

## FOR LEASE

2911 Breezewood Ave #201  
Fayetteville, NC 28303

Franklin  
Commercial Real Estate  
Johnson



**±1,897 SF OFFICE AVAILABLE FOR LEASE**

### Offering Summary

Lease Price: \$3,500.00/Month  
Size: 1,897 +/- Square Feet  
Zoned: OI - Office and Institutional

### Property Description

Professional Office Unit. Two large offices with bathrooms. (Examination rooms if medical) Four offices with windows. One office with no window. One Reception office. Break Room. Large Waiting area / Conference room. Storage Room. HVAC / Computer Tech room. Two hallway bathrooms. Thus total of eight offices and four bathrooms. Existing furniture can be negotiated to stay or move out. Owner is currently using the offices but can move out within 30+/- days once lease is signed. Owner to cover building taxes and Insurance. Tenant to cover Monthly Common Area Dues. Utilities, interior maintenance, HVAC Service contract and Plumbing. There will be an annual HVAC CAP of \$2000. All over paid by landlord .



**Peter Stewart**

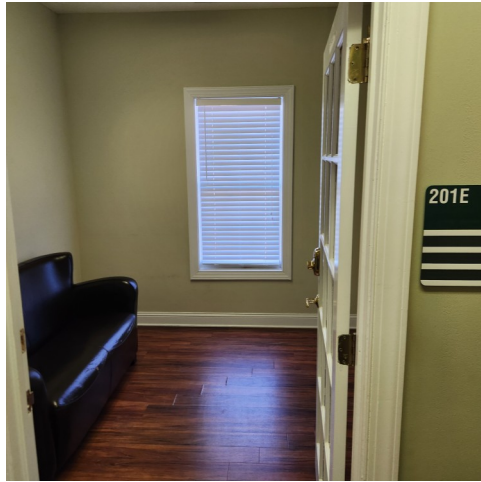
910.977-5770

Peter@FranklinJohnsonCommercial.com

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