



OFFICE FOR LEASE IN DOWNTOWN

PROPERTY OVERVIEW

AVAILABLE | ENTIRE BUILDING

LEASE PRICE | \$23 PER SF

LEASE TYPE | NNN

SQUARE FEET | UP TO 8,545 +/- SF

ZONING | CENTRAL BUSINESS &
HISTORIC DISTRICT

This versatile commercial building offers approximately 8,545 +/- square feet across three levels in the heart of downtown Southern Pines. Each floor can be leased individually, or a single tenant can secure the entire building, creating flexible options to suit your business needs. Situated less than a block from NW Broad Street, this location provides easy access to Southern Pines' vibrant downtown area. The property also features paved, off-street parking at the rear, ensuring convenience for employees and clients alike. Don't miss the opportunity to establish your business in this ideal downtown location.

HOLLY BELL
NC BROKER
C: 910.690.1065
HOLLY@CSGNC.COM

CAROLINA SUMMIT GROUP
115 W Pennsylvania Ave.
Southern Pines, NC 28387
910.684.5353
carolinasummitgroup.com

GEORGE MANLEY
NC BROKER
C: 910.603.8395
GEORGE@CSGNC.COM

PHOTOS

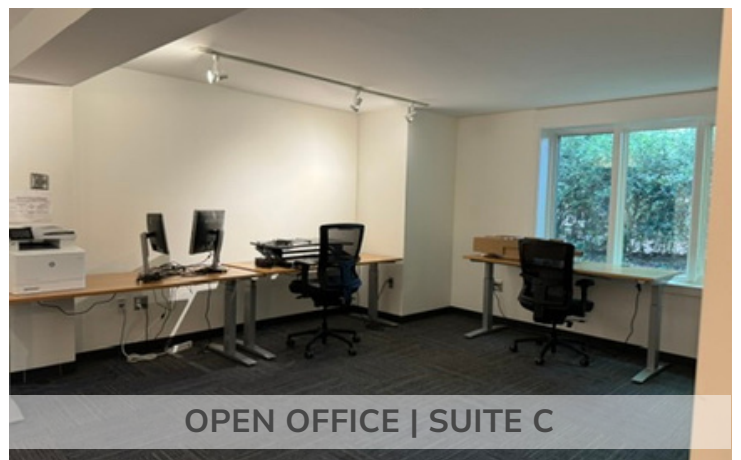
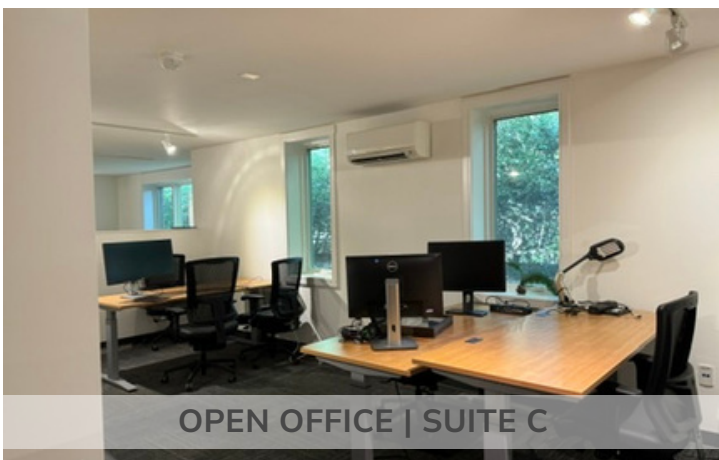


