

THE SYSTEL BUILDING

225 Green Street Fayetteville, NC 28301

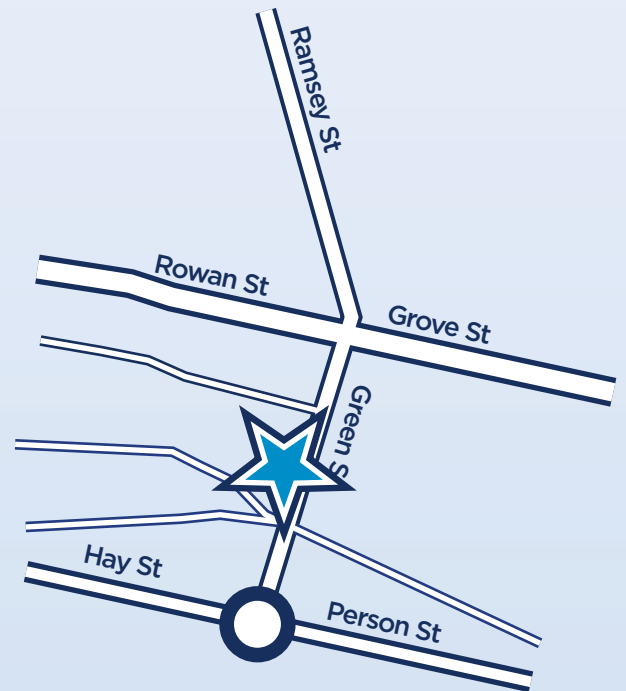
FOR LEASE



Fayetteville's Premier High Rise Office Building

Features

- Multiple spaces available in The Systel Building
- Class "A", 11 story building with a total of 110,000 SF
- Security desk in the main lobby, generators on-site, and fully automated parking lot. Ample parking spaces for employees
- Large conference room available for your use
- Local property management and maintenance
- Tenant improvement allowance fully available by owner
- Spectacular view of downtown including the Segra baseball Stadium
- Within walking distance to restaurants, retail shops, parks, and baseball stadium
- Located in downtown Fayetteville just two blocks from Market Square



Malinda Craven

910.322.6535 | malinda@franklinjohnsoncommercial.com



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Available Spaces for Lease

- * Rent rate includes utilities, Janitorial and maintenance personal on site.
- * \$25 application fee

<u>Suite</u>	<u>SF</u>	<u>Lease Rate</u>	<u>Comments</u>
Suite 500	2,500 SF	\$22.80/SF/Yr Full Service	This space has been cleared and ready for up-fit. \$4,750 security deposit
Suite 800	5,000 SF	\$24.00/SF/Yr Full Service	This space has been cleared and ready for up-fit. \$10,000 security deposit.
11th Floor	9,600 SF	\$27.00/SF/Yr Full Service	Entire floor cleared and ready for up-fit. \$21,600 security deposit.



