



## PROFESSIONAL OFFICE FOR LEASE

### LEASE OVERVIEW

LEASE PRICE | \$3,000 BASE RENT

LEASE TYPE | NNN

SQUARE FEET | 1,700 +/- SF

AVAILABLE | JANUARY 15, 2025

ZONING | GENERAL COMMERCIAL (GC)

Professional 1,700 +/- SF single-story office building is available for lease in the well-maintained Magnolia Square Business Park, conveniently situated just off US Hwy 1 and 15/501. Surrounded by national retailers, this professional community offers easy access to both Pinehurst and Southern Pines. The space features a lobby, five offices, two restrooms, and a kitchenette, all designed with quality finishes that enhance its professional appeal. 2-year minimum lease term preferred, furniture negotiable. No smoking or pets permitted on premises.

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**PHOTOS**



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## AERIAL MAP

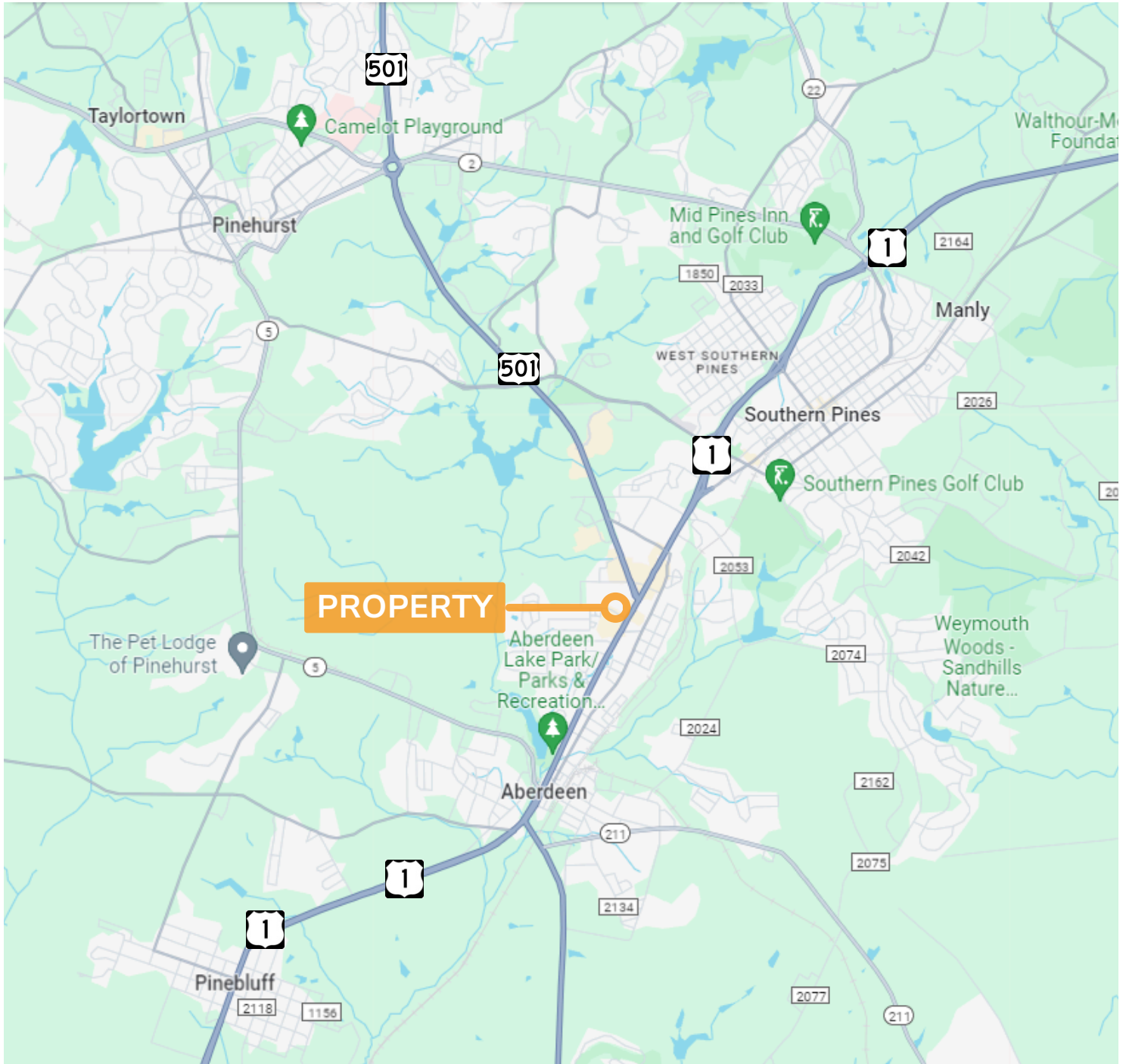


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**LOCATION MAP**



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