

Exclusively Listed By:

Rishi Shah, CCIM

Broker/Principal
(910) 977-1596 cell
rishi@rescommre.com

Roger Shah, CCIM

Broker-in-Charge/Principal
(910) 578-8039 cell
roger@rescommre.com



OFFICE SUITES FOR LEASE

2413 Robeson St, Fayetteville NC 28305

OFFERING SUMMARY

Lease Price: \$3,000/month MG – Water Included
Lot Size: 0.58± Acres
Year Built: 1992
SF: Unit 3 – 1307 SF; Unit 4 – 1402 SF;
Contiguous – 2709 SF
Zoning: CC – Community Commercial
Frontage/Depth: 212 ft / 188 ft
Year Renovated: 2025
Market: Fayetteville MSA
Submarket: Highland Country Club/ Haymont/ Central
Fayetteville MSA
Association Businesses: Lancaster, Helms & Player Real Estate Firm;
Hearing Center, Inc.; Cenegenics North
Carolina; Sasquatch Real Estate Firm;
Second Chance Counseling Firm

OVERVIEW

Robeson Bend is a professional office condominium park located across from Highland Country Club. These impressive spaces offer everything your team needs to thrive including private offices, lobby/receptions, break areas, bullpens, and conference room.

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

SUITE 3

- ✓ 1,307± SF
- ✓ New Paint
- ✓ New Flooring
- ✓ New Molding
- ✓ New Carpeting
- ✓ 3 Private Offices
- ✓ Tenant Responsible for Inside, Trash, & Utilities
- ✓ 6 Parking Spaces Allotted
- ✓ Brand-New Condition
- ✓ Bullpen



SUITE 4

- ✓ 1,402± SF
- ✓ Currently Under Renovation for New Paint, Flooring, Carpeting, Molding, & more
- ✓ 3 Private Offices
- ✓ Tenant Responsible for Inside, Trash, & Utilities
- ✓ 6 Parking Spaces Allotted
- ✓ Brand-New Condition
- ✓ Conference Room
- ✓ Bullpen

CURRENTLY UNDER RENOVATION

Res-Comm Real Estate Team

Roger Shah, CCIM



Principal/Broker-in-Charge
Tel: (910) 578-8039 cell
2112 Skibo Rd, Fayetteville NC 28314
roger@rescommre.com

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



Principal/Broker
Tel: (910) 977-1596 cell
2112 Skibo Rd, Fayetteville NC 28314
rishi@rescommre.com

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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