

OFFICE FOR LEASE



BLUE COAST
COMMERCIAL

OFFERING MEMORANDUM
861 TOWN CENTER DR, WILMINGTON, NC

PROPERTY OVERVIEW



DESCRIPTION:

Prime Class A Office Space for Lease in Mayfaire Town Center!

Are you seeking a prestigious and tailored office space for your business in Wilmington, NC? Look no further than this exceptional build-to-suit opportunity at 861 Town Center Drive in the highly sought-after Mayfaire Town Center. With its strategic location, modern amenities, and customizable features, this office space is poised to elevate your business presence.

PROPERTY HIGHLIGHTS:

- **Location:** Situated within the vibrant Mayfaire Town Center, this office space enjoys the benefits of a thriving commercial community with easy access to retail, dining, hospitality, and entertainment options.
- **Customization:** Embrace the concept of "build-to-suit" with this office space. Tailor the layout, design, and features to match your business's unique needs, ensuring a workspace that fosters productivity and innovation.
- **Convenience:** Benefit from ample parking areas and a location that's easily accessible to clients, partners, and employees.
- **Professional Environment:** Mayfaire Town Center is known for its upscale and professional environment, creating a positive impression for both clients and employees.

Don't miss out on this exceptional opportunity to establish your business in a prime location within Mayfaire Town Center. Whether you're a growing startup or an established corporation, this office space is designed to accommodate your aspirations.

