



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



OFFICE BUILDING FOR LEASE

OFFICE SPACE AVAILABLE ON RAMSEY ST
455 Ramsey St, Fayetteville, NC 28301

for more information

NEIL GRANT

Principal / Broker
O: 910.829.1617 x206
C: 910.818.3252
neil@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 280 - 665 SF

Lease Rate: \$39.12 SF/yr (Full Service)

Lot Size: 0.59 Acres

Year Built: 2005

Building Size: 15,000

Zoning: LC

PROPERTY OVERVIEW

This newer built office in downtown Fayetteville, is a secure building for defense industry. Comes with a long list of amenities below. Receptionist, mail distribution, log in, copier, rooms are plug and play, desk available, conference room with 12 seats and projector, pass key elevator, 1st floor lobby is secure, janitorial, paper shredding, utilities (elec, water, sewer, internet, phone) all included. Leases can be month to month.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
455 Ramsey St	\$39.12 SF/yr	280 - 665 SF
455 Ramsey St	\$39.12 SF/yr	280 - 665 SF
455 Ramsey St	\$39.12 SF/yr	400 SF
455 Ramsey St	\$39.12 SF/yr	350 SF

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ADDITIONAL PHOTOS



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LOCATION MAPS



for more information

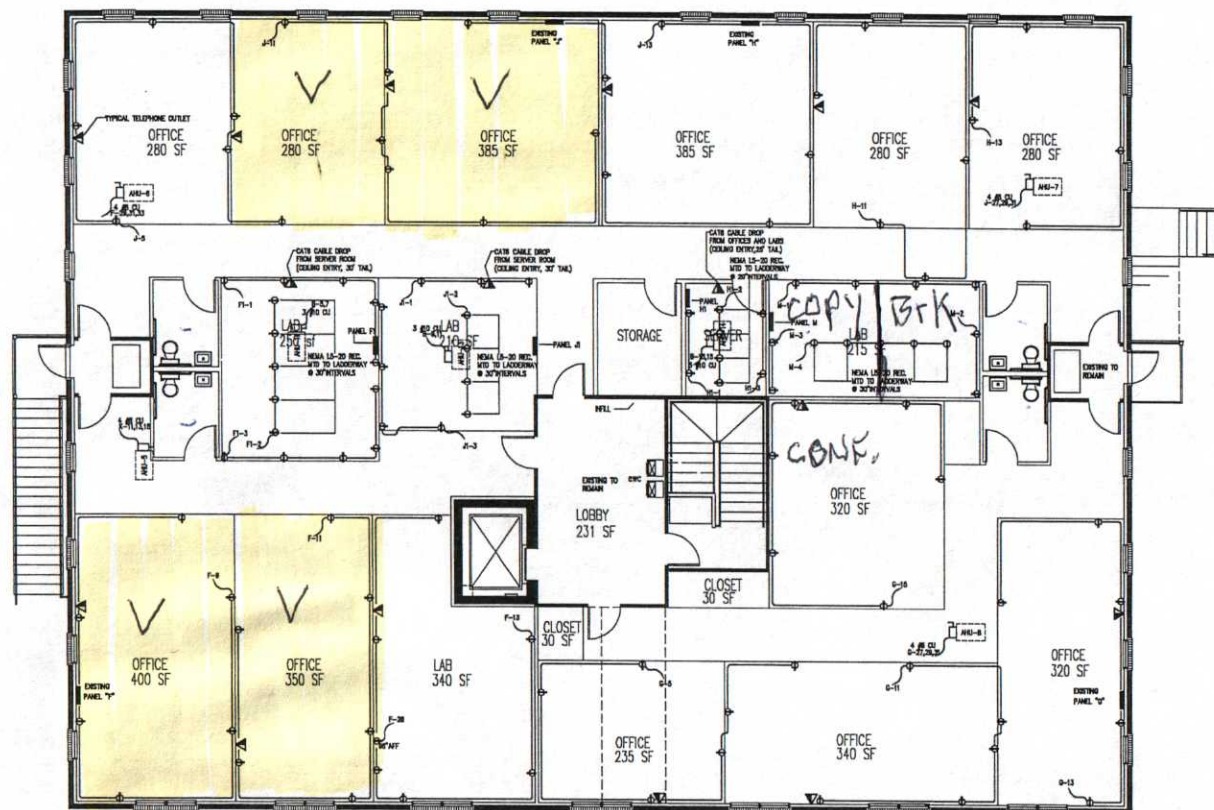
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1 2ND FLOOR POWER PLAN
E3 3/16"-1"



Coastal Plains Engineering, P.A.

