

**Prime  
Office  
Space**

**OFFERED  
FOR Lease  
±2864 SF.  
\$20 PSF.**

**1220 Walter Reed  
Rd.**

**Fayetteville, NC  
28304.**



**Roger Shah, CCIM.**  
910-578-8039  
Roger@rescommre.com

**Rishi Shah, CCIM.**  
910-977-1596  
Rishi@rescommre.com

**2112 Skibo Rd, Fayetteville, NC 28314.**  
www.rescommre.com

## PROPERTY OVERVIEW

1220 Walter Reed Dr, is a free standing building with ample parking and is ±6449 square feet in size. 2864 square feet of space is available for lease for \$20 psf. or the space can be subdivided in to 1307 sf (\$25 psf.) and 1557 sf (\$25 psf.)

The property is within walking distance from Cape Fear hospital and in front of newly planned ambulatory center.

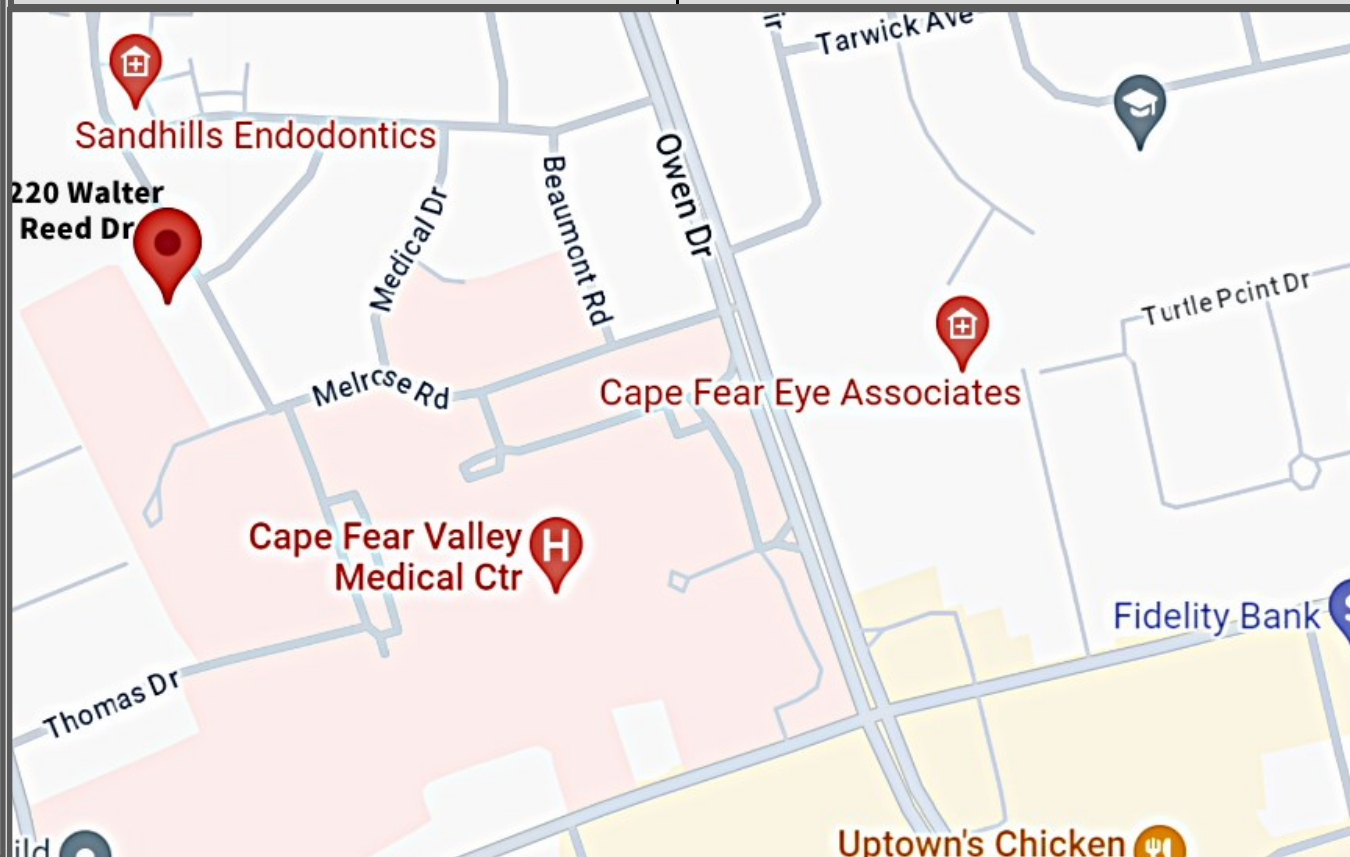
Medical school is schedule to open near this building in 2026.

Space is freshly painted and ready to move in.

Rent includes Electric & Water.

