

2,000 +/- SF Office Condo

3971-A Market St, Wilmington, NC 28403

Listing ID: 29926749
 Status: Active
 Property Type: Office For Lease
 Office Type: Business Park, Executive Suites
 Contiguous Space: 2,000 SF
 Total Available: 2,000 SF
 Lease Rate: \$8.50 PSF (Annual)
 Base Monthly Rent: \$1,416
 Lease Type: Modified Gross
 Ceiling: 8 ft.



Overview/Comments

Unit 3971 is on the ground floor with many windows for lots of natural light. The unit is 2,000 +/- sq. ft. priced to lease at \$8.50 PSF + \$1.59 TICAM. There are 8 offices, two bathrooms, conference room, and a reception/waiting area. Exterior remodeled in 2009 with new siding and roof. This property is on Market Street a major highway, close to downtown and area shopping center. Serene office park setting with beautiful live oaks surrounding the buildings

DIRECTIONS: Located at the signalized intersection of Market St. and Barclay Hills Dr. between McDonald's and Walgreens

General Information

Taxing Authority: New Hanover
 Tax ID/APN: 313818.30.4968.012
 Office Type: Business Park, Executive Suites, Other
 Zoning: O&I: NEW HANOVER COUNTY
 Building Name: Market Street Office Park

Class of Space: Class B
 Gross Building Area: 2,000 SF
 Building/Unit Size (RSF): 2,000 SF
 Usable Size (USF): 2,000 SF

Available Space

Suite/Unit Number: A
 Space Available: 2,000 SF
 Minimum Divisible: 2,000 SF
 Maximum Contiguous: 2,000 SF
 Space Type: Relet
 Date Available: 01/20/2016

Lease Rate: \$8.50 PSF (Annual)
 Lease Type: Modified Gross
 CAM Expenses: \$1.59 PSF (Annual)
 Rent Escalators: Step-Up Lease
 Rent Escalators Description: 3%

Area & Location

Property Located Between: Located at the signalized intersection of Market St. and Barclay Hills Dr.
 Property Visibility: Fair

Site Description: IN CITY LIMITS: Yes
 Area Description: Office Park just off Market Street

Building Related

Typical SF / Floor: 2,000 SF
 Year Built: 1986
 Year Renovated: 2009
 Roof Type: Gable
 Construction/Siding: Aluminum Siding
 Exterior Description: Wood frame plank board
 Parking Type: Surface

Parking Description: Front of building
 Total Parking Spaces: 10
 Ceiling Height: 8
 Sprinklers: None
 Heat Type: Electricity
 Heat Source: Heat Pump
 Air Conditioning: Engineered System



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