

## 225 GREEN STREET, FAYETTEVILLE



### THE PROPERTY

- The Systel Building in downtown Fayetteville, has multiple spaces for Lease.

### FRANKLIN JOHNSON COMMERCIAL REAL ESTATE

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### PROPERTY FEATURES

- Lease Rate: \$22.00/ SF and up
- Security desk in the main lobby
- Sidewalks newly resurfaced
- Tenant improvement allowances fully available by owner
- Generators on-site
- Full service Lease
- Fully automated parking lot
- Iconic Class A office tower
- Building has a total of 11 stories with 110,000 SF
- Local property management and maintenance
- Within walking distance to restaurants, retail shops, parks, and baseball stadium.
- Convenient to I-95
- Located in Downtown Fayetteville just two blocks from Market Square

## The Systel Building

225 Green Street, Fayetteville, NC 28301

Available Spaces for Lease

*\*Rent rate includes utilities, janitorial and maintenance personal on site*

<u>Suite</u>	<u>Approximate SF</u>	<u>Comments</u>
Suite 101	1,100+/-	Ideal for small coffee/pastry shop
Suite 102	4,520+/-	Bank Space
Suite 305	1,186+/-	
Suite 500	9,600+/-	Complete demo with plans for modern, open design, entire floor
Suite 800	9,600+/-	Entire floor
Suite 906	1,642+/-	
Suite 912	712+/-	
Suite 1010	4,500+/-	
Suite 1100	9,600+/-	