

OFFERING MEMORANDUM

Class A Office Opportunity

5601 Barbados Blvd | Castle Hayne, NC 28429



CONFIDENTIAL | BLUECOAST COMMERCIAL LLC



Class A Office Opportunity

Property Address	5601 Barbados Blvd, Castle Hayne, NC
Property Type	Class A Office
Year Built / Renovated	1997 / 2020
Building Size	+/- 20,618 SF
Lot Size	+/- 4.02 Acres
Zoning	B-2
Parking	129 Spaces (6.3 per 1,000 SF)
List Price (Sale)	\$4,000,000
List Price (Lease NNN)	\$15/RSF
Estimated TICAM	\$3.50/RSF

PROPERTY HIGHLIGHTS

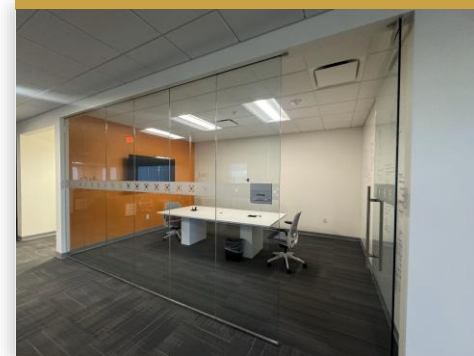
- Available for lease or purchase , flexible deal structure for owner-users, investors, or tenants
- Class A office building in Castle Hayne, New Hanover County, approximately 10 minutes from Wilmington city limits
- Direct access to I-40 with strong visibility
- Turnkey second-generation space, previously occupied by a software company
- Modern open floor plan with glass-enclosed private offices and conference rooms
- Climate-controlled server room with existing infrastructure in place
- Employee lounge and top-tier interior finishes on par with the best office product in the region
- External generator providing long-term supplemental power for uninterrupted operations
- Ample green space and landscaped grounds
- Office-to-flex conversion possible, subject to end-user requirements

INTERIOR PHOTOS

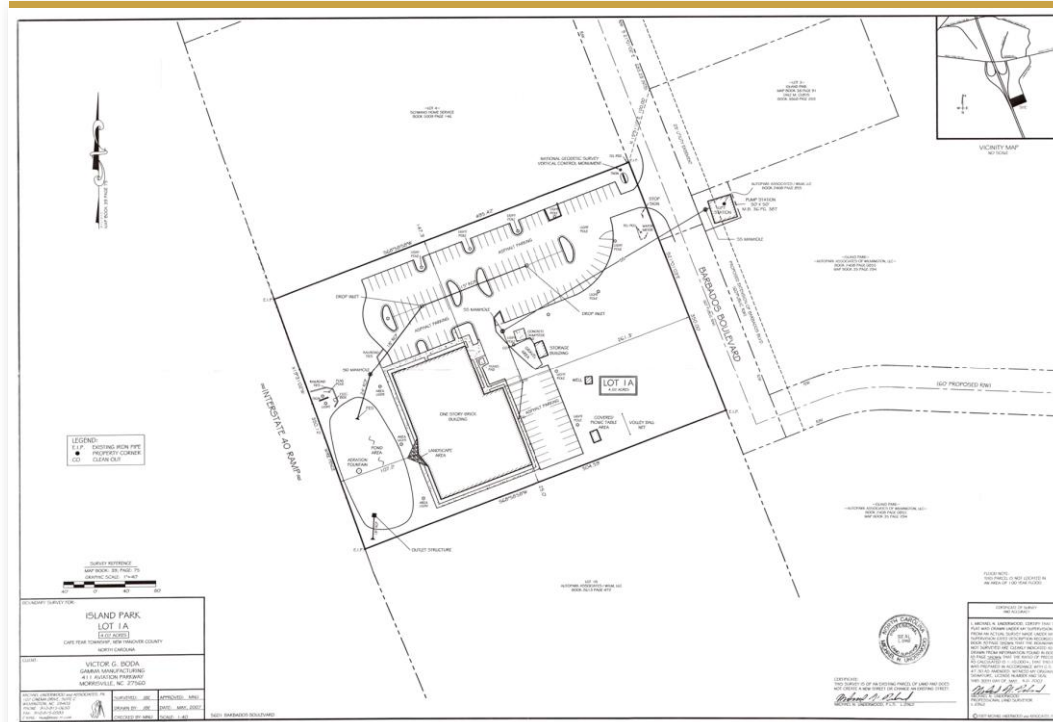
Class A Office Opportunity



BLUECOAST
COMMERCIAL



Class A Office Opportunity



* Survey is provided for informational purposes only. Buyer to verify all measurements.

Class A Office Opportunity



* Floorplan is provided for informational purposes only. Buyer to verify all measurements.

