

OFFICE BUILDING FOR LEASE

River Landing Center

3400 Walsh Pkwy, Fayetteville, NC 28311



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

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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:

Suite 229 - 2,484 SF
Suite 244 - 4,109 SF
Suite 248 - 2,200 SF
Suite 353 - 2,679 SF

Lease Rate:

\$25 SF/yr (Full Service)

Year Built:

2010

Building Size:

45,957 SF

Parking:

200 Spaces (4.3/1,000 SF)

Zoning:

MU/CZ

Submarket:

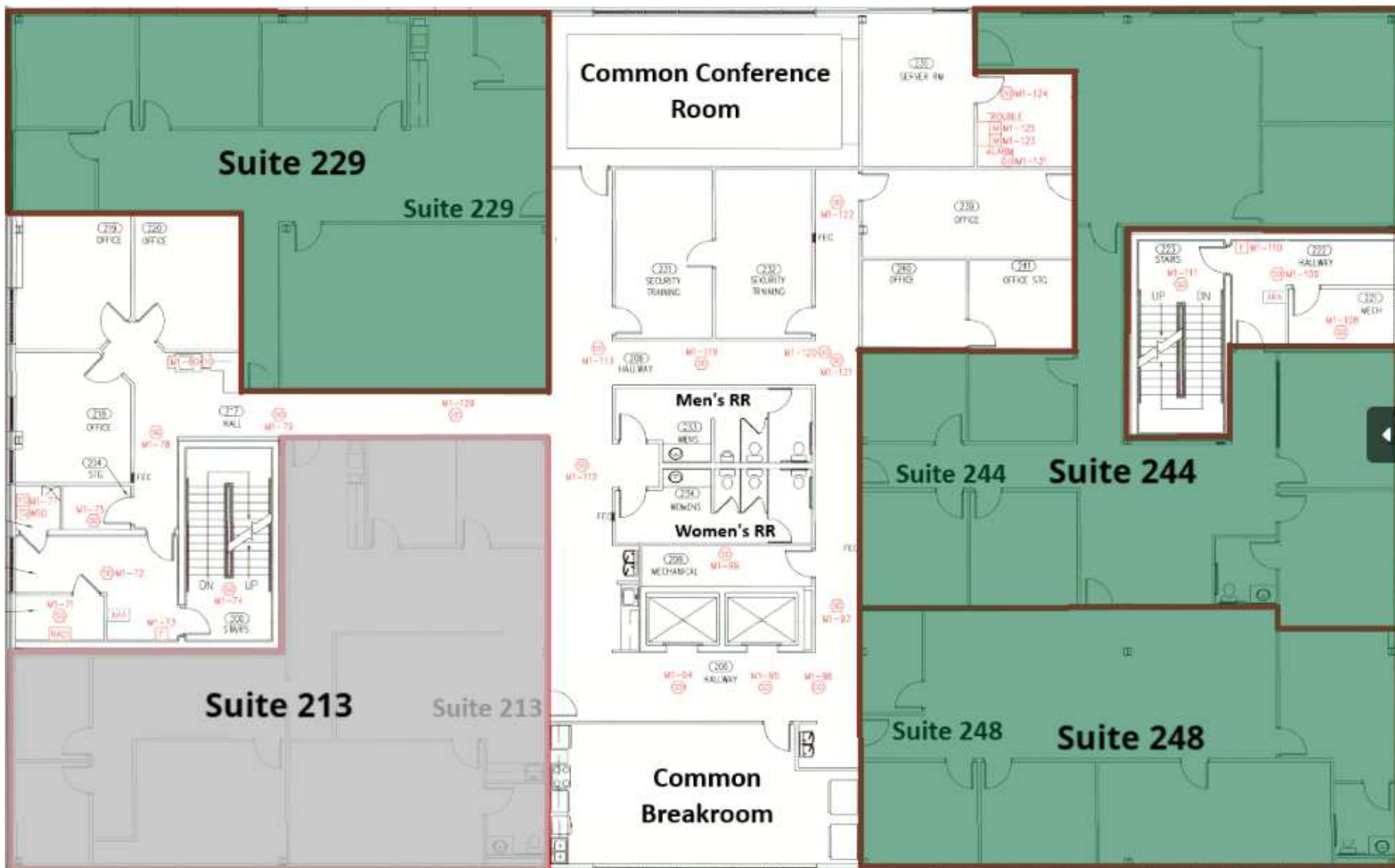
North Fayetteville

Building Amenities:

Covered drop off, large communal conference room, large communal breakroom, common bathrooms, lobby

property description

River Landing Center is a 45,957 SF, three-story office building completed in 2011, offering high-quality construction and a professional environment well-suited for corporate, medical, and government-related users. The building features an impressive common lobby, elevator service, abundant natural light, and a well-appointed interior with modern finishes throughout. Tenants benefit from full-service leases, flexible suite configurations ranging from small executive offices to larger office suites. Shared amenities include a large, professional conference room, common break room, controlled access, and on-site surface parking at a 4.35/1,000 SF ratio. The building's secure design and multi-tenant layout align particularly well with defense contractors and professional service firms.