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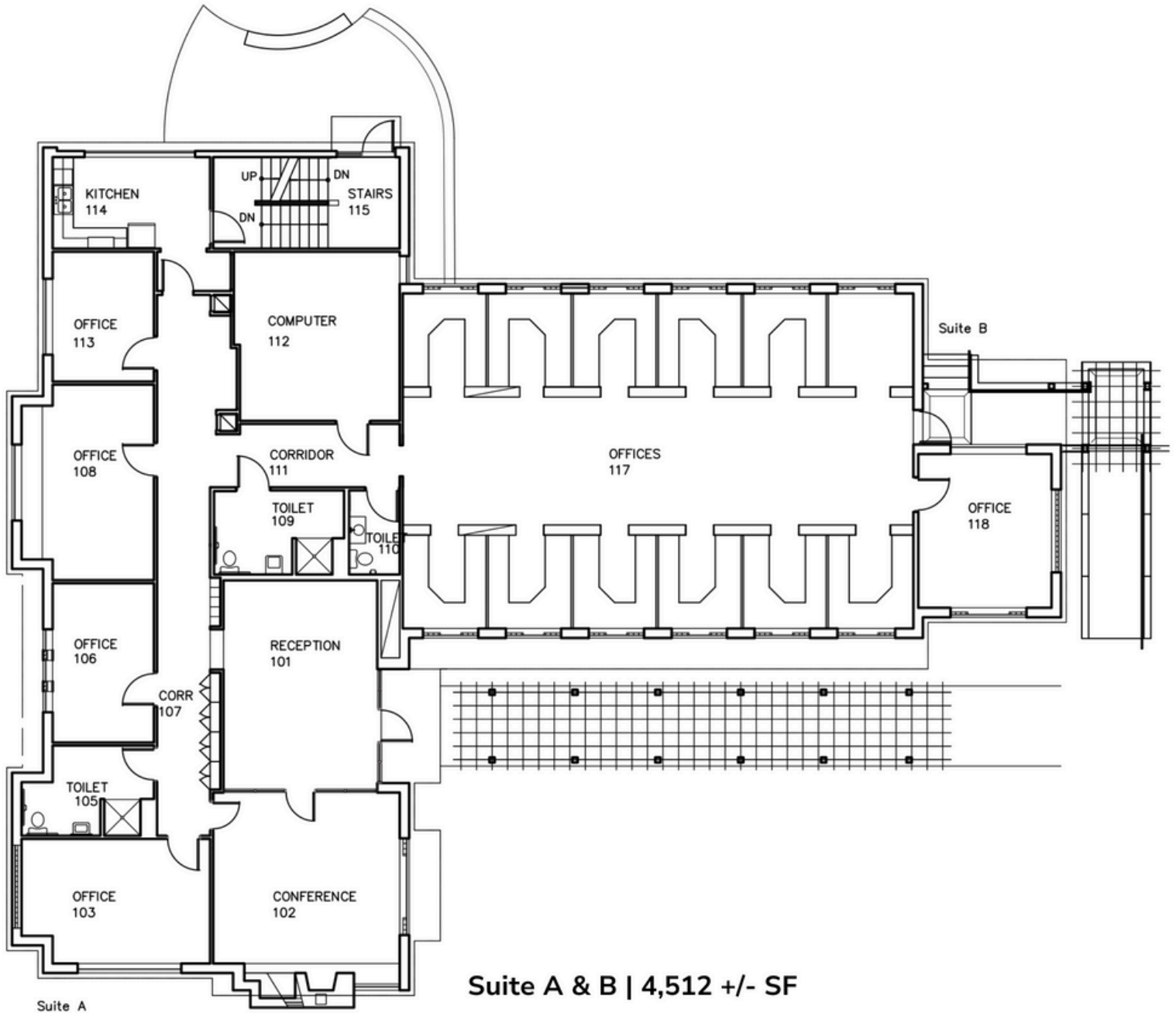


