

2930 Henderson Drive

Jacksonville, North Carolina 28540 | Onslow County

1,860 SF
AVAILABLE SUITE

UNDER CONSTRUCTION · MOVE-IN READY LATE SEPTEMBER

10,188 SF

TOTAL BUILDING

1,860 SF

AVAILABLE NOW

\$24.00

ASKING / SF / YR (BASE)

32

PARKING SPACES (2 ADA)

Q3 2026

DELIVERY

The Opportunity

A rare chance to secure space in a brand-new, architecturally distinctive medical and professional office building on Jacksonville's Henderson Drive corridor. The building's left wing is already home to Drip IV Wellness & Medspa (8,328 SF); the remaining 1,860 SF on the right side of the building is available for a healthcare, therapy, or professional tenant seeking a finished, executive-class address ready for late-September move-in.

Suite Features — 1,860 SF

- **4 standard private offices / exam rooms**, ready for exam, consult, or administrative use
- **3 large-format rooms** suited for group therapy, gatherings, physical or occupational therapy, and equipped to accommodate portable X-ray for orthopedic or specialist use
- Access to **3,700 SF of shared second-floor storage**, available to accommodate one or multiple tenants
- Shared **32-space parking field** with 2 dedicated ADA spaces at the front entrance (exceeds the city's 30-space requirement)
- Executive stone-and-stucco exterior with full-height columned entry portico

Building Specifications

- 10,188 SF, two-story new construction — ground-floor medical/office with second-floor shared storage
- Co-tenant: Drip IV Wellness & Medspa, occupying 8,328 SF
- Life-safety and ADA-compliant design per 2018 NC Fire Code and ICC A117.1

Interior Finishes

- **Flooring:** Mohawk — Autumn Ember
- **Wall Paint:** Sherwin-Williams — March Wind, throughout

Location: Positioned along the Henderson Drive medical corridor near Onslow Memorial Hospital, with convenient access to Western Boulevard, Marine Boulevard, and Camp Lejeune — one of the region's largest and most consistent sources of patient and employee demand.

Lease Rate Guidance

Base Rate (Shell) **\$24.00 /SF/YR**Est. NNN (CAM/Tax/Ins) **\$7.00 /SF/YR****ALL-IN ASKING \$31.00/SF/YR**Suggested Term **5–7 Yrs**Escalations **3% Annually**

Guidance based on new-construction Class A medical/office comparables in the Jacksonville & Onslow County submarket.

Quick Facts

Address	2930 Henderson Dr
City / County	Jacksonville / Onslow
Available Space	1,860 SF
Shared Storage	3,700 SF (2nd Fl.)
Parking	32 (2 ADA)
Zoning Use	Medical / Office
Delivery	End of Sept. 2026

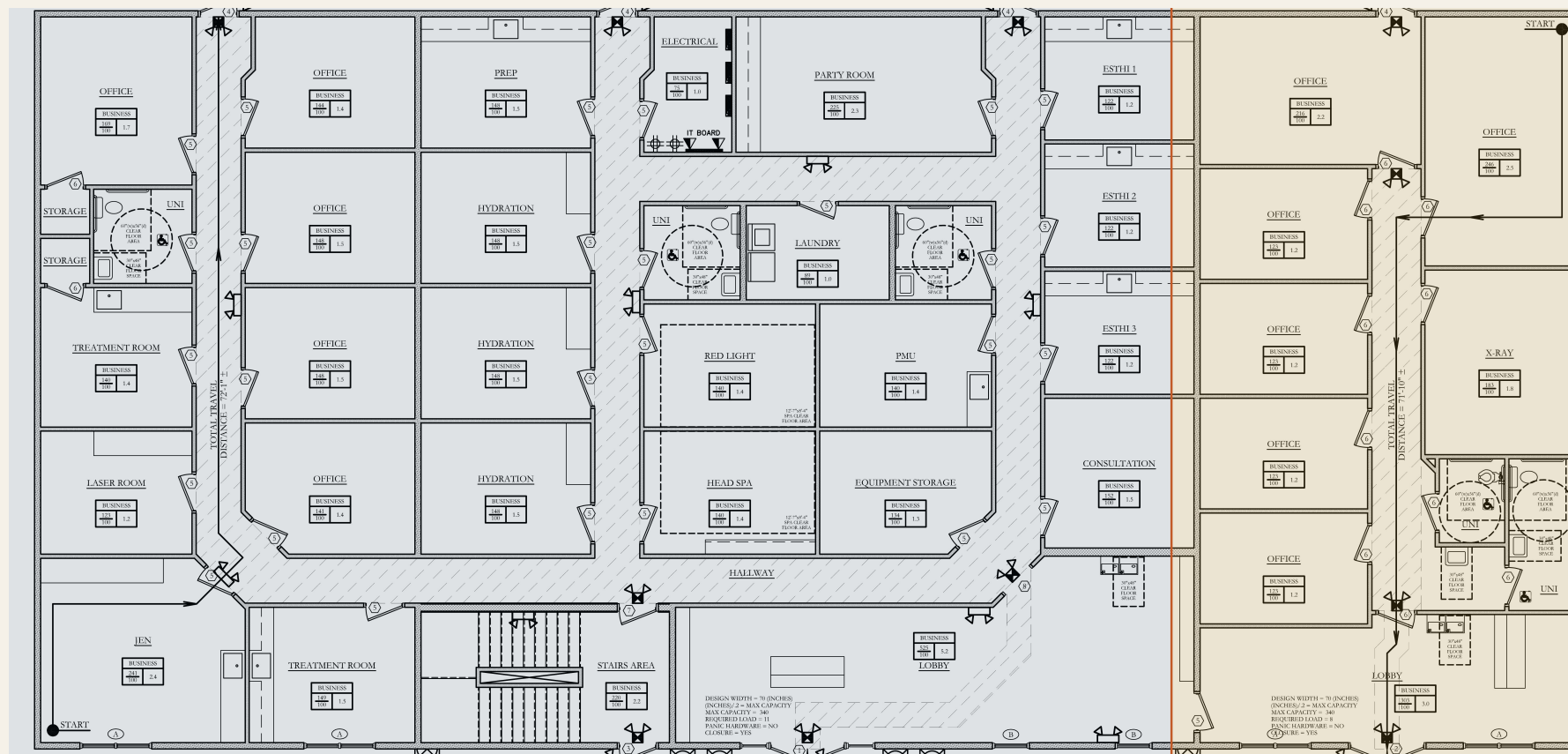
AWP Property LLC

Owner-Managed · No Listing Broker

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All information furnished is from sources deemed reliable but not guaranteed.
Property is under construction; specifications subject to change.

Suite line traced from the room layout at the owner's direction; not a certified demising survey. Confirm exact boundary with architect/GC before relying on it for lease exhibits.



The 1,860 SF suite (right side, facing the front entrance) includes **4 standard offices**, a dedicated **X-Ray room**, its own **private lobby/reception**, and shared corridor — laid out for medical, therapy, or professional office use. Room-by-room areas are printed directly on the plan.

The 3,700 SF shared storage area sits above the ground floor as attic-accessed space (shown as "ATTIC LOAD SPACE" on the roof framing) rather than a finished second story with its own room layout. No separate second-floor architectural sheet was included in the plan set provided.