

MILITARY CUTOFF OFFICE SUITES

1442 MILITARY CUTOFF RD | WILMINGTON, NC 28403



PROPERTY DESCRIPTION

Top Notch Location with signage on Military Cutoff Rd. 2nd floor office space for lease located on Military Cutoff in the Medac building, just south of Eastwood Rd. and a stone's throw from Wrightsville Beach. The building has a modern design with a clean coastal interior and features meticulously maintained common areas including restrooms, kitchen/break room, and an inviting mezzanine. Suites 28/29 consists of 8 private offices, a welcoming reception area, a large central open space to tie it all together, as well as several storage spots and nooks. Six of the offices are on the perimeter of the building and feature wall to wall windows, providing excellent natural light. This space provides the perfect environment for collaborative cohesiveness with separation as needed. Many of the furnishing can remain. There is also illuminated signage on heavily traveled Military Cutoff Rd. Landlord covers taxes, insurance, and common area maintenance. Need more or less space? Additional suites with similar features are also available within the building. Please inquire for more details.

OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (MG)
Suite 28/29 Rentable SF:	2100 SF
Floor:	2nd (no elevator)
Lot Size:	0.817 Acres
Lease Type:	Modified Gross
Building Size:	12,900 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,792	17,174	47,453
Total Population	3,366	31,288	99,581
Average HH Income	\$113,815	\$82,420	\$76,532



KENNETH FISHER - RE/MAX COMMERCIAL
Each office independently owned and operated

KENNETH FISHER

Broker / REALTOR

910.616.2123

kfisher@beachtownbrokers.com

NC #227264

1650 Military Cutoff Rd | Ste 100
Wilmington, NC 28403

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

FOR LEASE

SUITE 28/29

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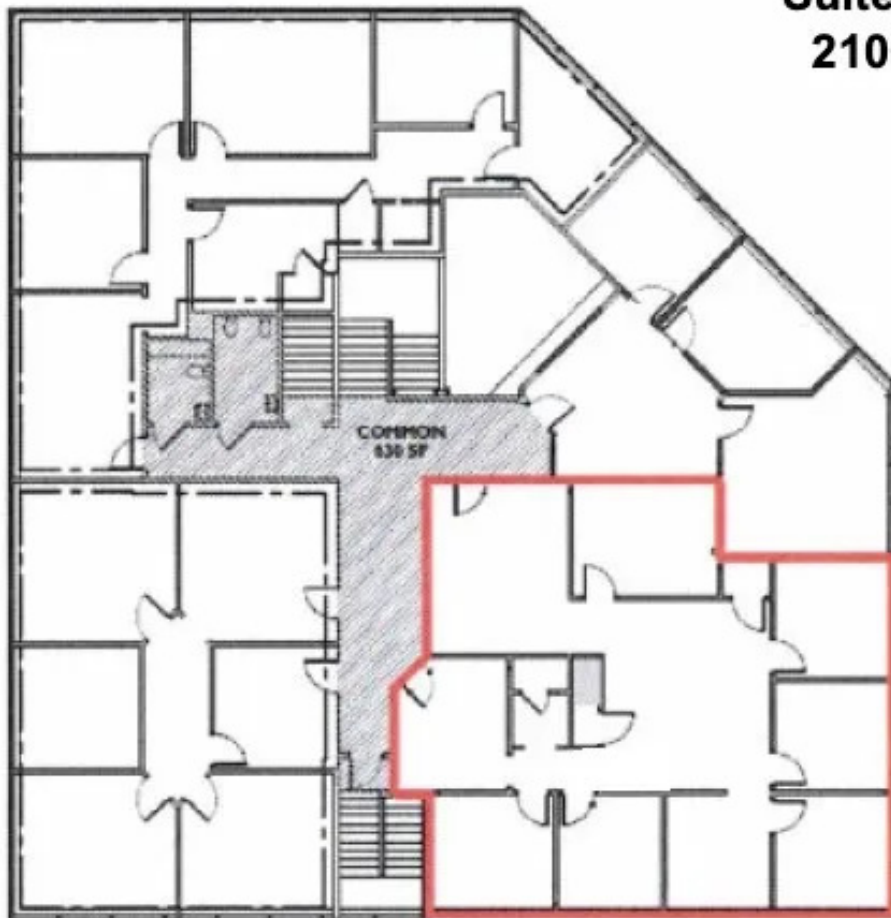
SUITE 28/29