ADDRESS: 861 Town Center Drive,
Wilmington, NC 28405

TOTAL AVAILABLE: +/- 4,500 - 18,000 SF

LEASE TYPE: NNN

LEASE TERMS: TBD

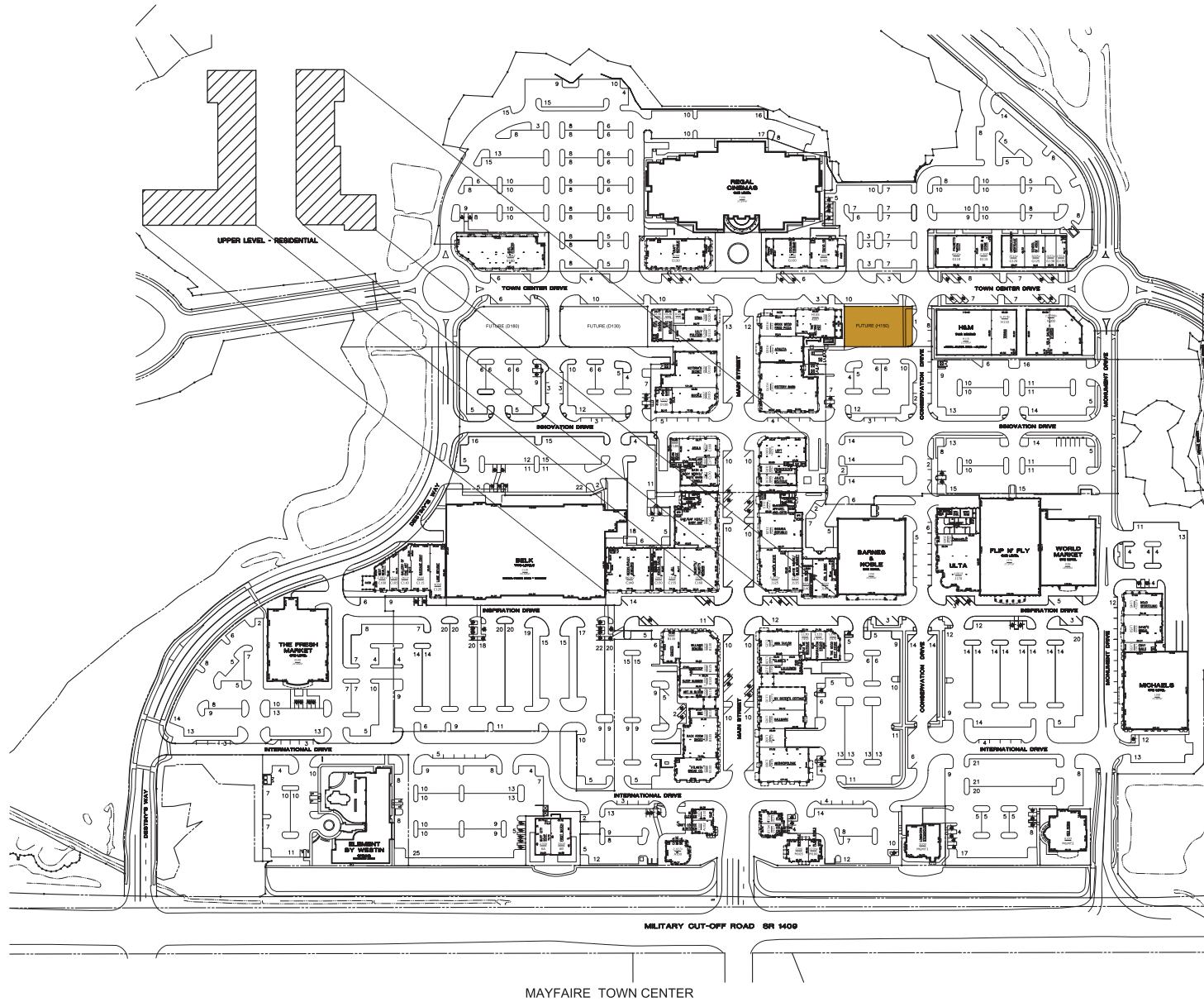
ASKING RATE

\$28.00 Annual/SF











861 TOWN CENTER DR



BARNES & NOBLE



MILITARY CUTOFF RD





MILITARY CUTOFF RD
53,278 CPD**

861 TOWN CENTER DR*

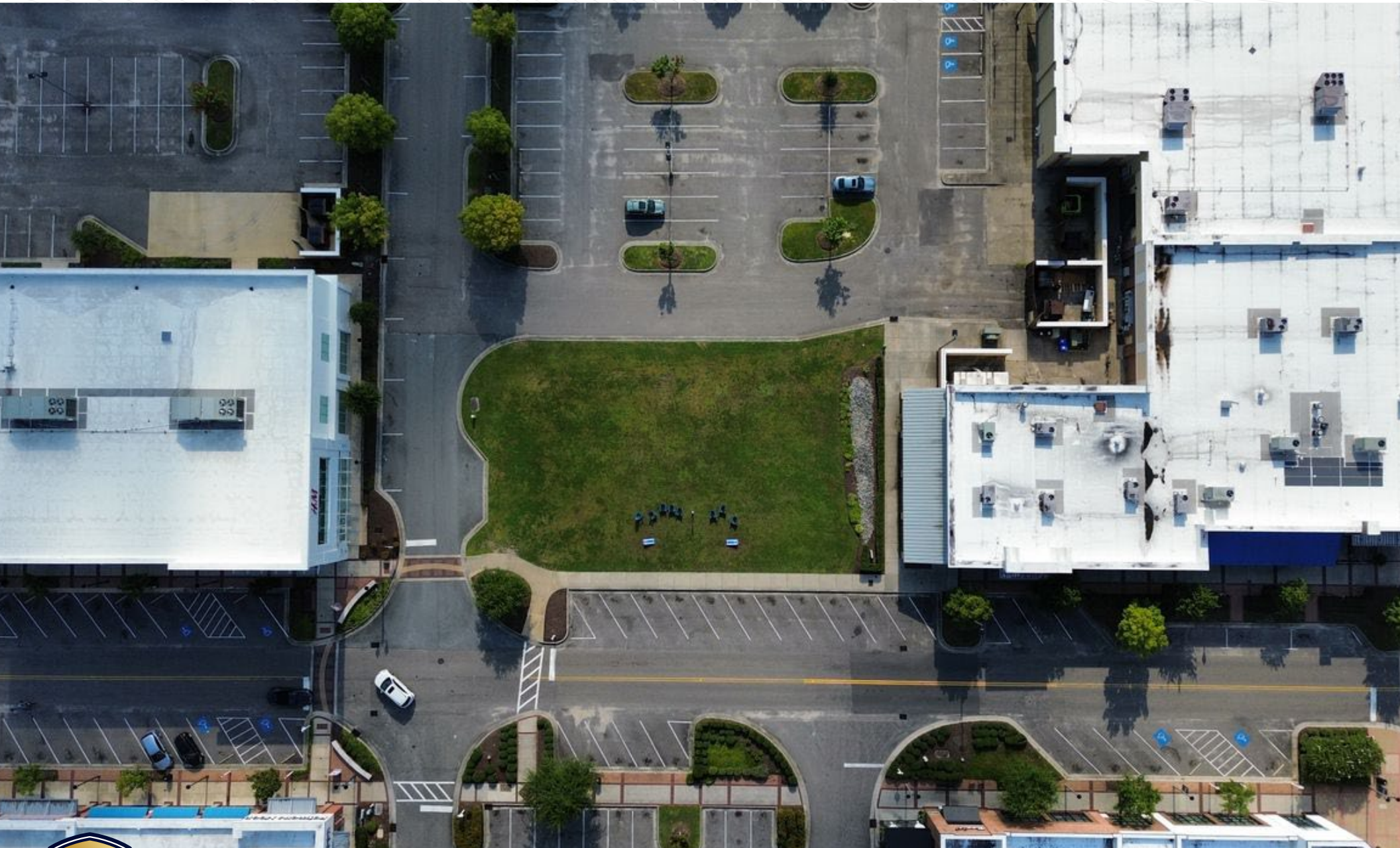


**highlighted property area is only for illustrative purposes and does not represent property lines*
***per 2019 Wilmington MPO*

OFFICE FOR LEASE | 861 TOWN CENTER DRIVE

LOCATION AERIAL







STEVE HALL

Vice President



POWERBROKER

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EMAIL: steve@bluecoastcommercial.com

BIO:

Steve Hall commands a dominant presence in the highly competitive world of commercial real estate, a testament to his nearly two-decade track record of unrivaled success. As Vice President of BlueCoast Commercial, his deep roots in Wilmington have given him an unmatched understanding of the area's rich history and vibrant culture, which he expertly leverages to achieve extraordinary results for his clients.

Boasting an impressive portfolio of over 500 transactions and a staggering half a billion dollars in sales and leasing, Steve is indisputably a towering figure in his industry. He has masterfully orchestrated the sale of some of the most significant properties in the region, including the highly coveted Offices at Mayfaire V & VI, Bradley Creek Station, and University Square Outlet Mall, among numerous others.

Steve's critical involvement in the site selection process for some of the region's most highly sought-after developments has been instrumental in their success. His invaluable contributions to UNCW's student housing developments, Progress 910 and Uncommon, are nothing short of legendary, generating over \$80 million in tax revenue for the City of Wilmington and boasting occupancy rates of over 95%.

With a world-class expertise in the sales and leasing of Class A office buildings, Steve has distinguished himself as an unparalleled industry leader. He is a recipient of the prestigious CoStar Power Broker award and consistently ranks among the nation's top brokers, setting him apart from his peers.

Beyond his impressive career achievements, Steve is deeply committed to his industry and community. He has served as President of the Realtors Commercial Alliance of Southeastern North Carolina and Vice Chairman of the North Carolina Realtors Commercial Alliance Board of Governors.

