\$5,475	\$65,705

Lowest management load and fastest occupancy. Single tenant takes both floors, both entrances, and all on-site parking — a turnkey headquarters opportunity.

By Floor

±1,928 SF each · two tenants

BASE RATE	MONTHLY BASE	ANNUAL BASE
\$17.00/SF	\$2,731	\$32,776

The building's two-stair, two-entrance design splits naturally by floor. Each tenant gets a private, self-contained level with its own access — minimal retrofit required.
Per floor.

Executive-Suite Potential

value-add

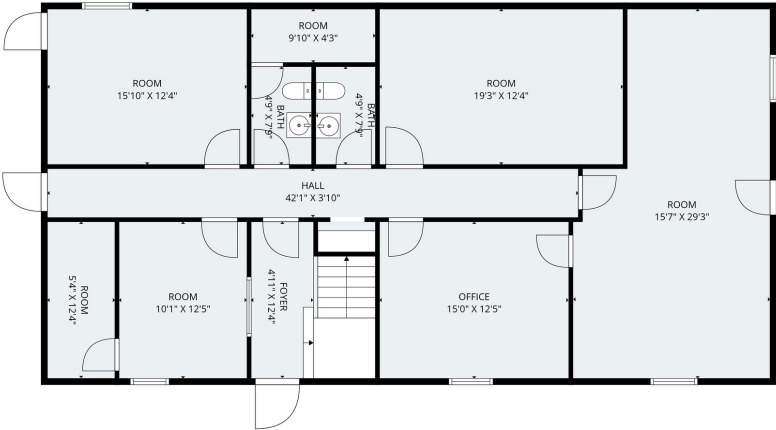
The building's multi-office layout lends itself to an executive-suite or coworking operation — a higher-revenue path for an owner-operator. Comparable private offices nearby lease at \$649–\$850/month. **Pricing on request.**

Floor Plans

±1,928 SF PER FLOOR

FIRST FLOOR

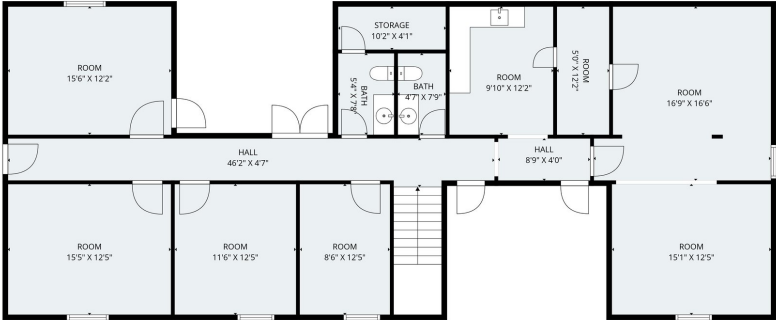
±1,928 SF · private offices, breakroom & restrooms · ground-level entrance



Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

SECOND FLOOR

±1,928 SF · private offices & restrooms · independent stair access

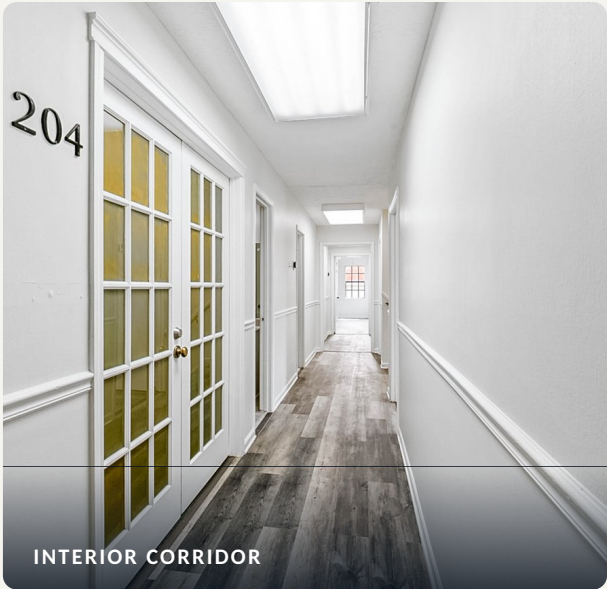


Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

Two independent stairwells and separate entrances let each floor operate on its own — **lease the whole building, or split it floor-by-floor with virtually no retrofit.** Measurements are approximate (lidar scan); verify independently.

