



CBCSUNCOAST.COM

FOR LEASE

1915 S 17TH STREET, SUITE 100

Wilmington NC 28401

AVAILABLE SPACE: 11,739 SF

LEASE RATE: \$18.00 SF/yr (NNN)

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COLDWELL BANKER COMMERCIAL
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910.350.1200



SUN COAST PARTNERS



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OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	± 11,739 SF*
Lot Size:	5.37 Acres*
Building Size:	± 14,580 SF*

PROPERTY OVERVIEW

Beautiful medical office condo available for lease. Unit has a total of 11,739 SF*, but could be separated into smaller spaces if desired. Asking \$18.00/SF NNN.

Great office park with ample parking - this is the nicest office option so close to NHRMC. Less than a mile away, easy to walk or drive. Also available for sale, asking \$1,900,000.

Currently Quest Diagnostics has a short-term lease in place. This tenant can vacate in relatively short order. One vacant unit ready for general medical office tenant with minimal upfit.

Mostly open areas make for easy upfit/reconfiguration with minimal demolition. Condo documents require medical-related use.

Lease details and building plans available with a signed CA.

CURRENT TENANTS

Currently, unit is demised into three separate/interconnected areas:

- 1) Quest Diagnostics has approx 8300 SF +/- . About 5000 SF is mostly open lab space, and;
 - 1a) 3300 is administrative office, reception, conference, storage being used by Wilmington Pathology Associates
- 2) Vacant unit demised for general medical office, approx 3400 SF +/-

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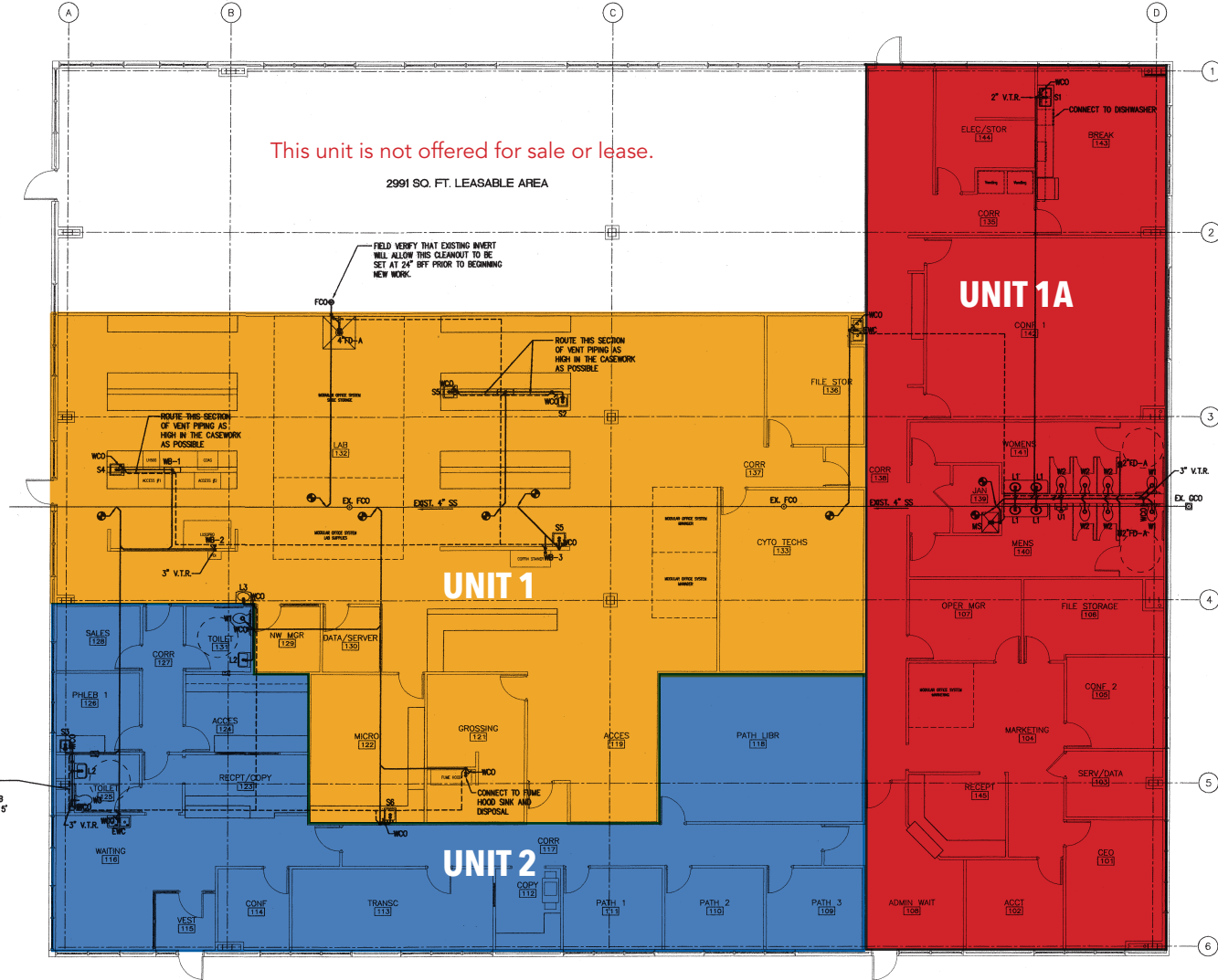
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1 FLOOR PLAN - S, W, AND V
P1.1 SCALE: 1/8" = 1'-0"

