

FOR LEASE: $\pm$ 4,226-10,282 SF MEDICAL OFFICE SPACE

1907 TRADD COURT & 1917 TRADD COURT

WILMINGTON, NEW HANOVER COUNTY, NC





SUMMARY

Cape Fear Commercial is pleased to present two office buildings totaling $\pm 10,282$ SF for lease in Hospital Plaza Office Park.

Building One (1907 Tradd) is $\pm 6,056$ SF and Building Two (1917 Tradd) is $\pm 4,226$ SF. Both spaces feature multiple offices, exam rooms, storage, restrooms, reception and waiting areas. While well suited for medical use, each could be reconfigured for more general office use. Please see floor plan on following pages.

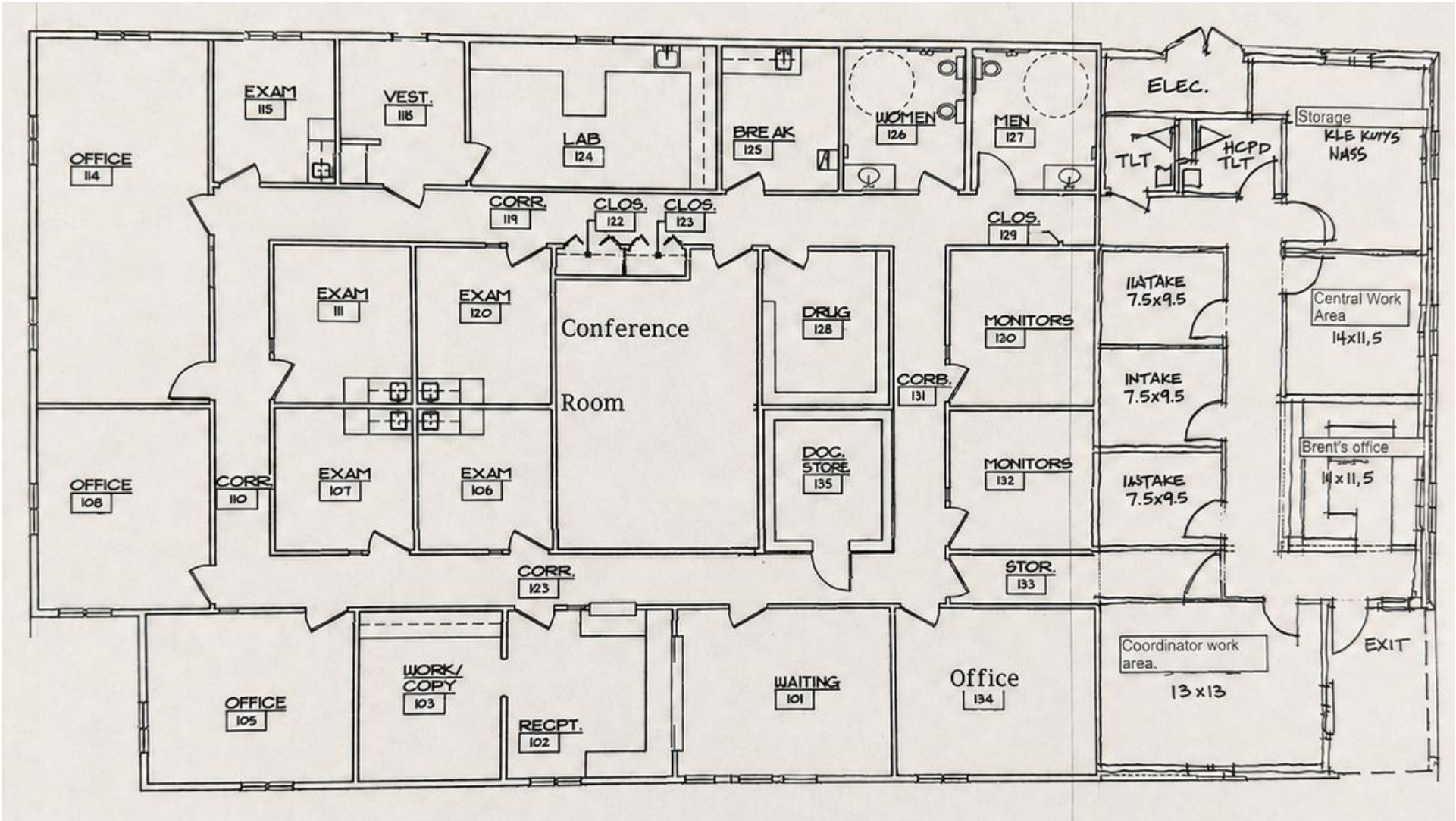
Located within walking distance to New Hanover Regional Medical center as well multiple restaurants and shopping opportunities.

