

FOR SUBLEASE: ±2,650 RSF OFFICE SPACE

2528 INDEPENDENCE BOULEVARD, SUITE 102

WILMINGTON, NC | NEW HANOVER COUNTY





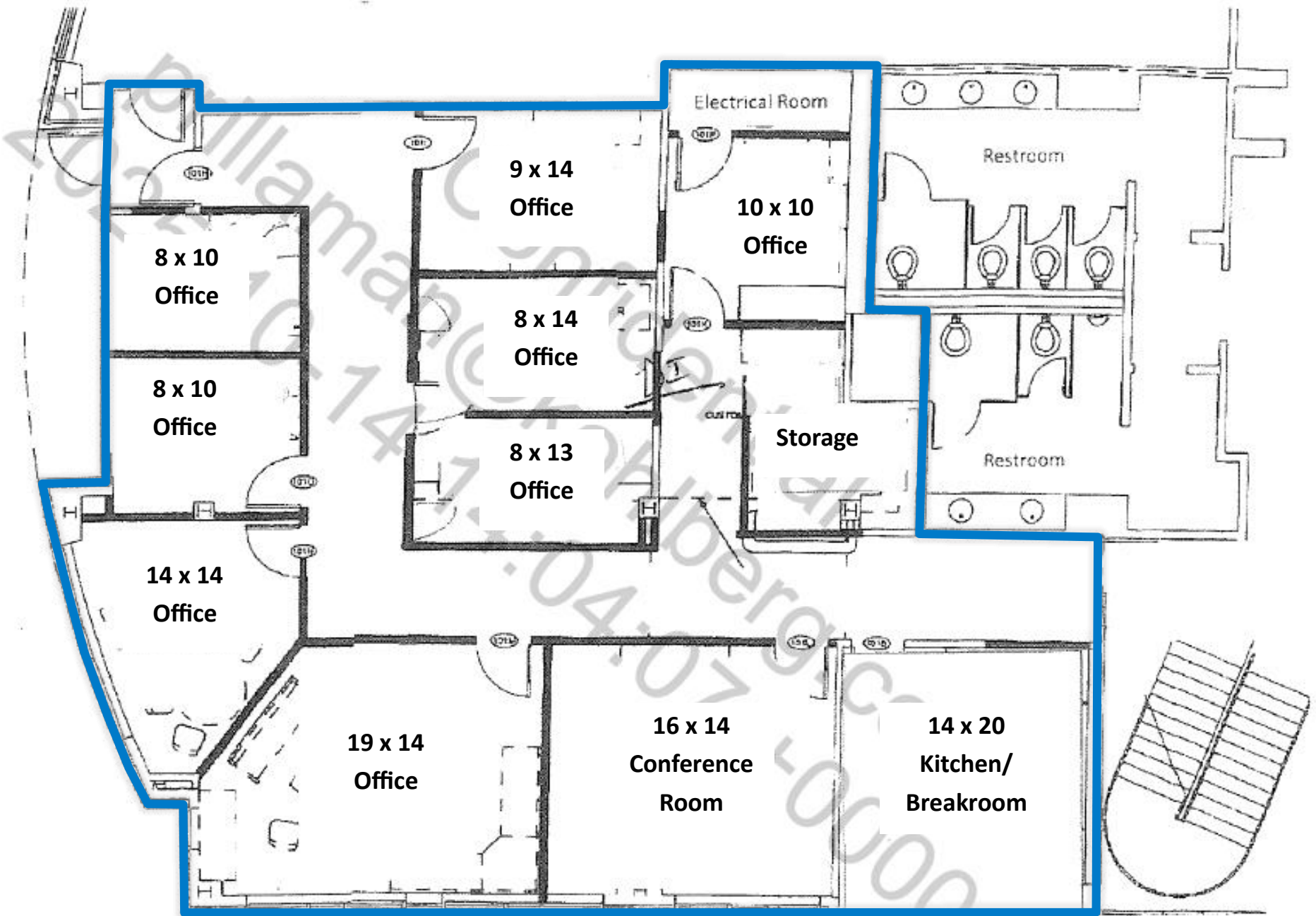
SUMMARY

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.
CURRENT TERM	<i>Expires April 30, 2027</i>
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