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FLOOR PLANS | MAIN FLOOR



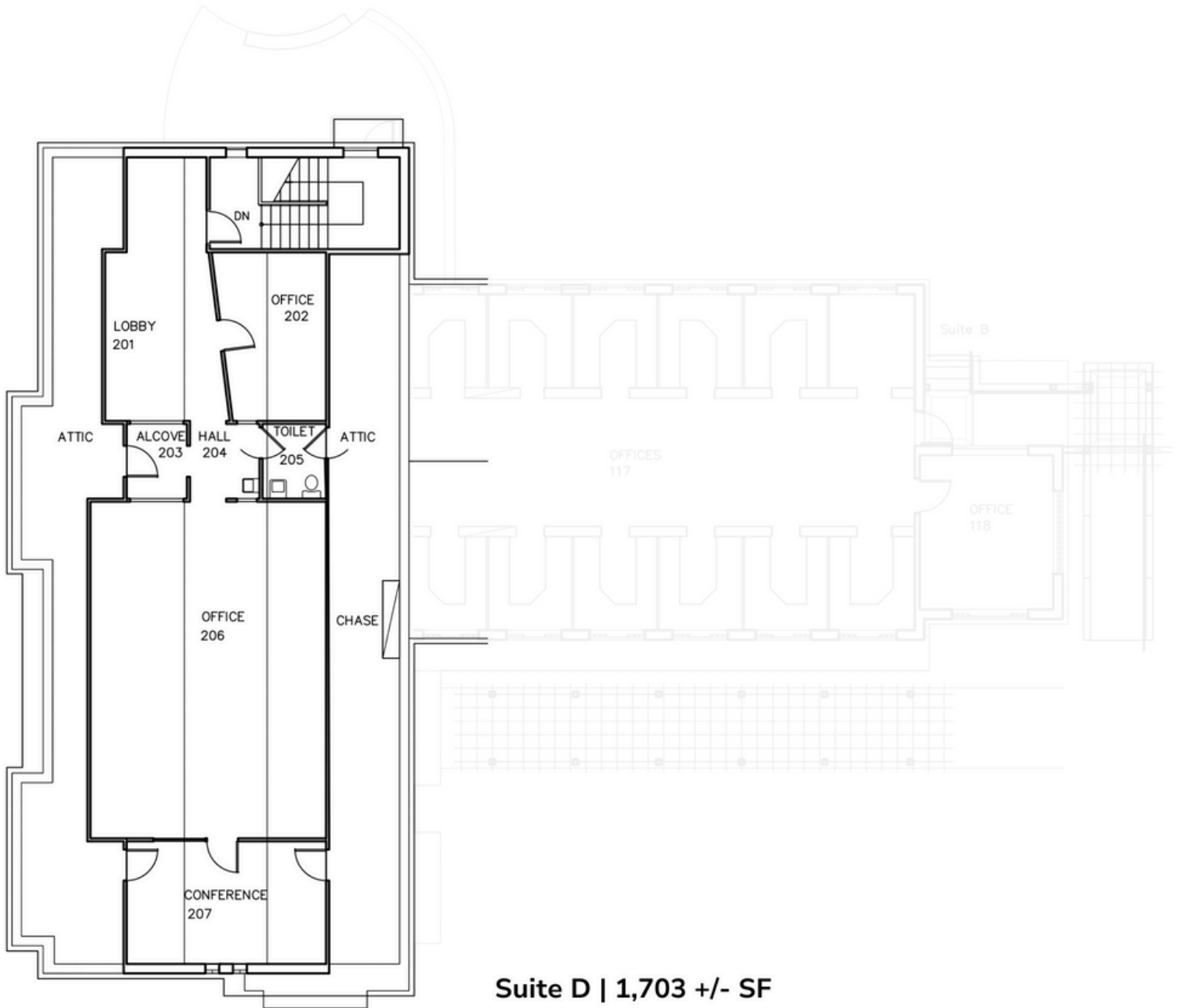
NOTE: Floor plans are for illustrative purposes only.
Actual dimensions & details may vary. Not to scale.