Available Spring of 2027. Please inquire for more details.

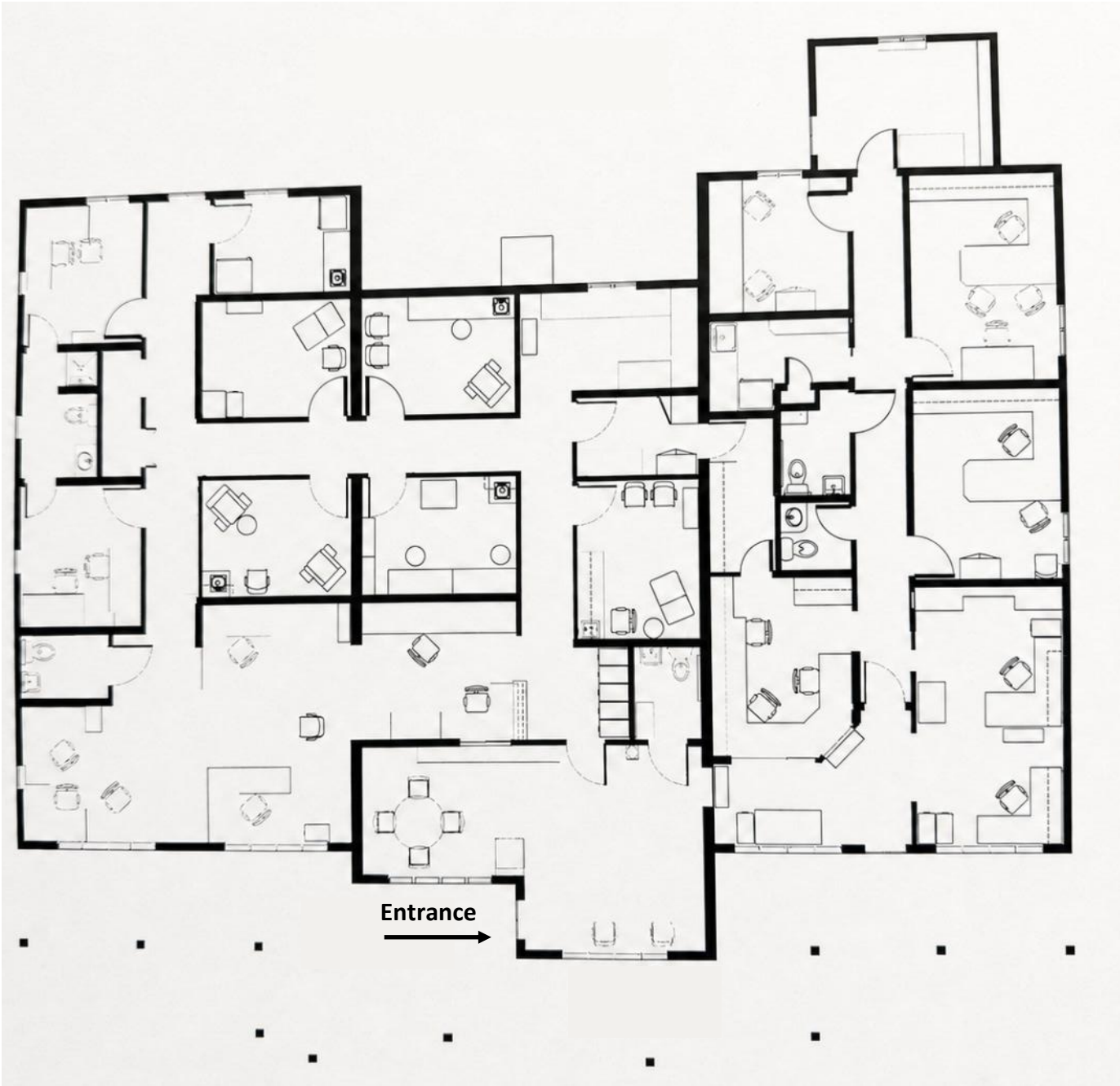
ADDRESS	Building One 1907 Tradd Court Wilmington, NC New Hanover County
AVAILABLE SF	$\pm 6,056$ SF
LEASE RATE	\$24.00/SF NNN
ZONING	O&I-1 (Office & Industrial) City of Wilmington

