

FOR LEASE

**4140 Ferncreek Dr. #804
Fayetteville, NC 28314**

**Franklin
Johnson**
Commercial Real Estate



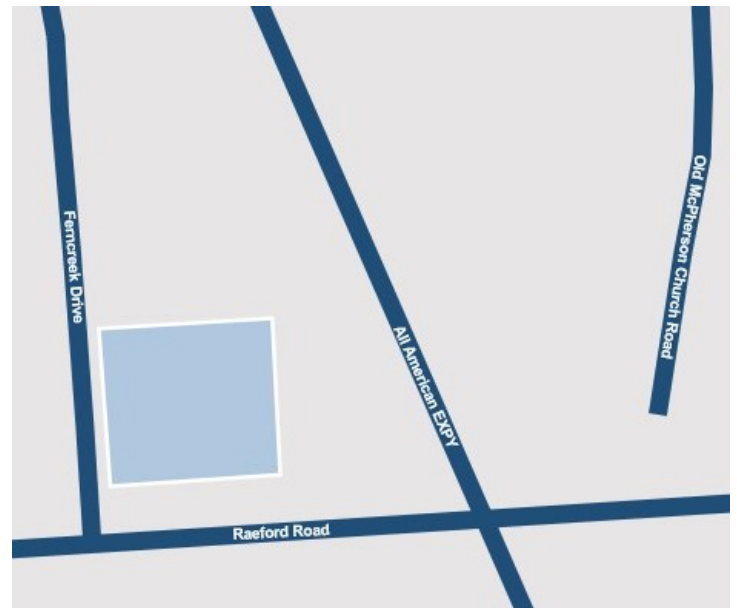
2,498 +/- SF PROFESSIONAL OFFICE SPACE FOR LEASE

Offering Summary

Lease Price: \$7,285.83/month
Size: 2,498 +/- Square Feet
Zoned: LC - Limited Commercial
Traffic Count: 42,000 VPD (NC DOT 2021)

Property Description

Conveniently located off Raeford Road near All American Freeway, this beautifully redone medical office is now available for lease. Ideal for healthcare professionals, this space features:
- 12 exam rooms - 3 staff PODs - Large x-ray room with KONICA KDR ADVANCED U-ARM 64KW SYSTEM Please note that furniture and art are not included. Additionally, orthopedics or pain management services are not permitted. Tenant is responsible for the prorated share of the electric bill. Showings are available Monday to Friday, 8 am to 5 pm, by appointment only. Don't miss this opportunity to lease a prime medical office space in a highly desirable location. Contact us today to schedule a viewing.



Warren Cleary

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910.987.9857

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