

MILITARY CUTOFF OFFICE SUITE

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. Expansive windows extend across the entire perimeter giving nearly every office a fantastic ambiance of quality, to attract the brightest employees and impress visiting clients. Suite 26 features wood flooring, expansive windows, a welcoming reception area, and 5 spacious offices. Furnishings are included in this upstairs office suite. Illuminated signage on heavily traveled Military Cutoff Rd. Landlord covers taxes, insurance, and common area maintenance.

OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (MG)
Suite 30 SF:	1509 RSF
Floor:	2nd (no elevator)
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

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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 26

SUITE 26

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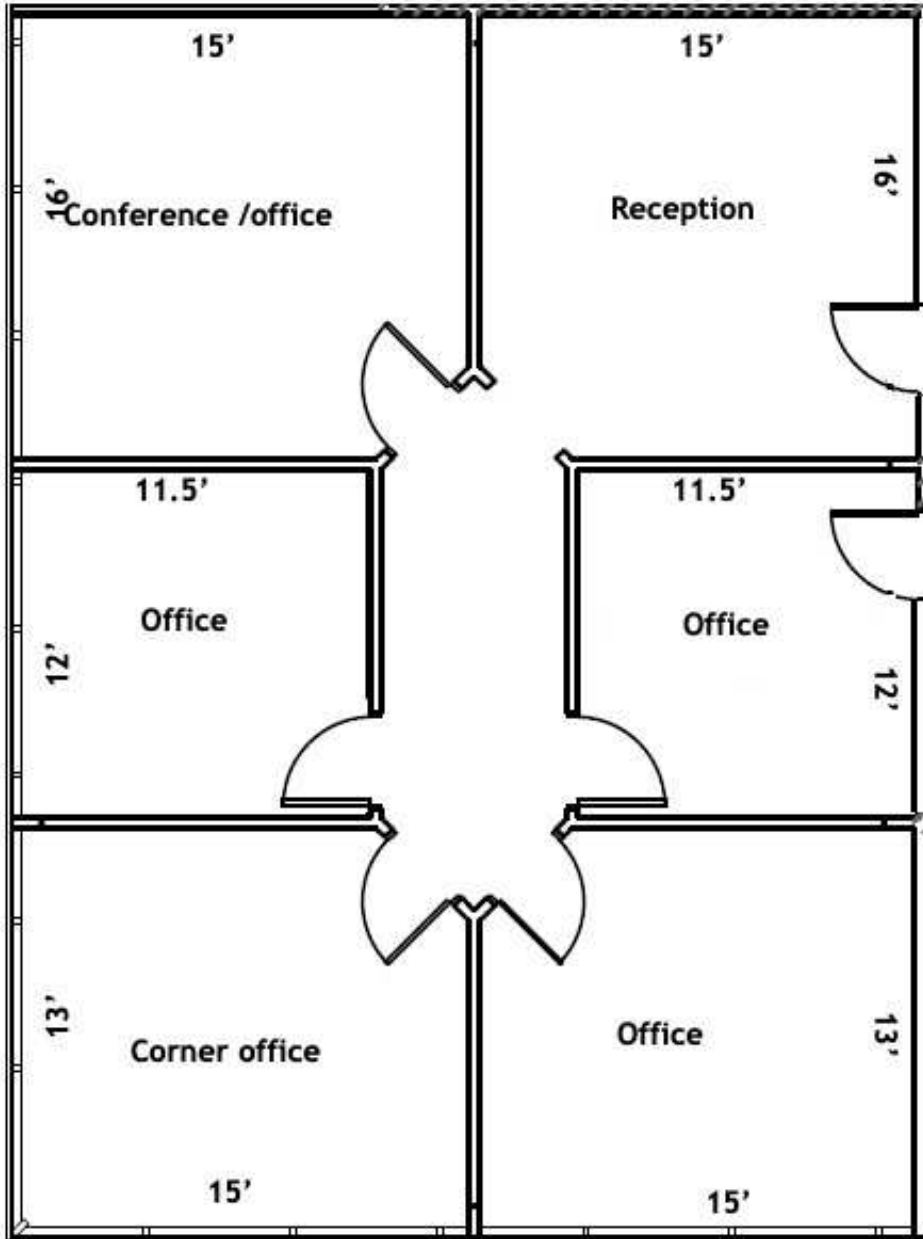
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Suite 26