SEE ARCHITECTURAL SHEETS FOR MINIMUM FACILITIES CALCULATIONS

ALL LAB EQUIPMENT RELOCATION AND FINAL CONNECTIONS BY OTHERS

PER THE TENANT, NO ACID WASTE IS PRESENTED INTO THE SANITARY SEWER SYSTEM THAT REQUIRES NEUTRALIZATION

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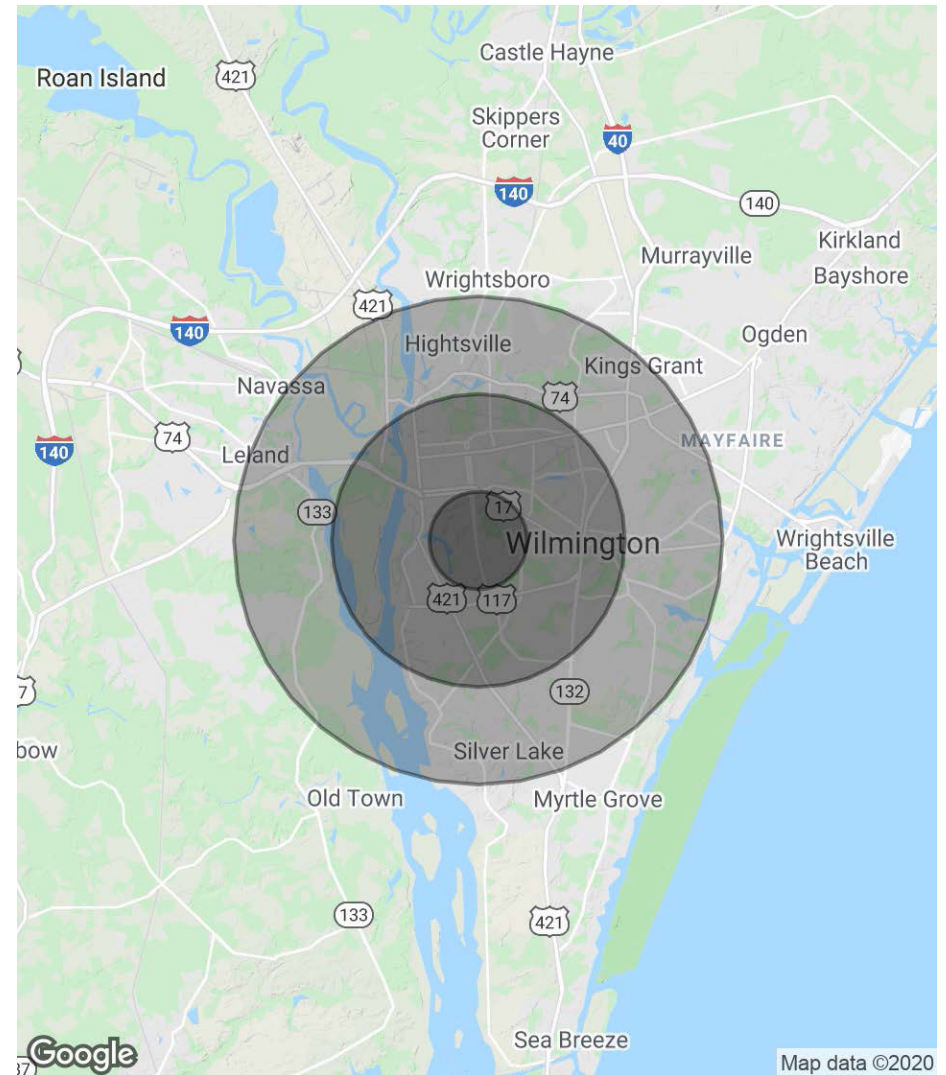
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POPULATION	1 MILE	3 MIES	5 MILES
Total Population	7,912	61,169	120,238
Average age	38.4	35.6	34.4
Average age (Male)	36.0	35.1	33.5
Average age (Female)	40.7	35.8	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MIES	5 MILES
Total households	3,647	27,348	52,107
# of persons per HH	2.2	2.2	2.3
Average HH income	\$49,100	\$48,266	\$53,181
Average house value	\$191,883	\$189,056	\$221,322

Demographic data derived from 2010 US Census



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Map data ©2020



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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.