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Suites 28/29
2100 RSF



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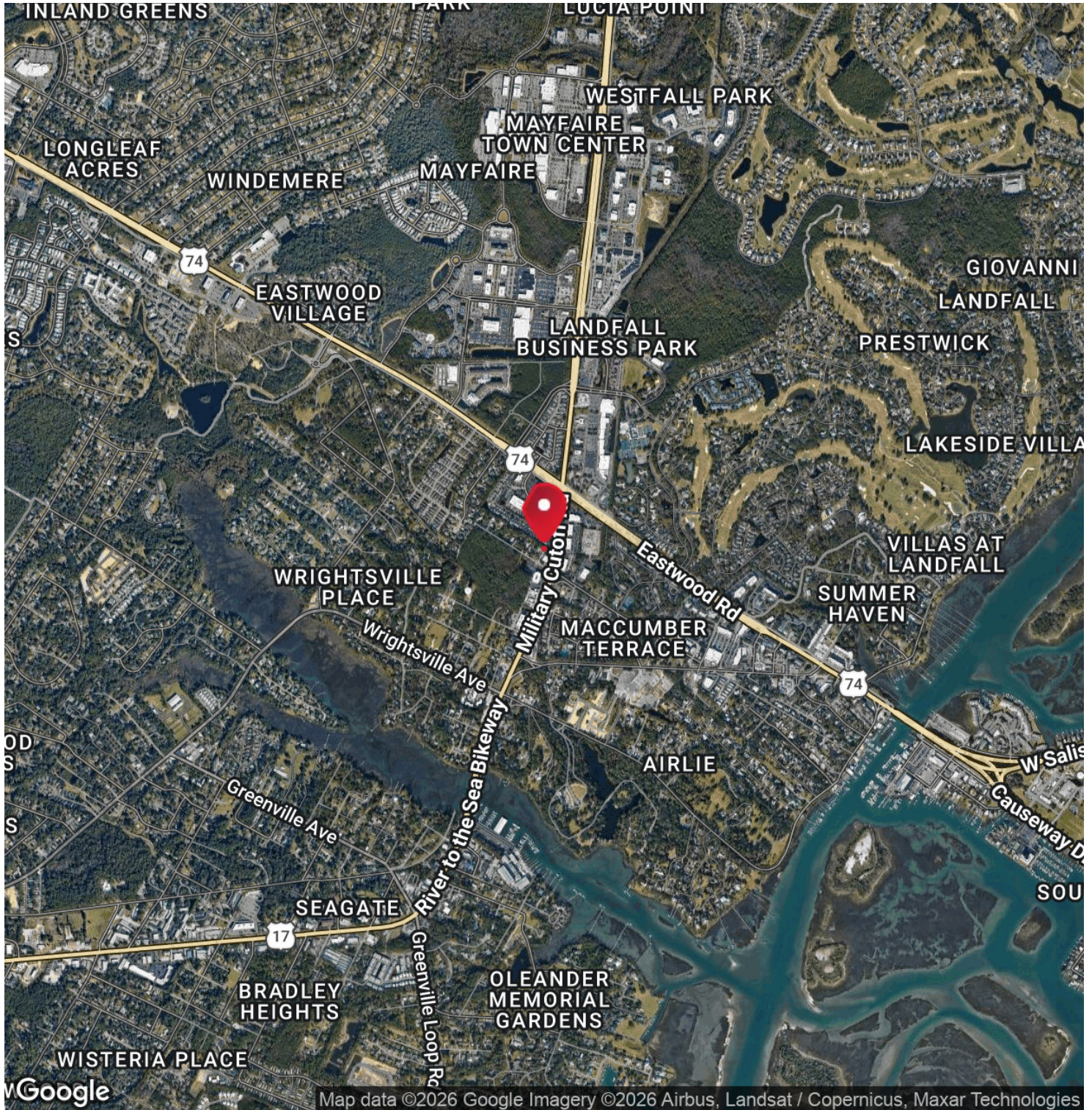
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