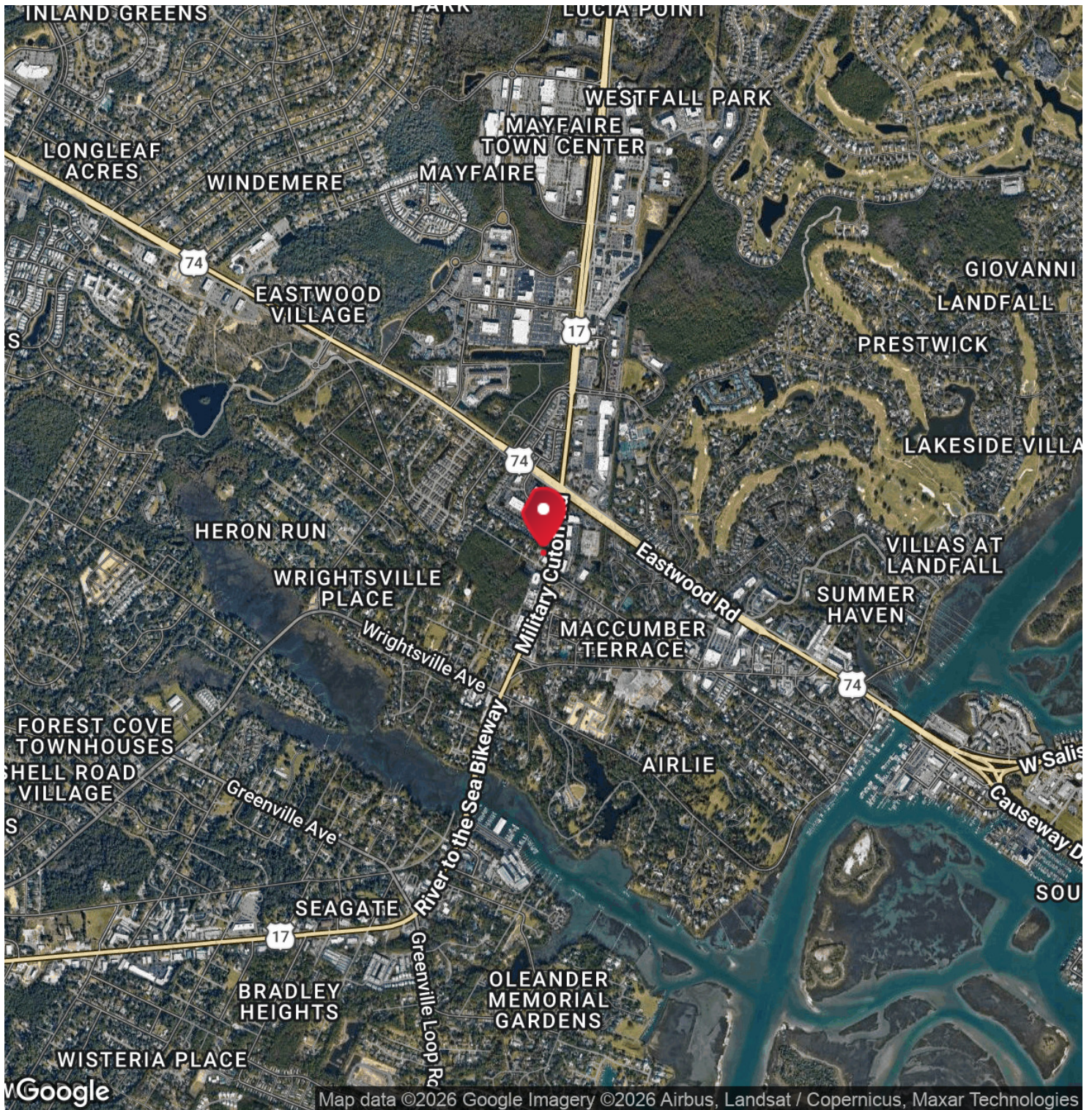
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