

FOR SUBLEASE: ± 1,856 SF OFFICE SPACE ON WRIGHTSVILLE

7242 WRIGHTSVILLE AVENUE

WILMINGTON NC | NEW HANOVER COUNTY

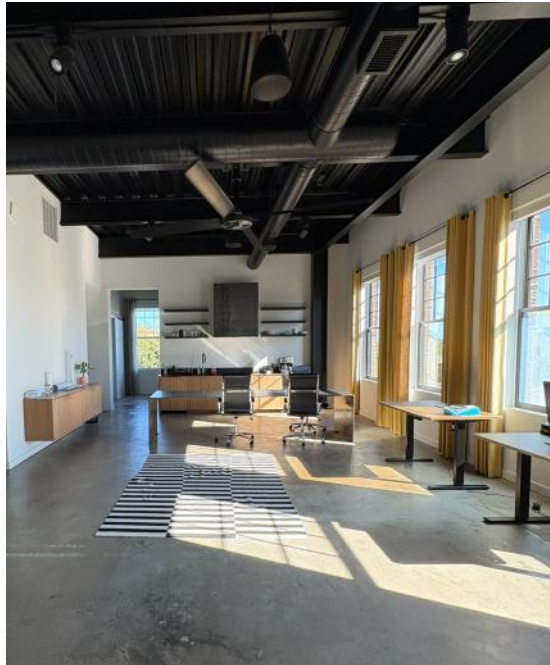




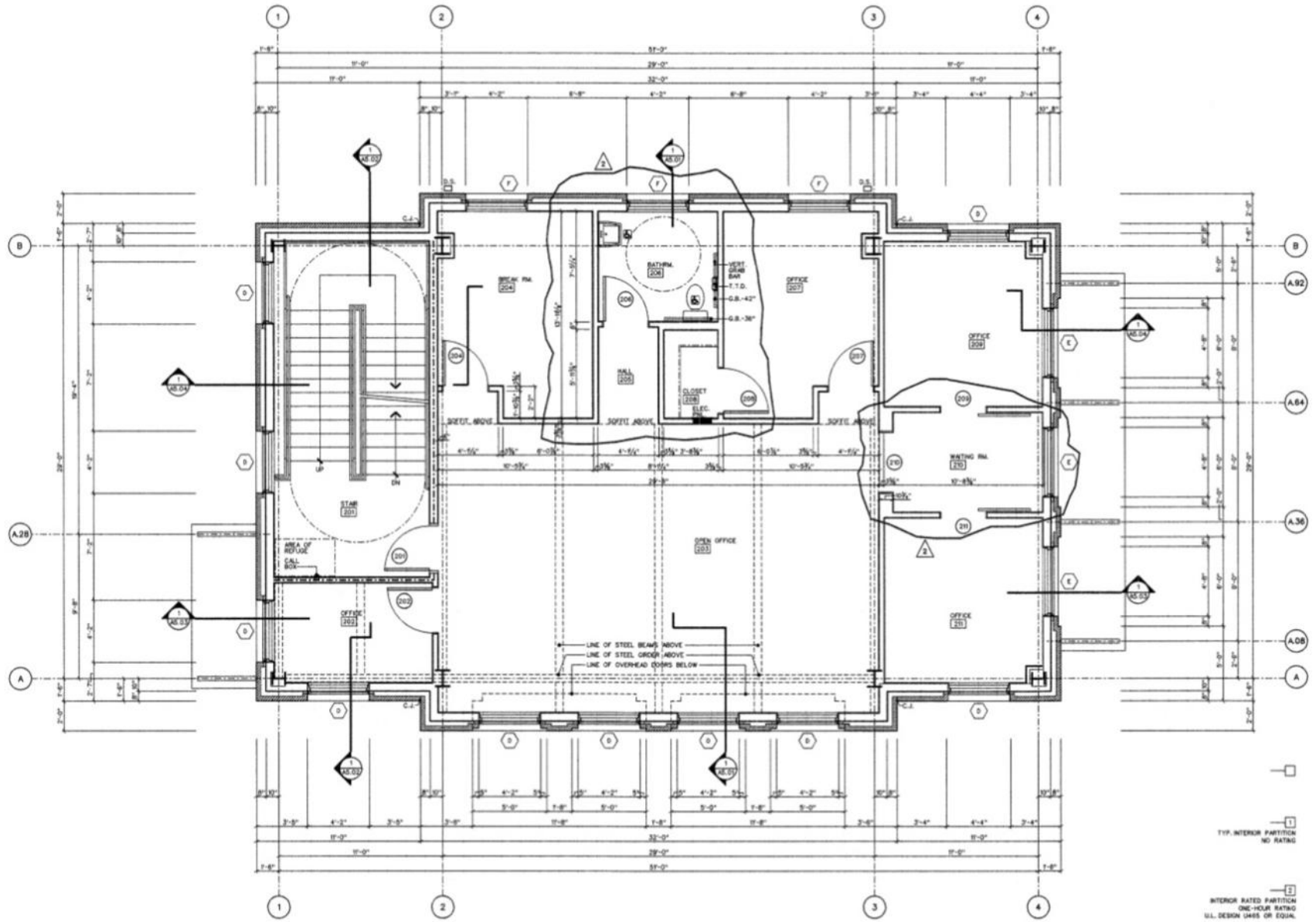
SUMMARY

ADDRESS	7242 Wrightsville Avenue 2nd Floor Wilmington, NC New Hanover County
AVAILABLE SF	± 1,856 SF Total
LEASE RATE	\$36.56 PSF Full Service <i>Net Phone, Internet, and Janitorial</i>
AVAILABLE DATE	Sublease available now through April 14th, 2028
ZONING	CB—Community Business (City of Wilmington)