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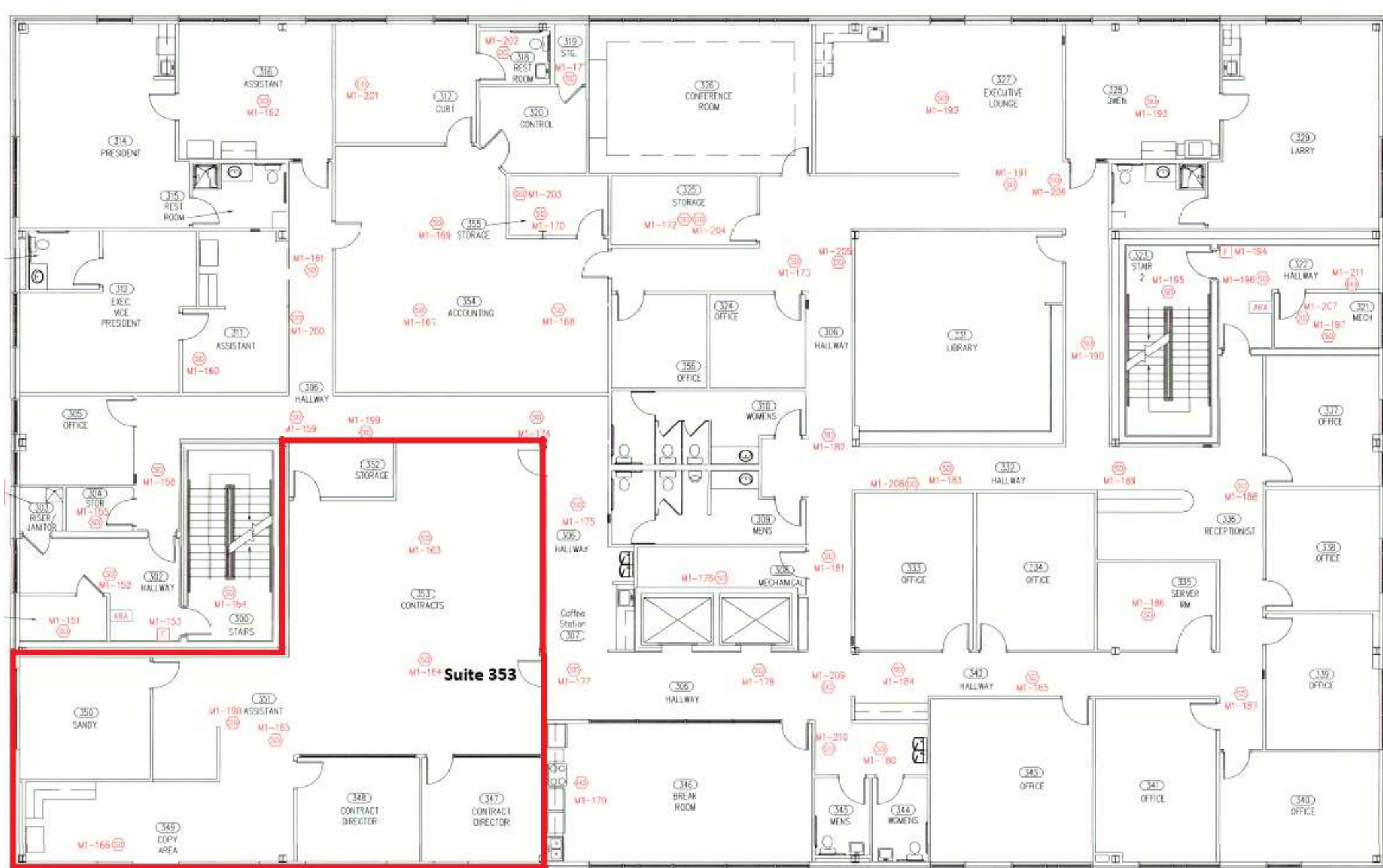