Drawing Name:
2nd FLOOR

Project Name:
Williamsburg
On Ramsey
15,000sf Building
Project Location:
Ramsey Street
Fayetteville
North Carolina

THESE PLANS AND THE ENGINEER'S SEAL ARE THE PROPERTY OF THE ENGINEER. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THESE PLANS.

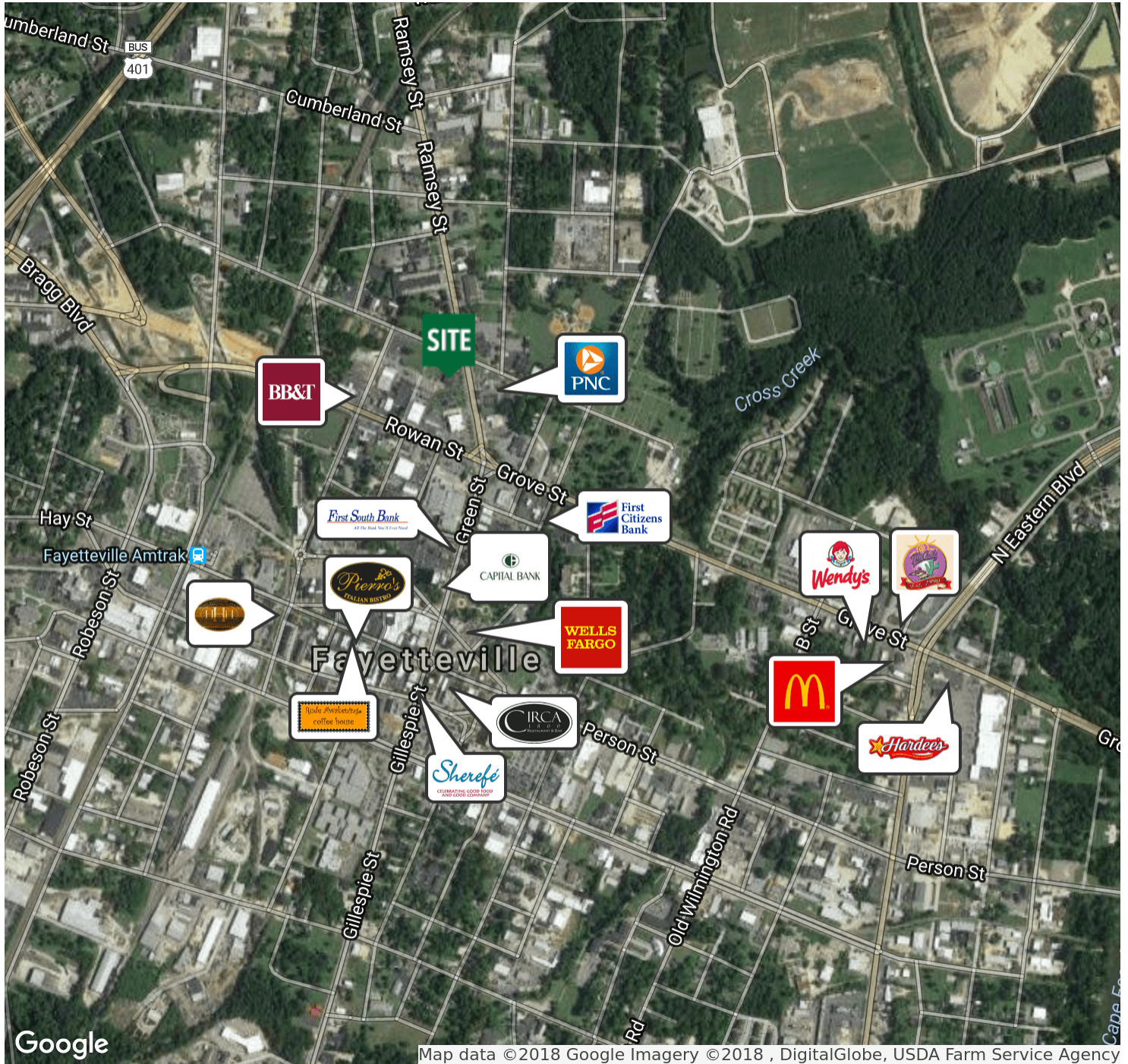
PROJECT NO.	2006-001	SHEET NO.	E3
DATE	07/26/06		
BY	MM/ML		
CHECKED			



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RETAILER MAP



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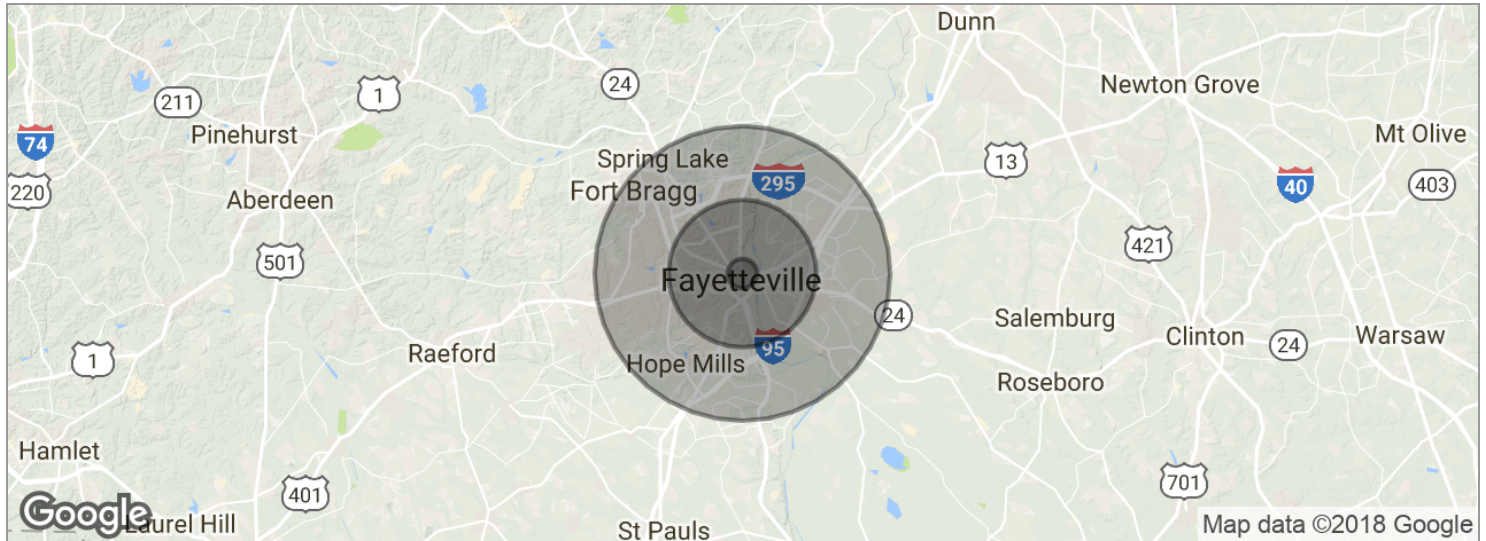
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DEMOGRAPHICS MAP



POPULATION

1 MILE

5 MILES

10 MILES

Total population	3,124	84,017	268,306
Median age	33.1	36.3	32.8
Median age (male)	31.7	35.4	31.7
Median age (Female)	38.9	37.6	33.9

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	1,216	34,990	105,126
# of persons per HH	2.6	2.4	2.6
Average HH income	\$34,391	\$56,563	\$54,641
Average house value	\$54,268	\$132,059	\$129,172

**Demographic data derived from 2010 US Census*

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