DESCRIPTION	<p>Built in 2016, this unique offering consists of a total of three floors connected by a common stairwell. The available second floor features four offices, large open work area, breakroom and in suite restroom with a shower. Gated entry and parking available. Located at the foot of the Wrightsville Beach drawbridge, the site sees on average 26,551 vehicles per day, those numbers swelling in the summer months.</p> <p>Tenant in place—please contact agent for showings.</p>

PHOTOS



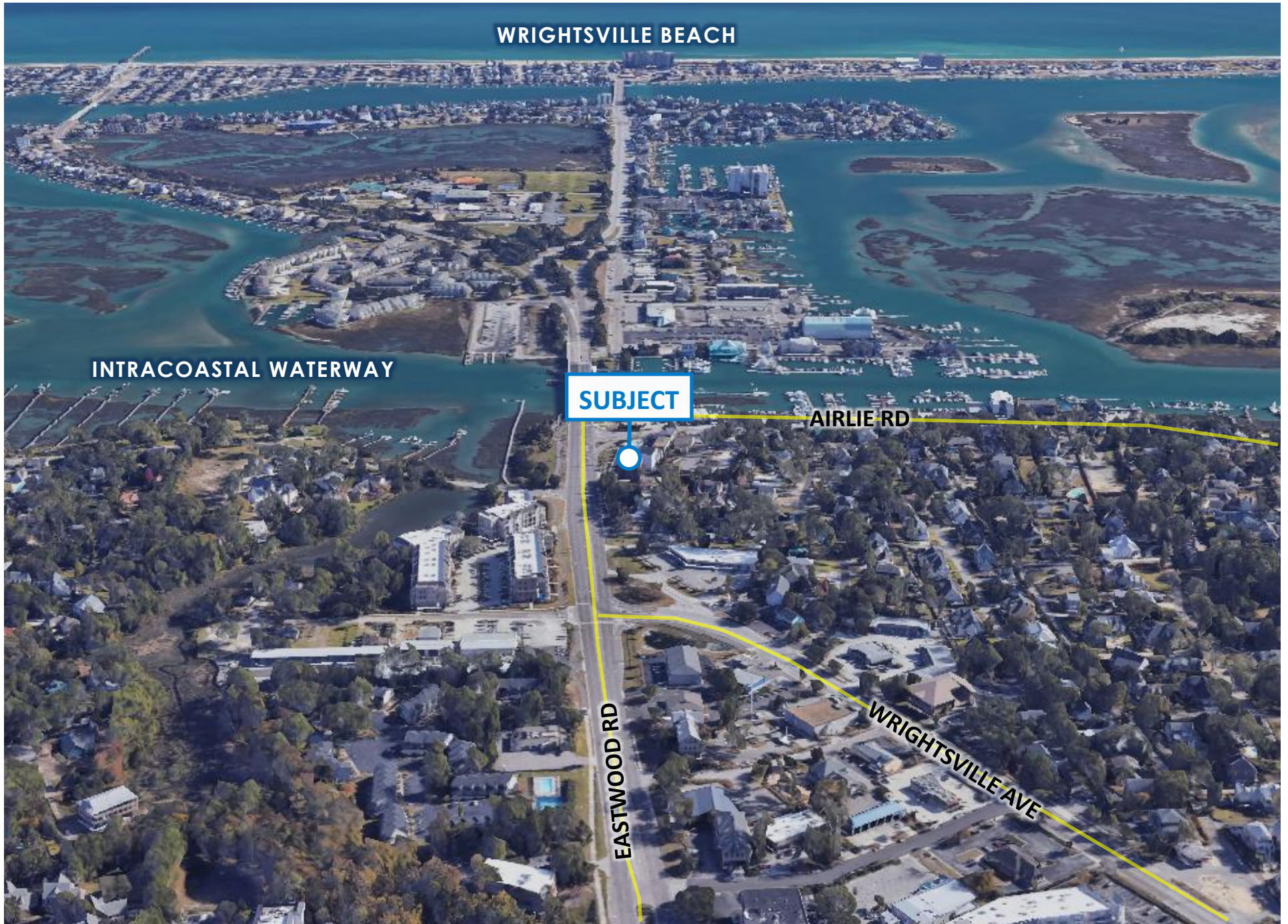
FLOOR PLAN | SECOND FLOOR



1 2nd FLOOR PLAN
A3.02 SCALE: 1/4" = 1'-0"

