

FOR SUBLEASE: ±2,650 RSF OFFICE SPACE

2528 INDEPENDENCE BOULEVARD, SUITE 102

WILMINGTON, NC | NEW HANOVER COUNTY





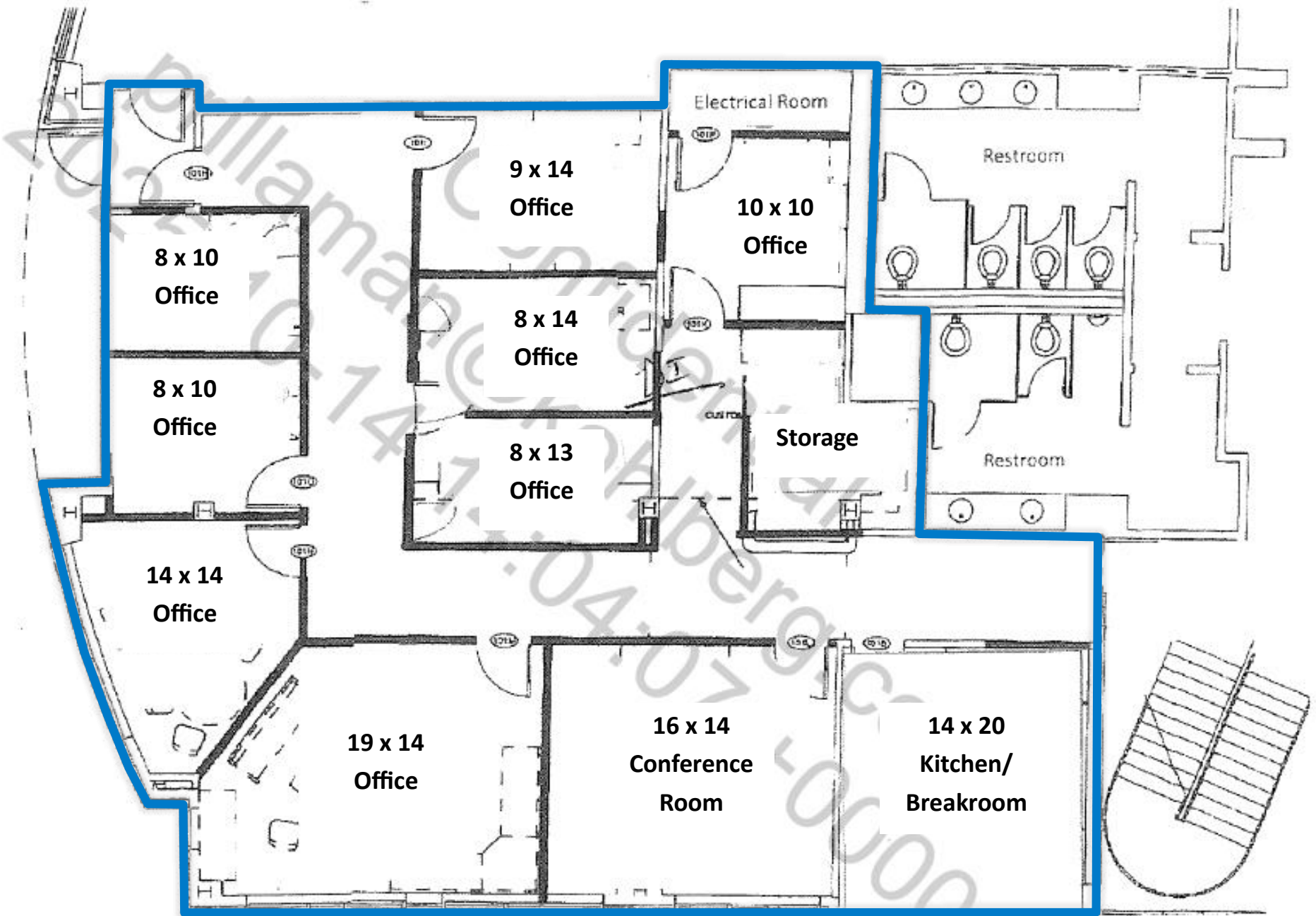
SUMMARY

ADDRESS	Barclay Commons 2528 Independence Boulevard, Suite 102 Wilmington, NC 28412 New Hanover County
AVAILABLE SF	± 2,650 RSF
LEASE TYPE	Full Service Tenant Pays: Tenant's proportionate share of any increase in Operating Expenses incurred by Landlord in operation or maintenance of the Building over the base year of 2025 as additional rent.
AVAILABLE DATE	Available for immediate occupancy
DESCRIPTION	<ul style="list-style-type: none">• 7 private offices• Conference Room (16'x14')• Storage/File room• Break room/kitchen• 1 additional large room with multiple work stations but could be an additional conference room or large office (19'x14') <p>Master lease with Worldwide Clinical.</p> <p>Space is currently fully furnished. Worldwide Clinical is willing to leave furniture in place or remove it, whichever subtenant prefers.</p>