AERIAL VIEW

Class A Office Opportunity



BLUECOAST
COMMERCIAL



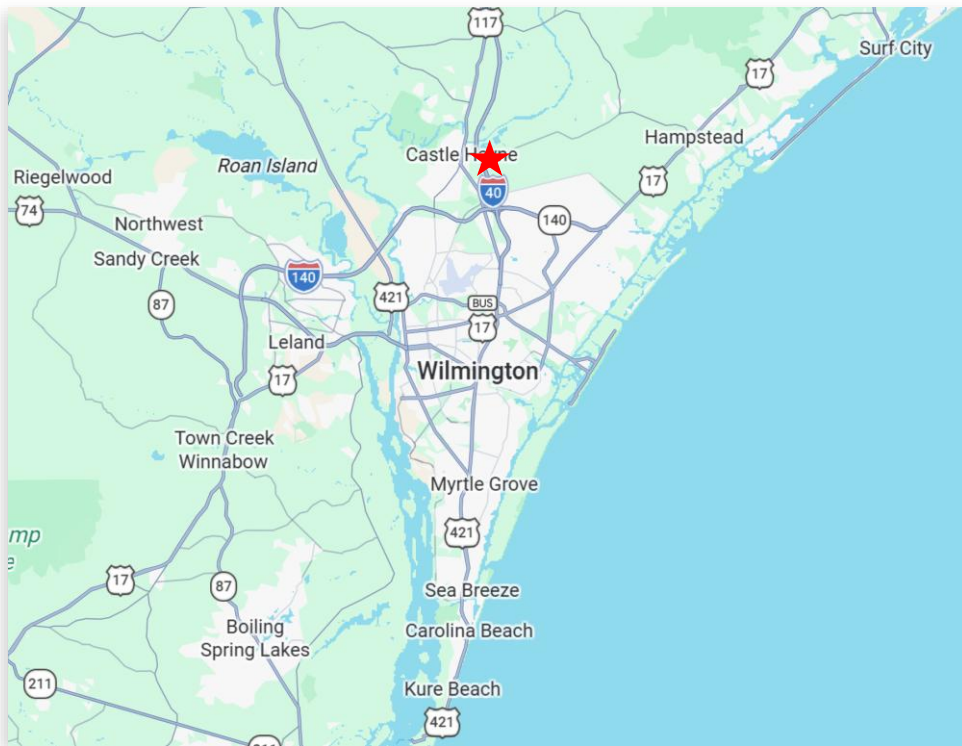
Barbados Blvd.



Subject Property



Class A Office Opportunity



LOCATION HIGHLIGHTS

NEAREST HIGHWAY
I-40

TRAFFIC COUNT *2025
40,000 VPD

DISTANCE TO I-40
0.7 Miles

DISTANCE TO ILM
9.2 Miles

POP. (5-MI RADIUS) *2024
63,800

MED. HH INCOME
\$73,400



BLUE COAST COMMERCIAL

FOR MORE INFORMATION, PLEASE CONTACT



Steve Hall

Vice President

(910) 279-3227

Steve@bluecoastcommercial.com



Chase Hall

Commercial Broker

(910) 777-3813

Chase@bluecoastcommercial.com

575 Military Cutoff Road, Suite 100 | Wilmington, NC 28405 | bluecoastcommercial.com

CONFIDENTIAL | BLUE COAST COMMERCIAL LLC



BLUE COAST

COMMERCIAL

DISCLAIMER

BlueCoast Commercial, LLC ("BCC") has been engaged by the Seller of the property described in the enclosed marketing materials to assist in the lease (or lease) of the property. All materials provided by BCC to you are the property of BCC, and you shall not reproduce, redistribute, modify, post, or otherwise copy any portion of these materials to any persons or entities without the express written consent of BCC. BCC reserves the right to modify the contents of these materials at any time. No legal commitments or obligations of BCC or the Seller are created as a result of you receiving this material. This communication has been prepared for marketing convenience by BCC solely for advertising and preliminary informational purposes. This material is in no way intended to contain all relevant information pertaining to the subject property(ies). BCC and its officers, directors, employees, or agents makes no representations or warranties, either express or implied, regarding the accuracy, reliability or completeness of any of the information presented herein. Any property boundary lines or numeric specifications in this communication are estimates and for illustrative purposes only and must be confirmed by a professional land surveyor or licensed appraiser (as applicable) before relied upon by you. Any party who has received this communication shall conduct their own independent due diligence as to all the information presented. BCC is not responsible and shall not be liable for any loss or damages arising from the reliance on the information presented, as such reliance is expressly prohibited. This disclaimer relates to the entire marketing package as if it was set out in every part herein. If you do not accept the terms of the disclaimer, please immediately return the full package to BCC, otherwise you are deemed to have read and accepted this disclaimer.

575 Military Cutoff Road, Suite 100 | Wilmington, NC 28405 | bluecoastcommercial.com