

BOONE TRAIL CENTRE

3035-3037 Boone Trail • Fayetteville, NC 28304

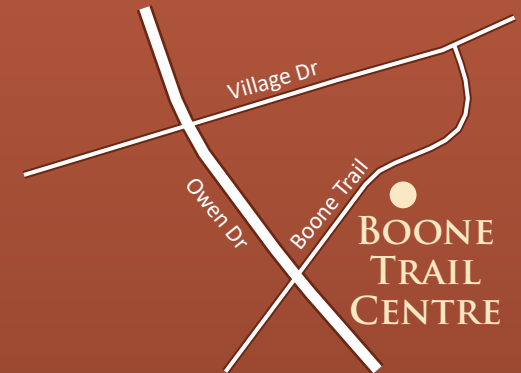


AVAILABLE IMMEDIATELY!

Rental Rate:	\$16 - \$19 / SF / Year
Space Type:	Retail / Office
Lease Type:	NNN Gross
Lease Term:	60 Months
Date Available:	Immediately
Parking Spaces:	504

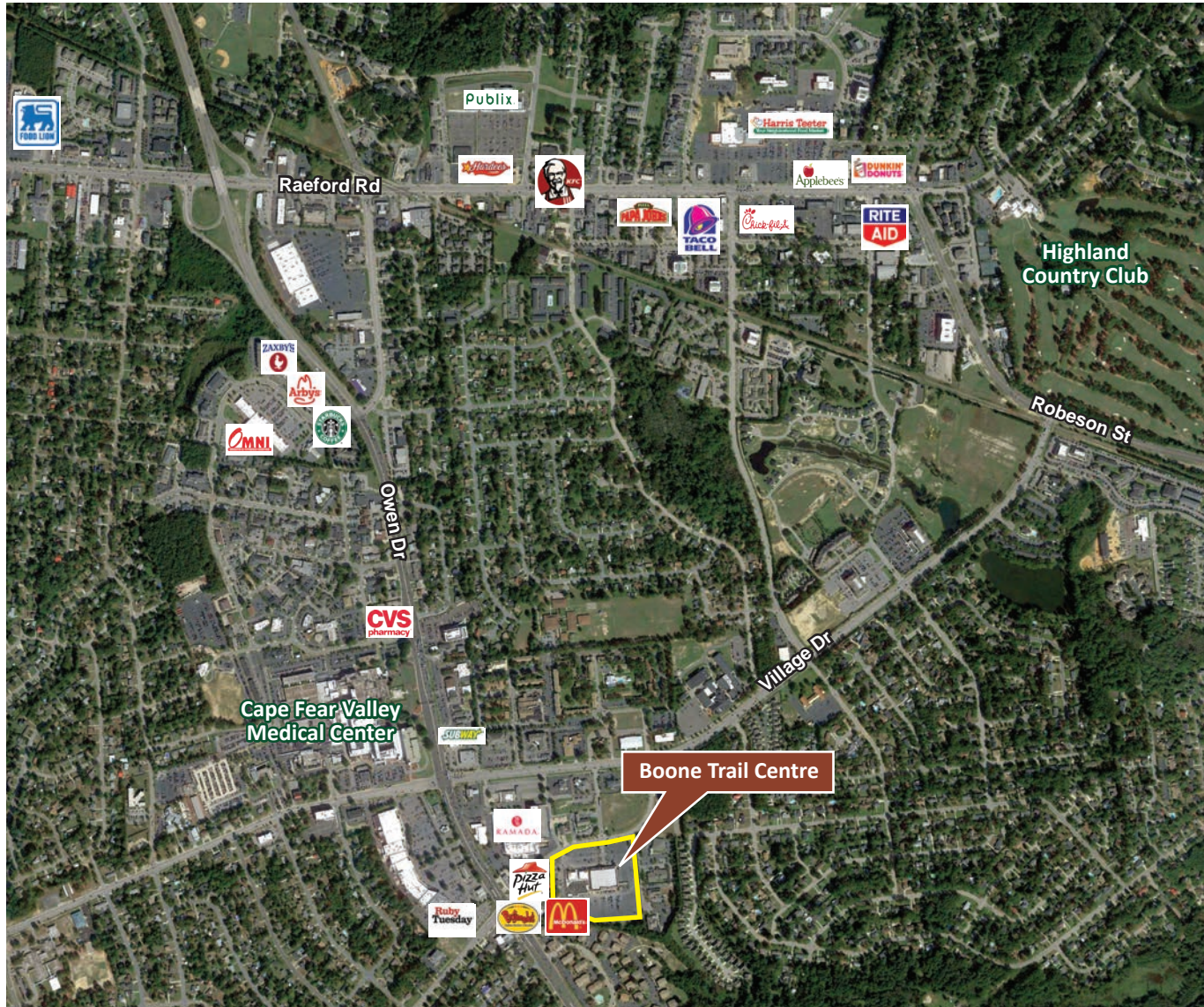
FEATURES

- ▶ 53,313 SF Retail/Office Center located in the heart of Fayetteville, North Carolina
- ▶ Located on Boone Trail just off Owen Drive, one block from Cape Fear Valley Medical Center
- ▶ 19,000 Cars per day
- ▶ 19,138 SF Available Immediately (4,400 Max Contiguous)
- ▶ Rental Rates Range from \$16-\$19/SF/Year



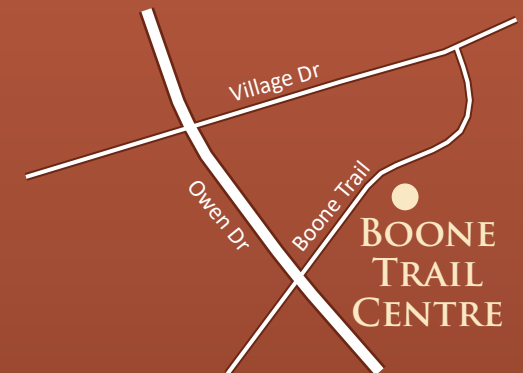
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CURRENT SPACE AVAILABLE

BU3	3035-B Boone Trail Ext. (Upper)	2,711 SF	BL15	3035-M Boone Trail Ext. (Lower)	1,235 SF
BU7	3057 Boone Trail Ext.	2,326 SF	BL18	3035-K Boone Trail Ext. (Lower)	629 SF
BU8	3037-B Boone Trail Ext. (Upper)	1,404 SF	104	Shops at Boone Trail (Suite 104)	1,595 SF
BU9	3037-C Boone Trail Ext. (Upper)	2,996 SF	108	Shops at Boone Trail (Suite 108)	1,595 SF
BU12	3037-D Boone Trail Ext. (Upper)	4,647 SF			



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