

*Exclusively Listed By:*

**Rishi Shah, CCIM**

Broker/Owner  
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**Roger Shah, CCIM**

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**1402± SF OFFICE FOR LEASE**

**2413-4 Robeson St, Fayetteville NC 28305**

# OFFERING SUMMARY

Lease Price:	\$3,000/month MG – Water Included
Lot Size:	0.58± Acres
Year Built:	1992
Zoning:	CC – Community Commercial
Frontage/Depth:	212 ft / 188 ft
Year Renovated:	2016
Market:	Fayetteville MSA
Submarket:	Highland Country Club/ Haymont/ Central Fayetteville MSA
Association Businesses:	Lancaster, Helms & Player Real Estate Firm; Hearing Center, Inc.; Novus Benefit Advisors; Cenegenics North Carolina; Sasquatch Real Estate Firm; Second Chance Counseling Firm

## OVERVIEW

Imagine stepping into your fully equipped professional office at 2413-4 Robeson St., conveniently located across from Highland Country Club. This impressive space offers everything your team needs to thrive:

- Three private offices for focused work
- Welcoming lobby/reception to greet clients
- Break area for relaxation and refreshments
- Bullpen for collaboration
- Conference room for important meetings
- Two bathrooms
- Relaxing outdoor seating for a breath of fresh air

Three signage locations ensure your customers find you. Plus, the location in the heart of Fayetteville boasts easy access and abundant parking for you and your clients.

This move-in ready space allows you to focus on your business, not on setting it up. Establish your presence in a prestigious location.

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**RES COMM**  
REAL ESTATE



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**RES COMM**  
REAL ESTATE

# Res-Comm Real Estate Team

## Roger Shah, CCIM



Owner/Broker-in-Charge  
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Originally from India, Roger came to the U.S. in 1987. He settled in Fayetteville in 1998 and began his real estate career that same year, licensed in North Carolina, South Carolina, and Georgia.

Also in retail business himself since 1991, Roger is very actively involved in commercial real estate dealings and has helped a number of clients in sales, represented buyers and has done investment analysis.

He holds the designation of ABR (Accredited Buyer's Representative), SFR (Short Sale and Foreclosure Resource), and CCIM (Certified Commercial Investment Member).

## Rishi Shah, CCIM



Owner/Broker  
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Rishi advises private, corporate, and institutional clients on the acquisition, holding, & disposition of commercial real estate in the state of North Carolina.

Born in Laurinburg, NC, Rishi has spent his entire life living in the great Tar Heel State and is a proud product of the University of North Carolina at Chapel Hill.

Rishi began his real estate career in 2014 and has completed transactions totaling over \$100 million in value.



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