Prior to achieving phenomenal success in commercial real estate, Steve accomplished several remarkable feats, including obtaining his commercial pilot's license with an IFR rating and earning a Bachelor of Science degree from East Carolina University. Moreover, he is a former entrepreneur who founded and managed a highly successful accounting and payroll company, which he ultimately sold in 2006 to focus exclusively on his passion for commercial real estate.

With a multifaceted background, unwavering dedication to excellence, and a formidable track record of accomplishments, Steve Hall has firmly established himself as a true powerhouse in the realm of commercial real estate. His unparalleled commitment to his clients, industry, and community render him an incredibly valuable asset to both the clients of BlueCoast Commercial and the Wilmington community as a whole.



BlueCoast Commercial was founded with an unwavering commitment to putting our clients at the forefront of everything we do. We take great pride in providing a distinctive and tailored approach to each of our clients, ensuring that we don't simply meet expectations, but we exceed them every step of the way. We are fiercely dedicated to empowering our clients to achieve unprecedented success, and we relentlessly pursue this goal with a passion and focus that is unmatched in the commercial real estate industry.

Our team is comprised of innovative and tenacious individuals who are determined to do whatever it takes to help our clients succeed. We are not content to follow the status quo, but instead, we push the boundaries and think outside the box to deliver creative solutions that make a real difference. We cater to a diverse array of clients, ranging from large capital companies and national developers to small business owners and aspiring Entrepreneurs. Regardless of the size or scope of the deal, we treat every client equally with the same level of attention, respect, and professionalism. We believe that success is not just about the transaction, it is about building relationships, trust, and creating long-term value for our clients.



At BlueCoast Commercial, we are unafraid to challenge convention and strive to set a new standard of excellence in the commercial real estate industry. Our focus on innovation and differentiation sets us apart from the competition, and our commitment to ensuring

our clients achieve unparalleled success is the driving force behind everything we do. We are not simply your average commercial real estate firm — we are a powerful partner for those seeking to achieve their loftiest of commercial real estate goals.



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