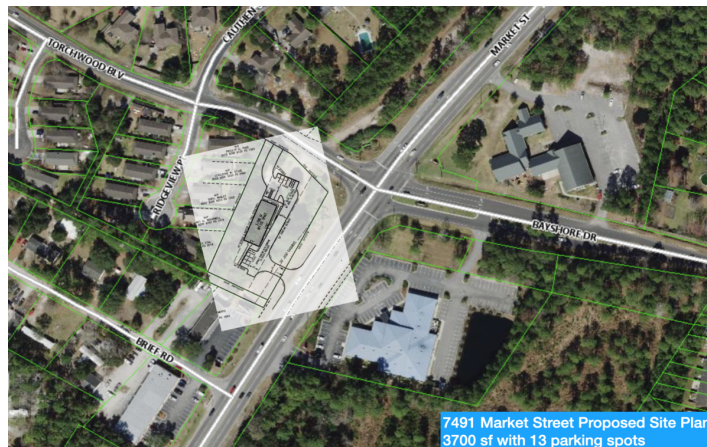


BTS on Market Street - 3700-4000 sf

7491 Market Street, Wilmington, NC 28411



Listing ID: 30647513
Status: Active
Property Type: Office For Lease
Office Type: High-Tech, Medical
Contiguous Space: 4,000 SF
Total Available: 4,000 SF
Lease Rate: \$25 PSF (Annual)
Base Monthly Rent: \$8,333
Lease Type: NNN



Overview/Comments

This property is currently vacant land. This is a proposed BTS between 3700 sf and 4000 sf for office space. Looking for Medical office users and or low traffic users for the space. Not entertaining restaurants or high traffic users out of respect to the Residential community behind the property.

We are currently working on a finalized site plan for submittal to the County Zoning.

The ideal tenants for us are:

1. . Eye Docto
2. . Dentis
3. . Massage Thera
4. . General Practitione
5. . Pediatricia
6. . Other medical office us

Space will be delivered in CDS with a TIA Allowance for the finishing.
Minimum Lease term 5 years.

More Information Online

<http://www.nccommercialmls.com/listing/30647513>



QR Code

Scan this image with your mobile device:

General Information

Tax ID/APN:	R03618-012-032-000	Building Name:	TBD
Office Type:	High-Tech, Medical, Mixed Use, Net Leased, Office Building, Other	Gross Building Area:	4,000 SF
Zoning:	TBD	Building/Unit Size (RSF):	2,000 SF
		Land Area:	1.09 Acres

Available Space

Suite/Unit Number:	0	Space Type:	New
Space Available:	4,000 SF	Date Available:	06/01/2021
Minimum Divisible:	4,000 SF	Lease Term (Months):	60 Months
Maximum Contiguous:	4,000 SF	Lease Rate:	\$25 PSF (Annual)
Space Subcategory 1:	Office Building	Lease Type:	NNN
Space Subcategory 2:	Medical	Parking Spaces:	0
Space Description:	Delivered as a Cold Dark Shell with uplift allowance	Rent Escalators Description:	3%
		Rent Concession:	Build out Period

Area & Location

Property Located Between:	Torchwood and Market Street	Site Description:	Currently Vacant Land
Property Visibility:	Excellent	Area Description:	Bayshore Estate/West Bay Estate neighborhoods in Ogden/Porters Neck.
Highway Access:	Direct to Highway 17		
Airports:	ILM		



**Eastern Carolinas
Commercial**
REAL ESTATE

4922 RANDALL PARKWAY, UNIT D, WILMINGTON, NC 28412

WWW.ECCRENC.COM

O: 910.399.4602

F: 910.399.4675

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

Building Related

Total Number of Buildings: 1
Number of Stories: 1
Typical SF / Floor: 4,000 SF
Year Built: 2021
Roof Type: Flat
Parking Type: Surface
Parking Description: surface parking
Total Parking Spaces: 14

Passenger Elevators: 0
Freight Elevators: 0
Heat Type: Electricity
Heat Source: Heat Pump
Air Conditioning: Package Unit
Internet Access: Cable
Interior Description: TBD

Land Related

Zoning Description: In Transition to CB
Lot Frontage: 276.9
Lot Depth: 171

Location

Address: 7491 Market Street, Wilmington, NC 28411
County: New Hanover
MSA: Wilmington



Property Images



IMG_5498



IMG_5505



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IMG_5499



IMG_5506



IMG_5500



IMG_5503



IMG_5507



IMG_5494



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Property Contacts



Nicholas Silivanch

Eastern Carolinas Commercial Real Estate
910-515-7969 [M]
910-399-4602 [O]
nick@eccrenc.com



Kelly Silivanch

Eastern Carolinas Commercial Real Estate
910-617-8287 [M]
910-399-4602 [O]
kelly@eccrenc.com



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