Interior & Property

MOVE-IN READY



Location & Market

FAYETTE COUNTY • SOUTH ATLANTA



SURROUNDING RETAIL & ANCHORS

- CVS • McDonald's • Michaels • Captain D's
- Arby's • Dunkin' • Firehouse Subs • DQ
- Fayette County High School (1,360+ students)
- Piedmont Fayette Hospital — minutes away
- Glynn Hood Plaza & Fayette Place Shopping Centers

AREA DEMOGRAPHICS

2025 ESTIMATE	1 MILE	3 MILES
Population	6,702	30,214
Households	2,855	11,425
Median HH Income	\$59,592	\$86,155
Daytime Employees	6,757	17,744
Pop. Growth '25-'30	5.55%	4.38%

Source: CoStar demographic estimates, 2025. Figures approximate and provided for reference only.

33,000+
VPD • GLYNN ST / HWY 85

1,360+
STUDENTS NEXT DOOR

28 min
TO HARTSFIELD-JACKSON

WHY THIS CORNER

Hard frontage on Fayetteville's primary retail corridor, directly beside Fayette County High School and within a dense national-retail node. Strong daytime population, established traffic, and easy reach to downtown Fayetteville and the broader Atlanta MSA make this a durable address for client-facing and professional tenants.

Lease Comparables

RATE SUPPORT

Fayetteville Class B office direct-lease rates cluster in the **\$15–\$18/SF** range, with the strongest comparable — 174 Glynn Street North, on the same street — asking **\$16.00/SF**. Branded executive-suite operators in the trade area price individual private offices at **\$649–\$850/month**. The subject's \$17.00/SF + CAM ask is well-supported, particularly on a by-floor basis.

PROPERTY	TYPE	YEAR	AVAILABLE SF	ASKING RATE	NOTE
310B N Glynn St (Subject)	Office	1977 / '25	1,928–3,865	\$17.00/SF + CAM	Renovated • divisible by floor
174 Glynn St N	Office/Retail	1997	1,250–2,500	\$16.00/SF	Same street — closest comp
135 Brandywine Blvd	Office	1997	2,020–2,593	\$17.00/SF	Comparable Class B
90–125 Commerce Dr	Office	1989	720+	\$16.66/SF	Small-suite office
500 W Lanier Ave	Office	2002	2,576	\$15.00/SF	In-town Fayetteville
795 E Lanier Ave	Office	—	—	\$15.00/SF	Direct-lease office
Regus — Main Street (Fayetteville)	Exec Suite	—	Private office	\$649/mo	~1.5 mi • sets the ceiling
Aberdeen Suites (Peachtree City)	Exec Suite	—	Private office	\$650/mo	~7 mi • direct competitor

Takeaway: \$17.00/SF + CAM lands squarely within the Fayetteville Class B band and at the top of the same-street comp set. On a by-floor basis it is strongly supported; for a single whole-building tenant, expect negotiation toward the mid-\$16s. The renovated, turnkey condition and 0% starting vacancy are differentiators versus the ~20% submarket availability.

SCHEDULE A TOUR

Let's talk about 310B.

Whole building or single floor — available now on the Glynn Street corridor.



PRESENTED BY

Christian Swann

Commercial Director • KW Commercial Atlanta Partners

P 770-412-3126 | **E** cswann@kwcommercial.com

License GA #345777 | **Web** christianswann.com

This Offering Memorandum has been prepared to provide summary information to prospective tenants and does not purport to be all-inclusive or to contain all information a prospective tenant may require. All figures — including square footage, dimensions, lease rates, CAM, and operating data — are approximate and were obtained from sources deemed reliable but are not guaranteed. Prospective tenants should conduct their own due diligence and independently verify all information. Lease rates and availability are subject to change or withdrawal without notice.