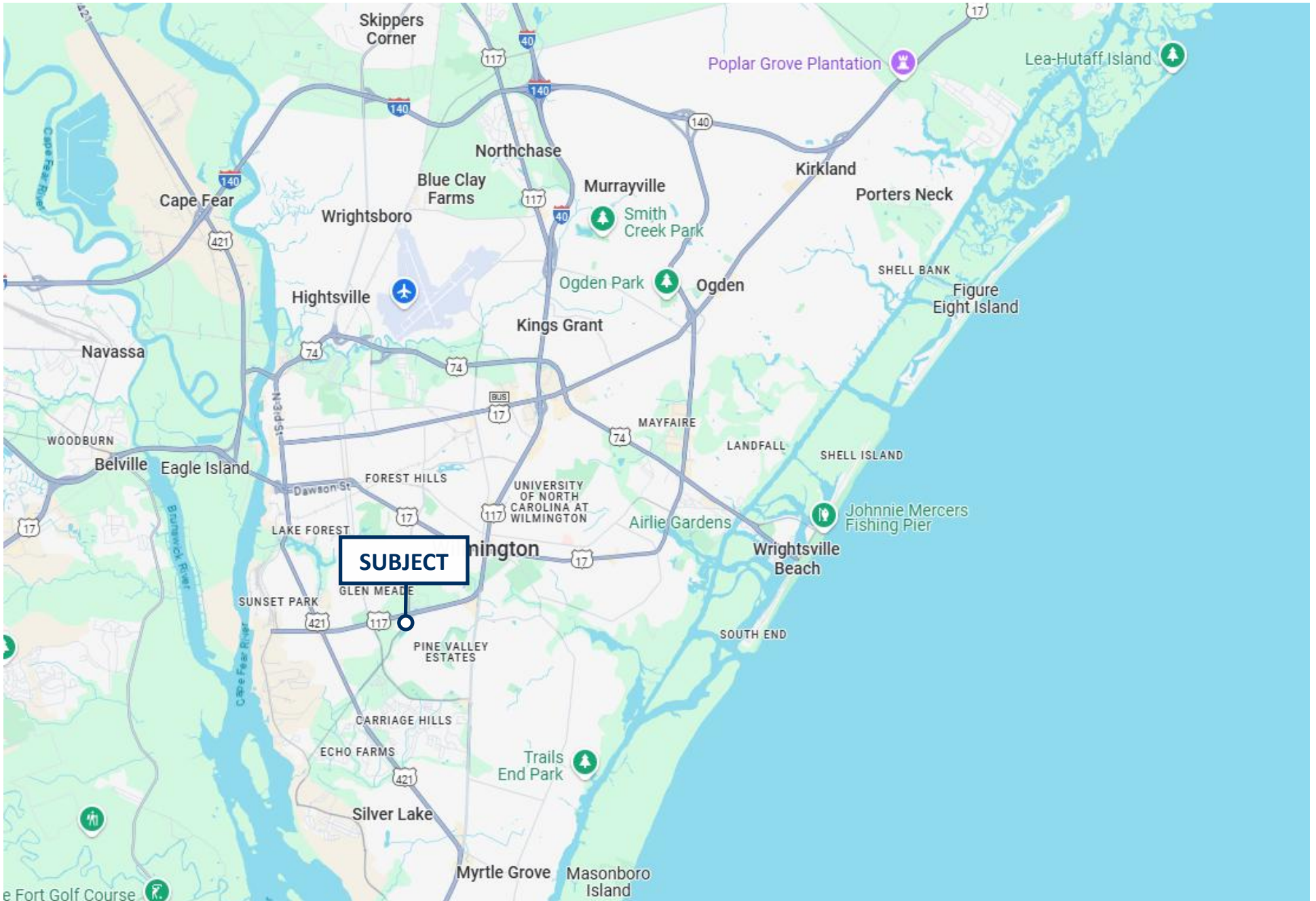
FLOORPLAN



AERIAL MAP



LOCATION MAP





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