ADDRESS	Building Two 1917 Tradd Court Wilmington, NC New Hanover County
AVAILABLE SF	$\pm 4,226$ SF
LEASE RATE	\$24.00/SF NNN
ZONING	O&I-1 (Office & Industrial) City of Wilmington

FLOOR PLAN—BUILDING ONE



FLOOR PLAN—BUILDING TWO



PHOTOS

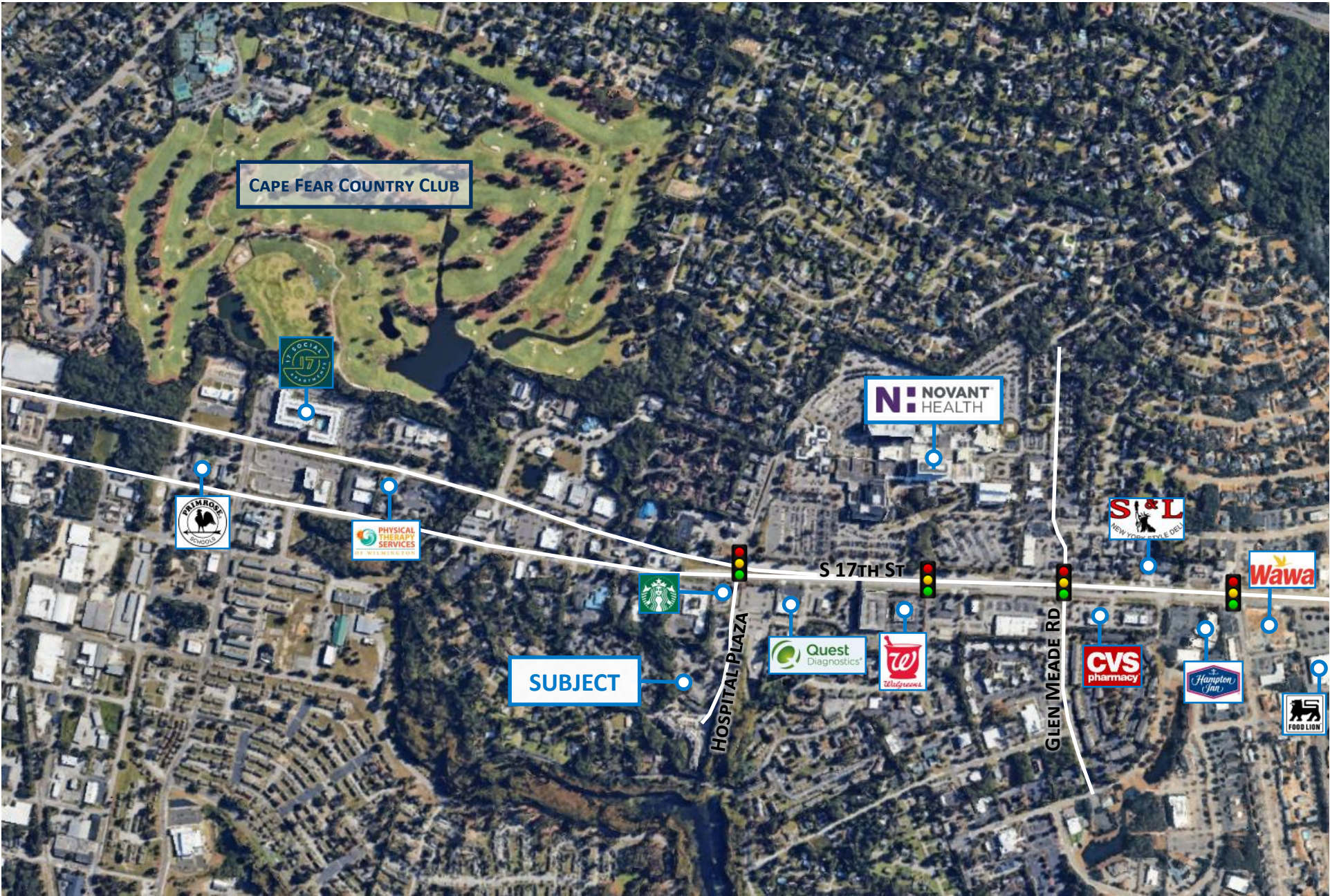
BUILDING ONE



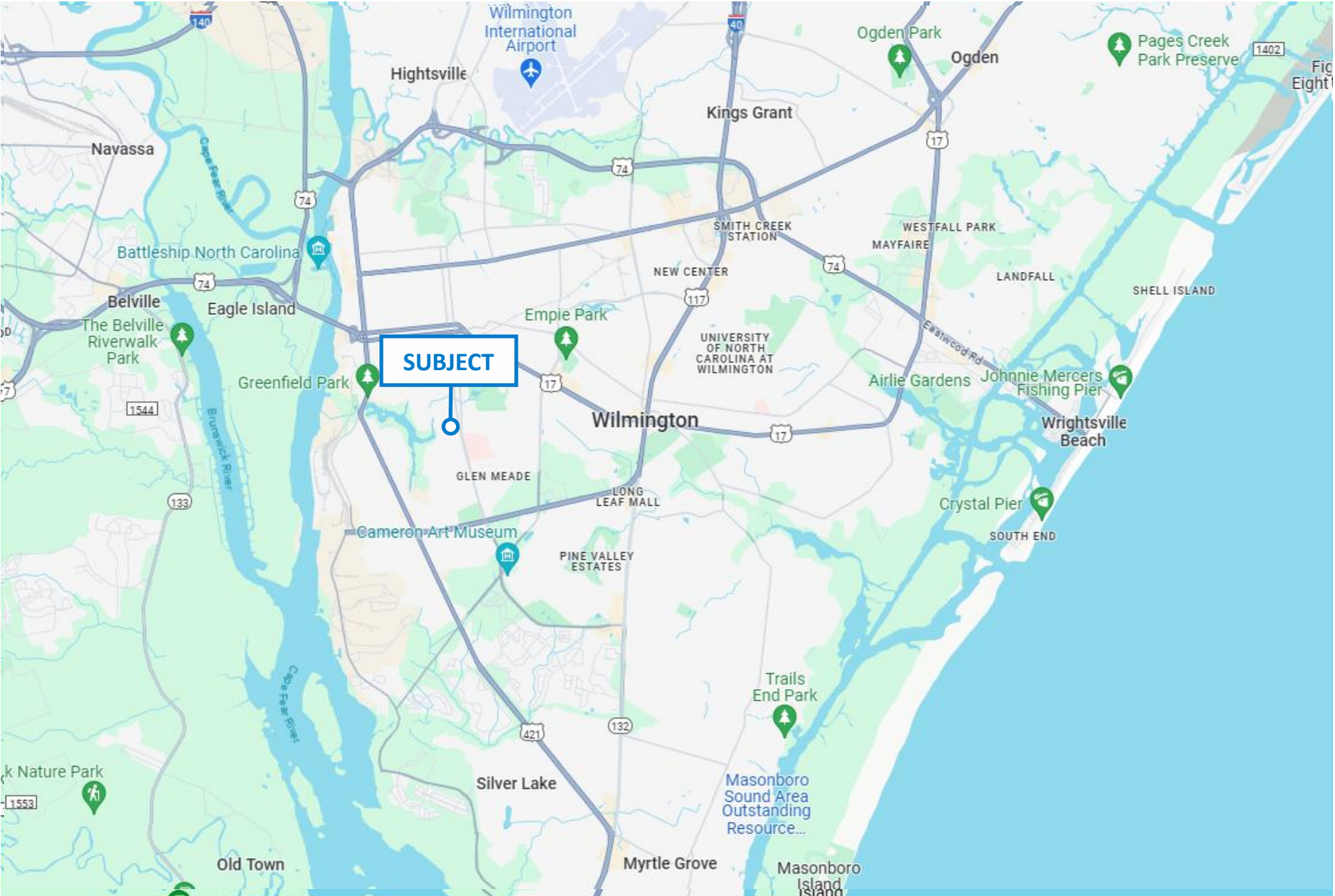
BUILDING TWO



AERIAL MAP



LOCATION MAP





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