Virtual rendering of cleared space ready for up-fit

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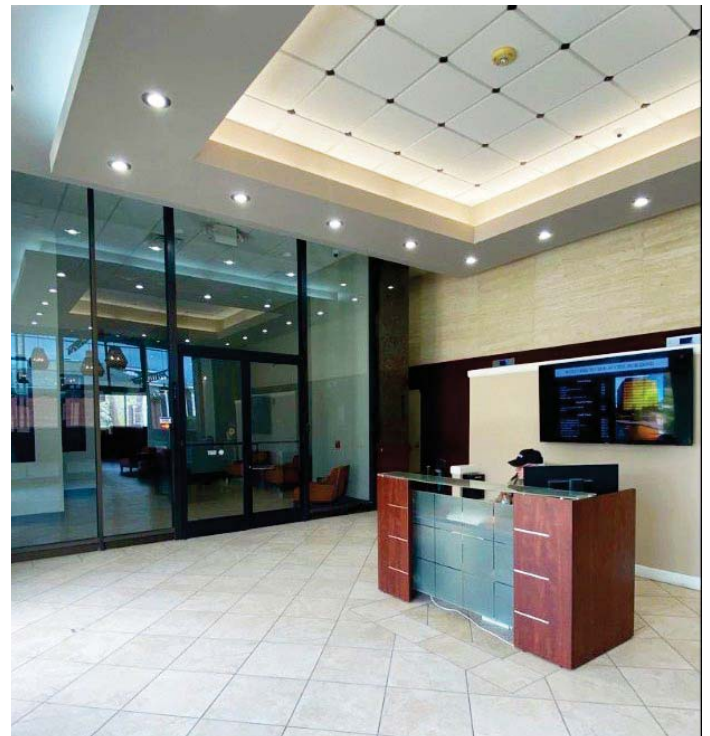
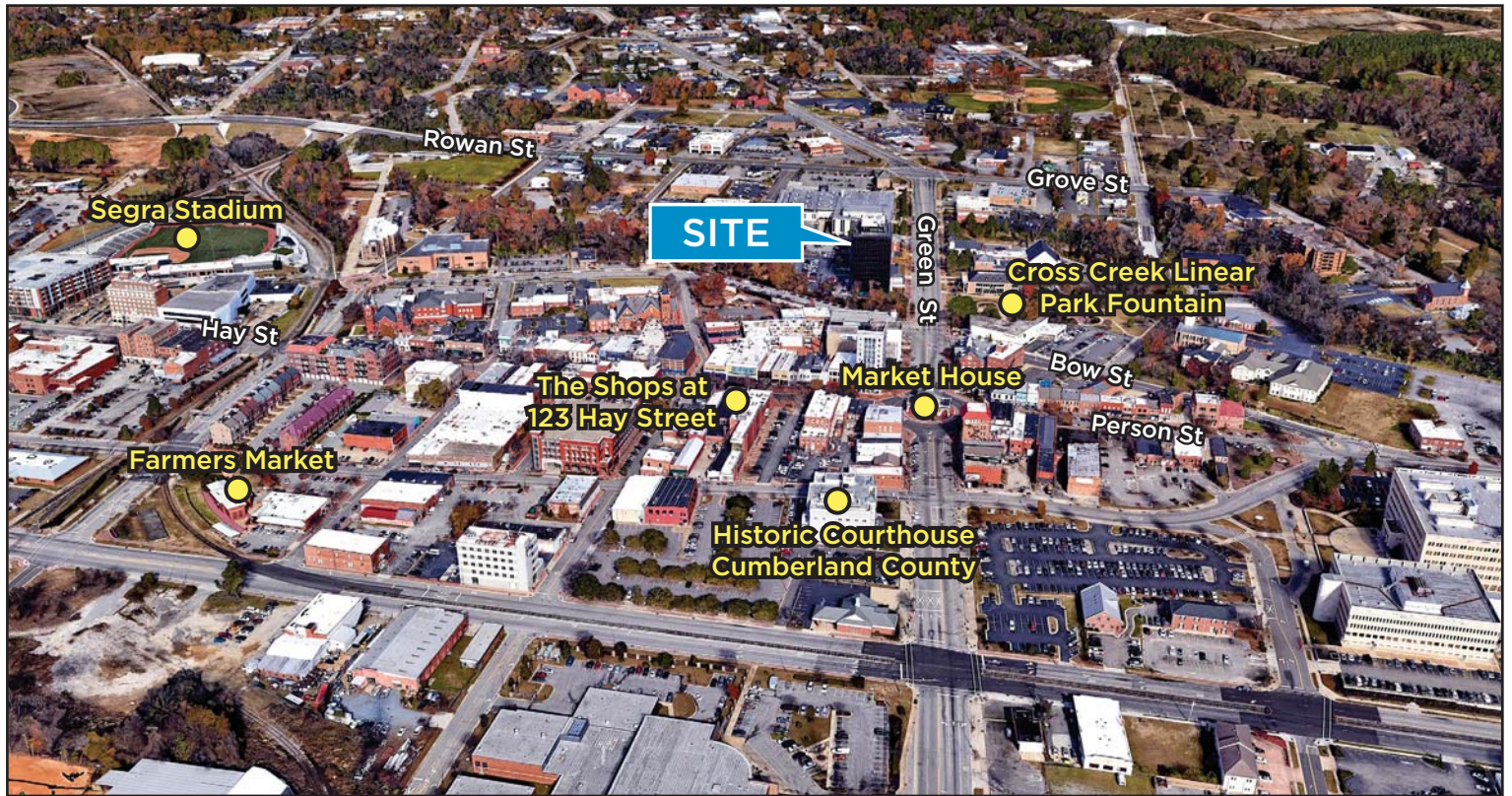
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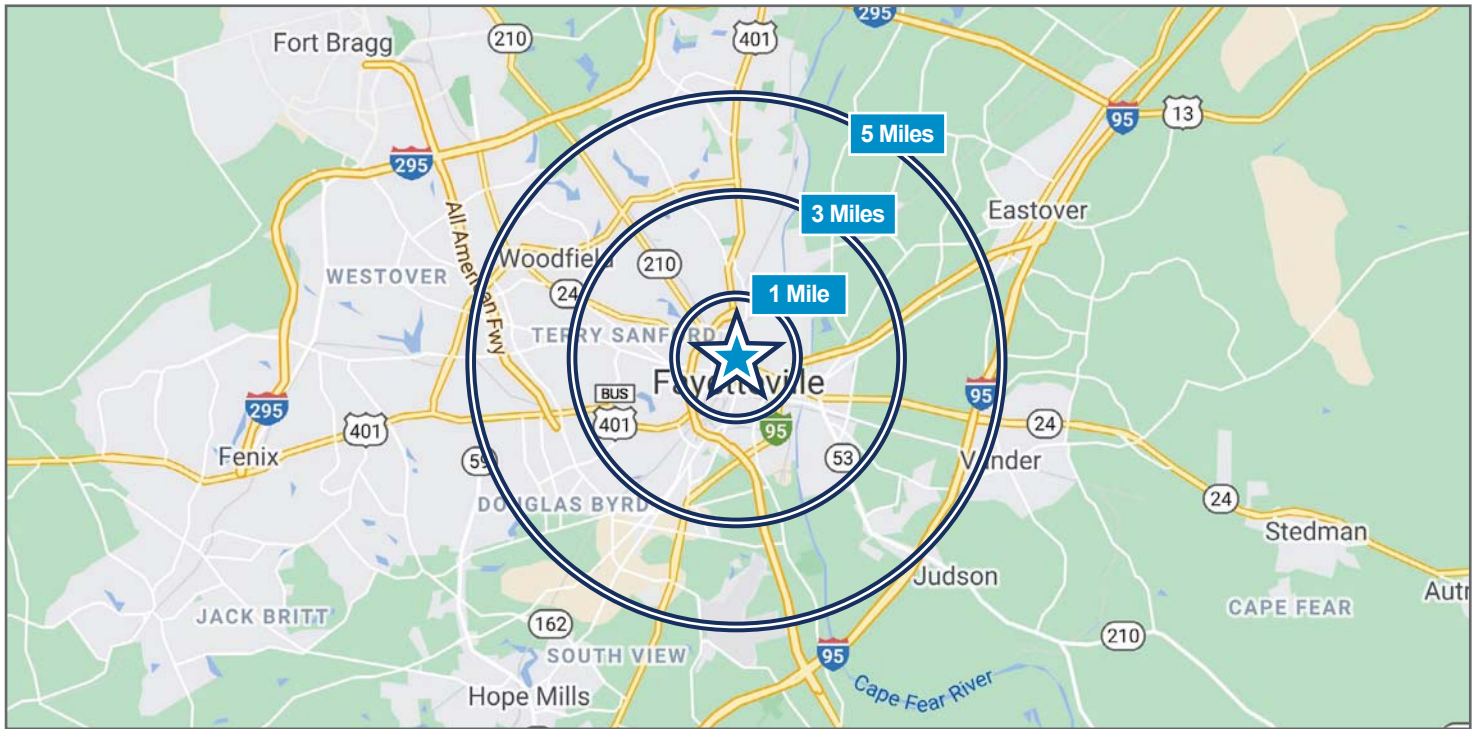


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DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2020 Population	4,629	34,088	88,453
2025 Population (Projected)	4,748	34,138	88,513
Annual Pop Growth	0.5%	0%	0%
2020 Households	1,620	14,111	36,835
2025 Households (Projected)	1,671	14,133	36,879
Annual HH Growth	0.6%	0%	0%
Median Home Value	\$78,419	\$131,413	\$131,247
2020 Median Age	34.7	35.4	34.6
2020 Average HH Income	\$40,946	\$53,814	\$56,416

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