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FLOOR PLANS | UPPER FLOOR



Suite D | 1,703 +/- SF

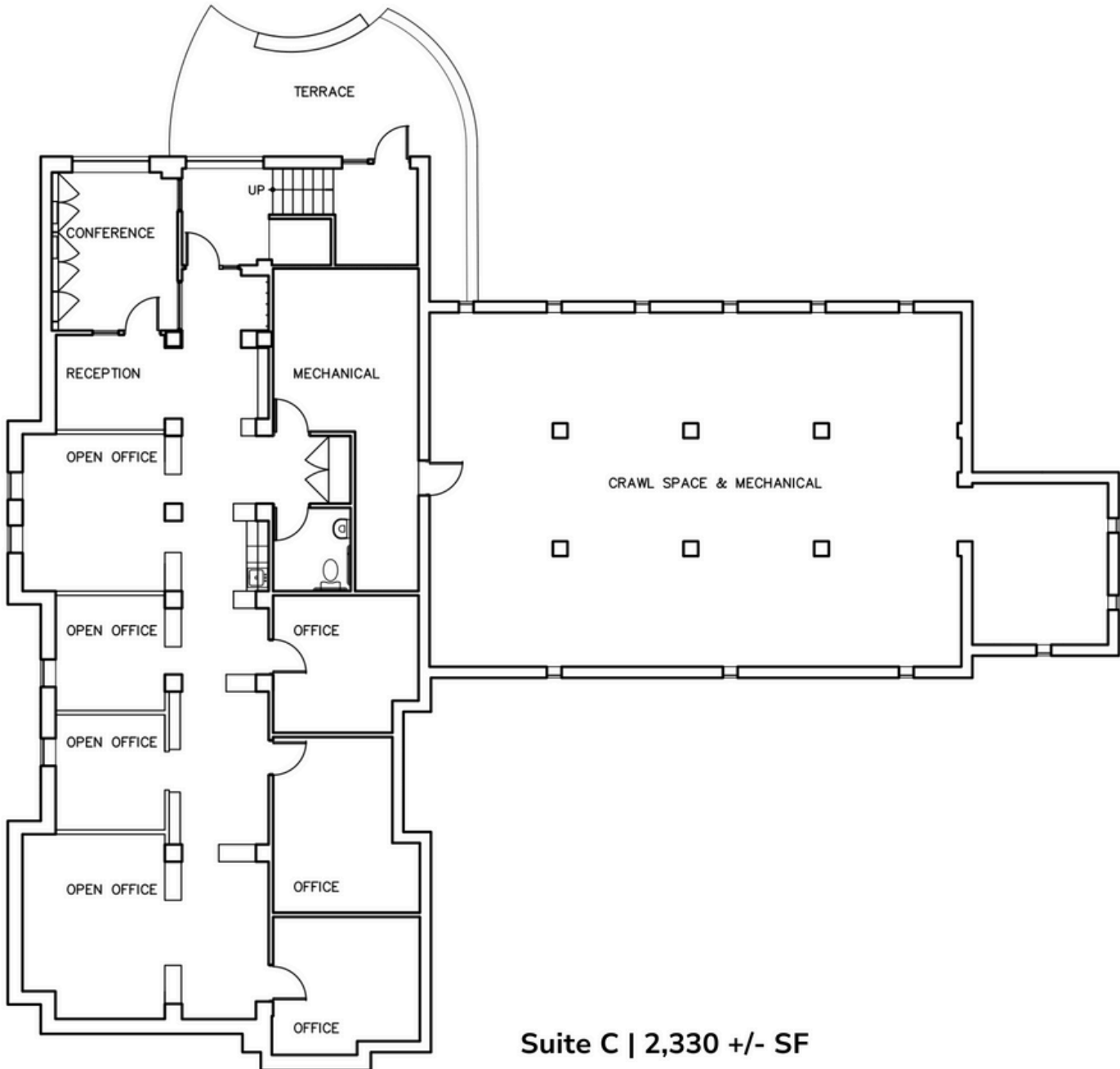
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FLOOR PLANS | LOWER FLOOR