- 1 TYP. INTERIOR PARTITION NO. RATING
- 2 INTERIOR RATED PARTITION ONE-HOUR RATING U.L. DESIGN USES OR EQUIV.
- 3 TYP. EXTERIOR WALL-MASONRY VENEER NO. RATING MEETS ONE-HOUR RATING

AERIAL MAP



WRIGHTSVILLE BEACH

INTRACOASTAL WATERWAY

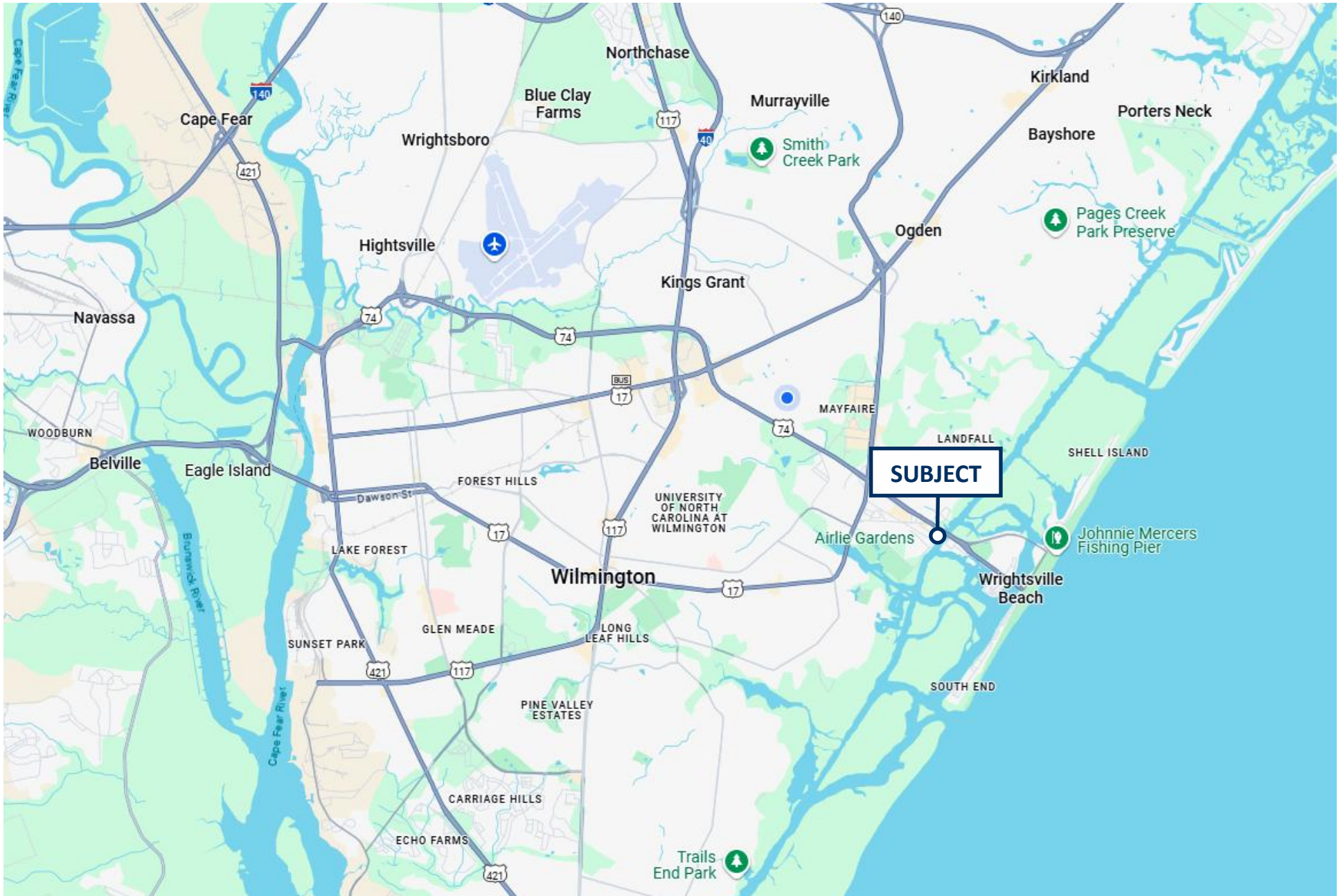
SUBJECT

AIRLIE RD

EASTWOOD RD

WRIGHTSVILLE AVE

LOCATION MAP





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Broker

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