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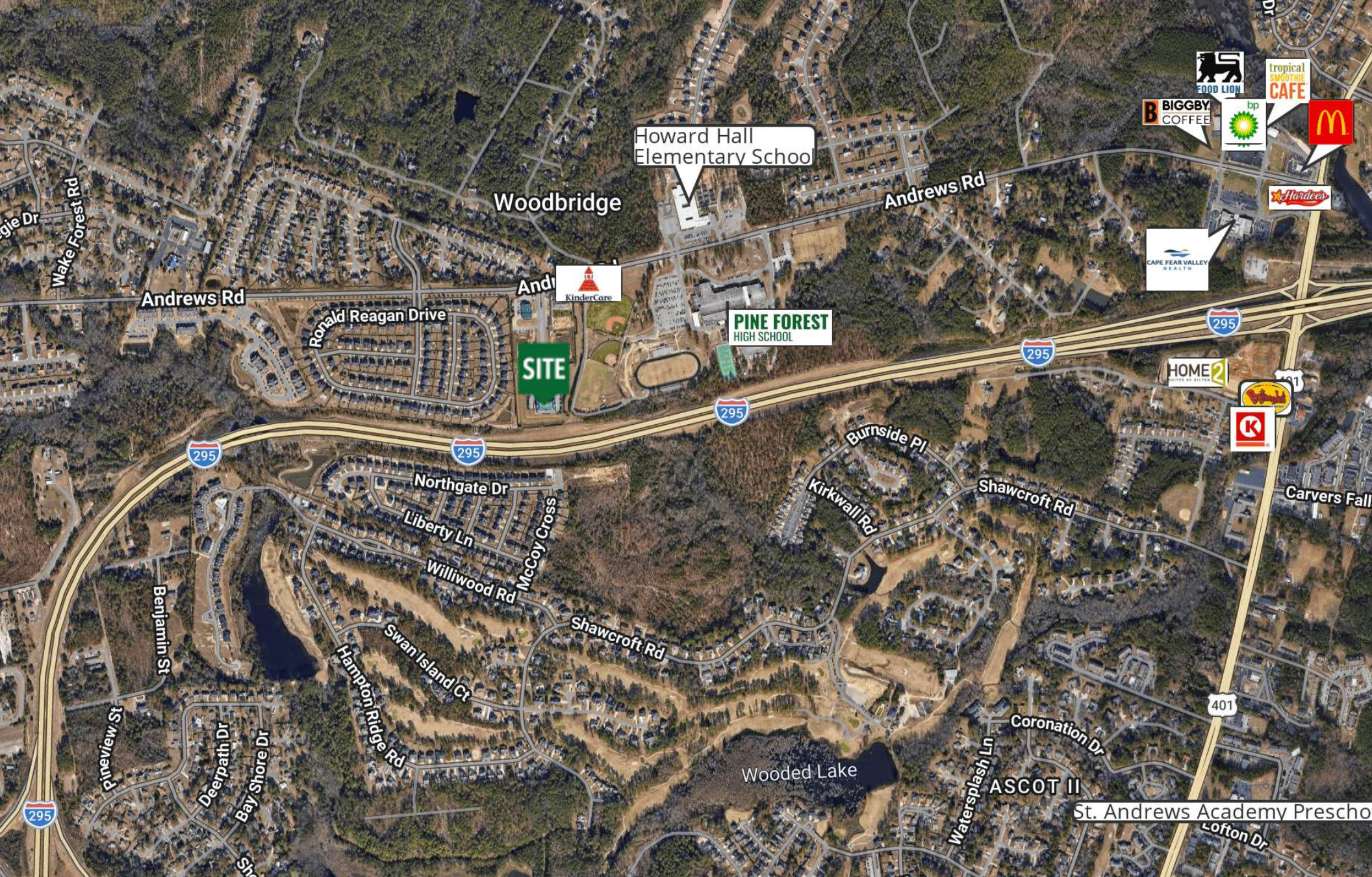
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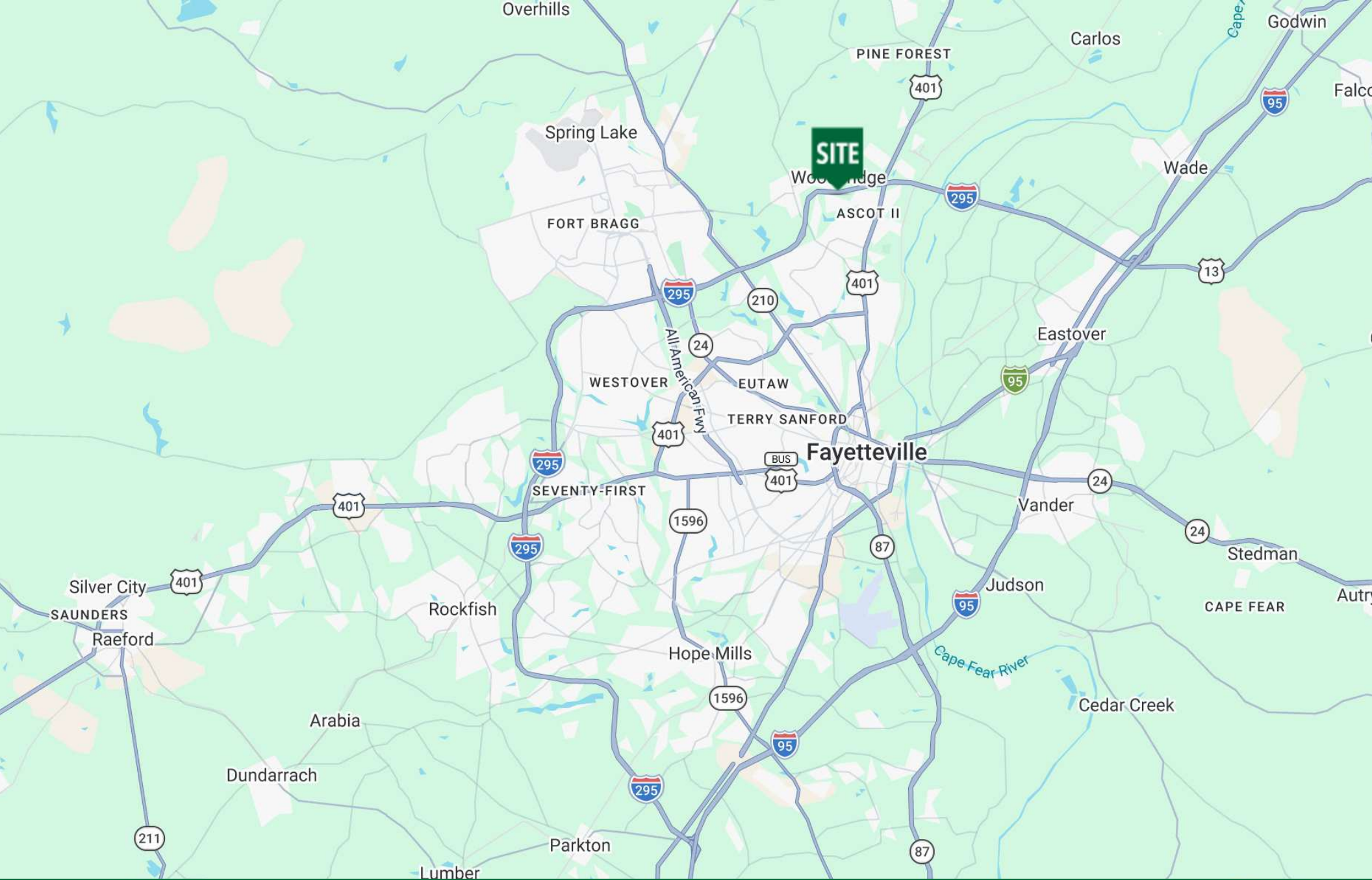