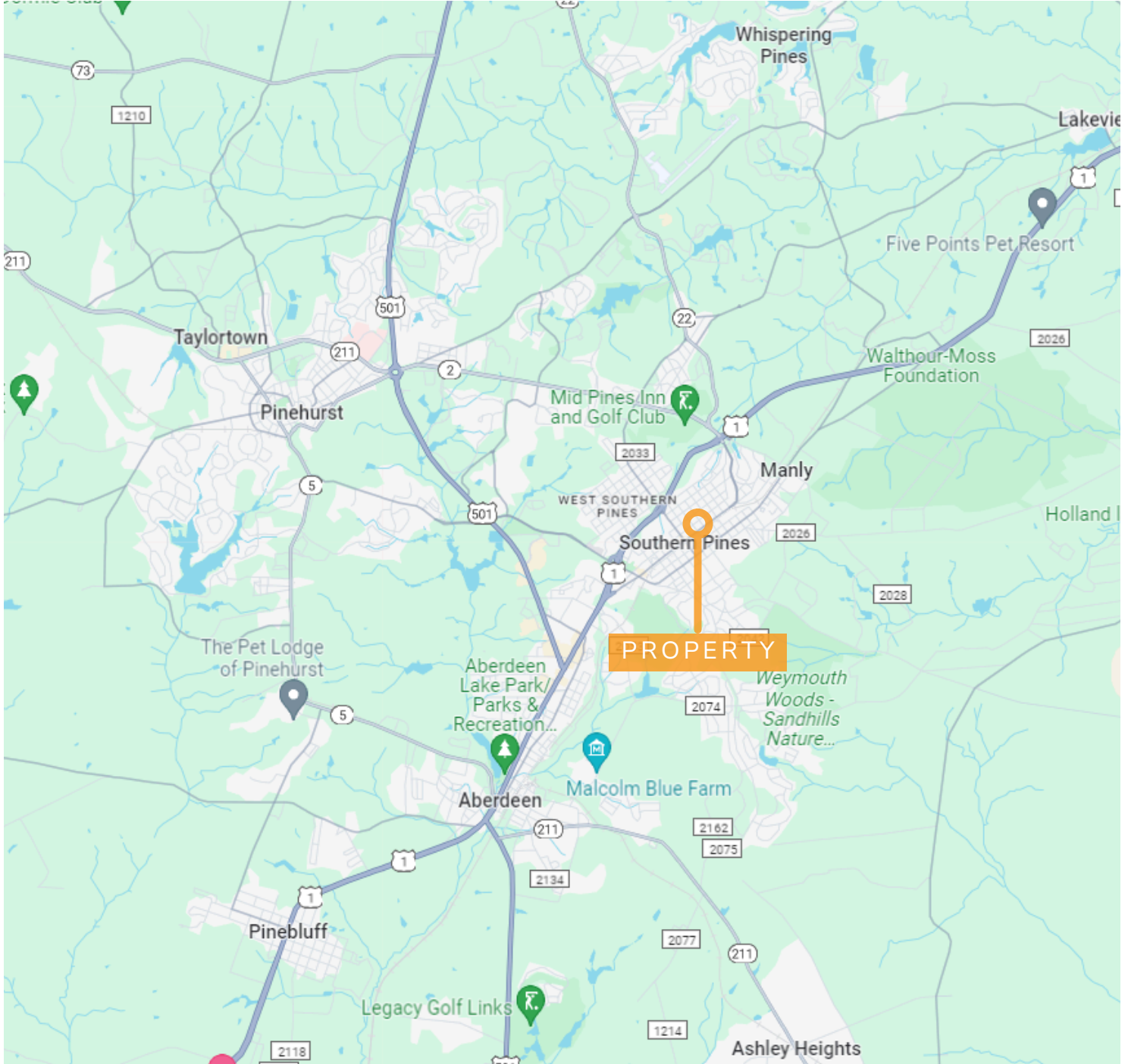
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LOCATION MAP



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