Plenty parking.

|                              |  |
|------------------------------|--|
| Address                      | 1220 Walter Reed Rd, Fayetteville NC 28304 |
| Lease Price                  | \$20 PSF (Electric & Water included)       |
| Total available space        | 2864 SF (can be subdivided)                |
| Cumberland County NC PIN No. | Portion of 0416-87-7346                    |
| Location                     | Walking distance from Cape Fear Hosp.      |
| Use                          | Medical or any Health care or office.      |



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### **Fayetteville, NC:**

Fayetteville is a city located in Cumberland County, North Carolina, United States. It is known for its rich history, being one of the oldest cities in the state. The city is home to Fort Liberty (Formerly Fort Bragg), one of the largest military installations in the world, which has a significant impact on the local economy and culture.

**Cape Fear Valley Hospital:** Is the 8th largest health system in NC, it is a 950- bed, 8-hospital regional health system with more than 1 million inpatient and outpatients annual. It has over 7000 employees and 850 physicians.



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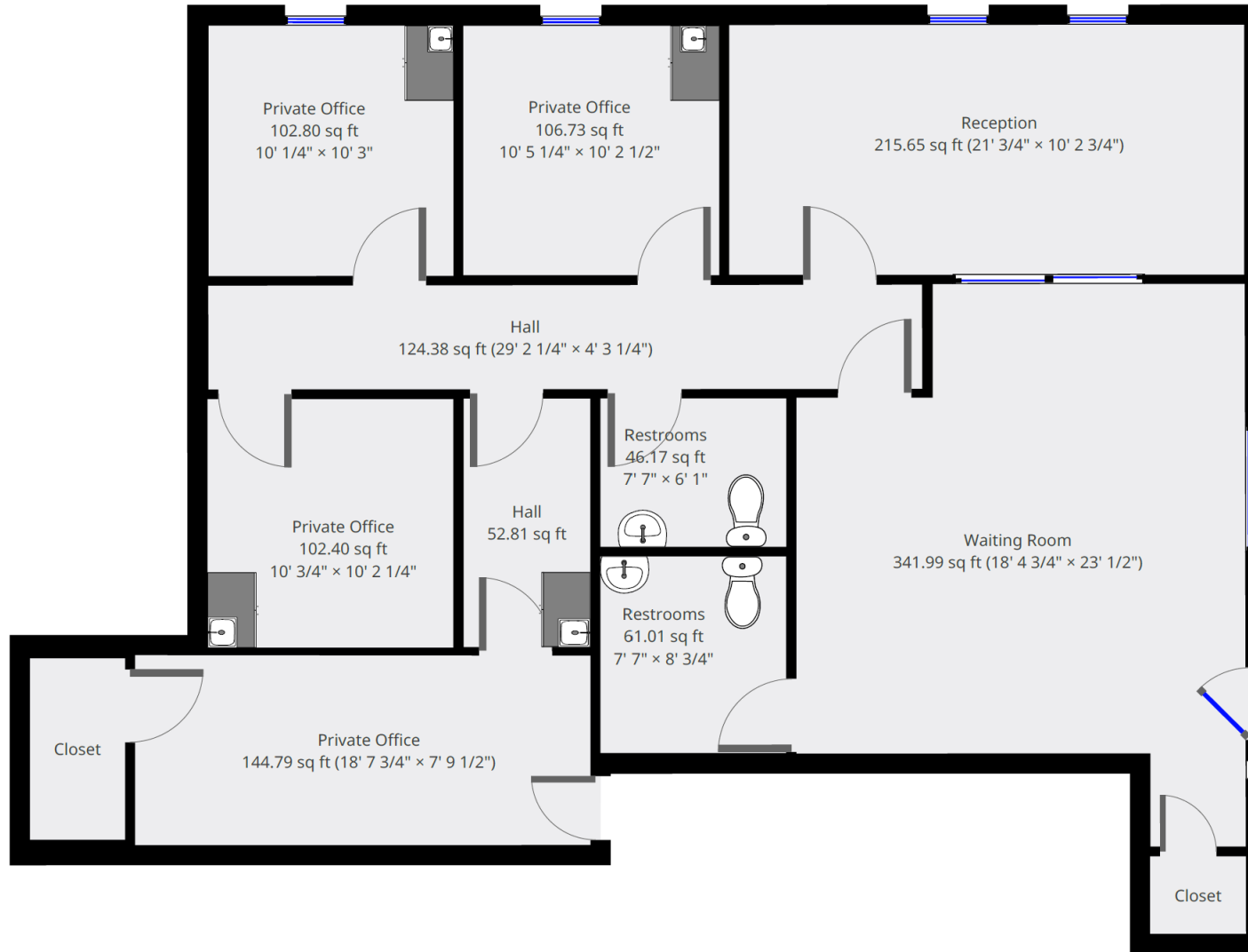


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# Back right of the building 1557 SF.



## Back Left of the Building 1307 SF.

