

OFFICE & COWORKING LEASE

310B N Glynn St

Renovated Two-Story Office — Whole Building or By Floor

Fayetteville, GA 30214 • ±3,865 SF • ±1,928 SF / Floor

LEASE RATE

\$17.00/SF + CAM

AVAILABLE

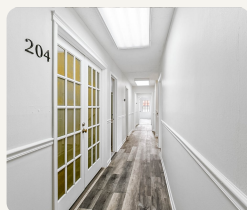
Whole Bldg or Floor

33,000+ VPD
GLYNN ST / HWY 85

The Opportunity

Freshly renovated two-story office on Fayetteville's Glynn St / Hwy 85 corridor — move-in ready with new LVP flooring and paint. Two floors with separate entrances and independent stairwells let a tenant take the whole building or a single floor. Built out with 11 private offices, a large open work area, four restrooms, and a breakroom — a turnkey fit for professional, medical-adjacent, coworking, or executive-suite users.

- ◆ Fully renovated — new LVP flooring & fresh paint, move-in ready
- ◆ 11 private offices + open work area — well-suited to coworking / shared-office use
- ◆ Whole building or single floor — separate entrances & two stairwells
- ◆ On-site surface parking • 24-hour access • C-3 zoning
- ◆ Beside Fayette County High School; minutes to Piedmont Fayette Hospital



PROPERTY AT A GLANCE

Building Size	±3,865 SF
Floors	2 • ±1,928 SF ea.
Lease Rate	\$17.00/SF + CAM
Offices	11 + Open Area
Restrooms	Four (4)
Parking	Surface, On-Site
Year / Reno	1977 / 2025
Zoning	C-3
Access	24-Hour

Whole Building

±3,865 SF
\$5,475/mo base + CAM • HQ or coworking use

By Floor

±1,928 SF ea.
\$2,731/mo base + CAM • private entrance per floor

Location — Hard frontage on Glynn St / Hwy 85 (33,000+ VPD), directly beside Fayette County High School within a dense national-retail corridor (CVS, McDonald's, Michaels, Captain D's, Arby's). Minutes from Piedmont Fayette Hospital and downtown Fayetteville; ~28 minutes to Hartsfield-Jackson.

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