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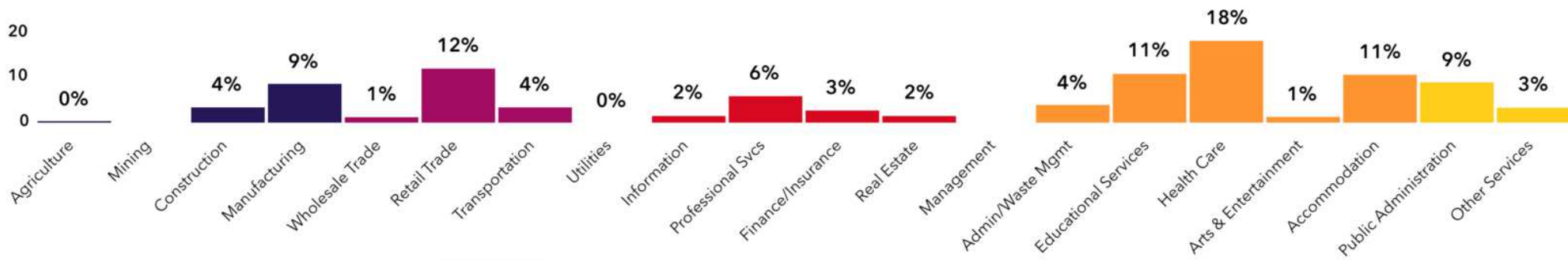
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28,564

Total Population

\$68,804

Median HH Income

12,183

Total Households

\$276,770

Median Home Value

35.4

Median Age

Population

Income

Housing

Homes

People

25,495

Daytime Population

\$38,738

Per Capita Income

13,149

Total Housing Units

50.2%

Home Ownership

Tapestry Segment

Demographics

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5%

No HS Diploma

23%

High School Graduate

35%

College Graduate

38%

Postgraduate Degree

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2025 and 2028