PHOTOS



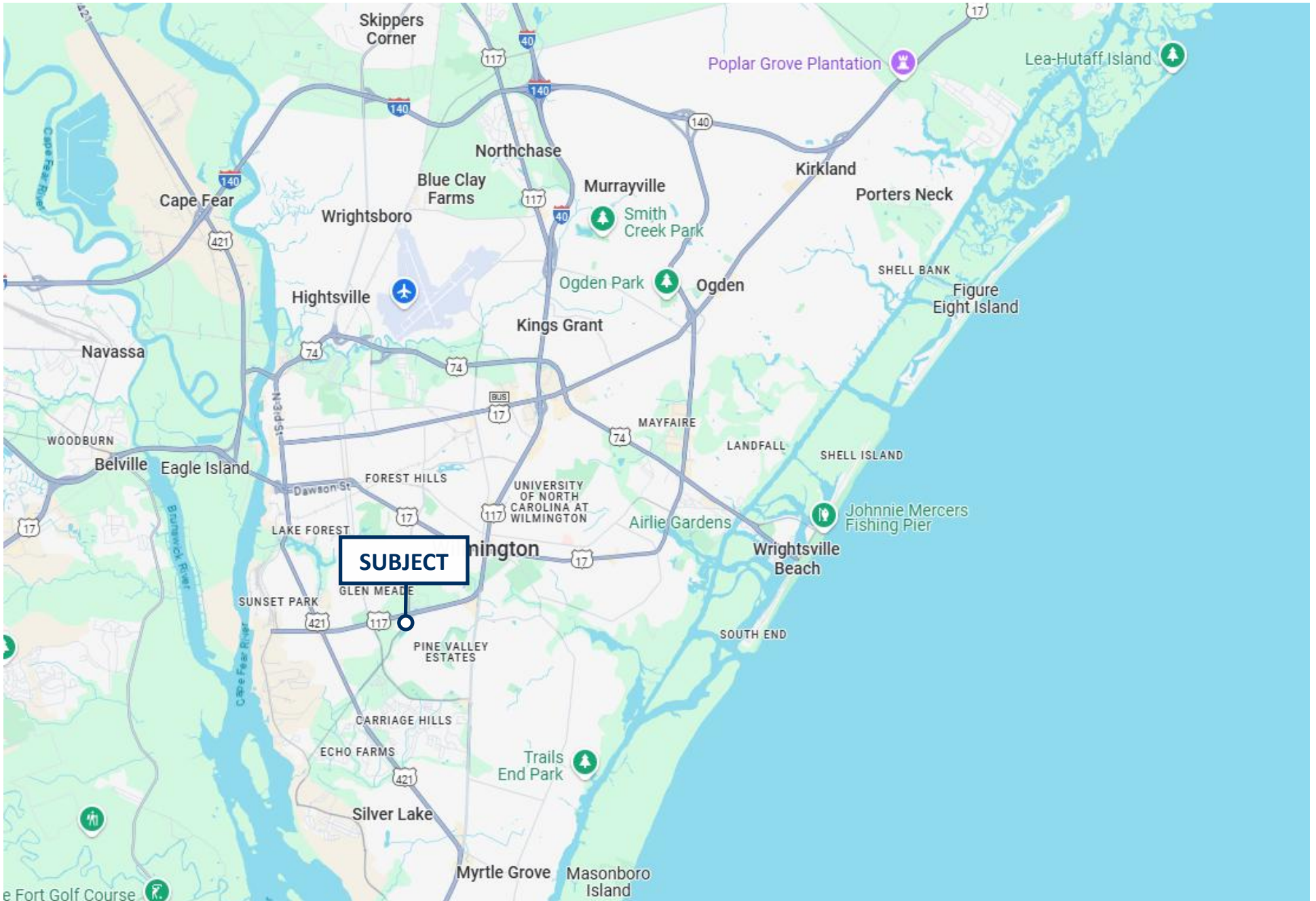
FLOORPLAN



AERIAL MAP



LOCATION MAP





BRYCE MORRISON

Senior Vice President

910.344.1011 direct

910.367.3322cell

bryce@capefearcommercial.com



102 Autumn Hall Drive | Suite 210 | Wilmington, NC 28403
capefearcommercial.com

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