

FOR SALE: +/- 3,210 RSF OFFICE SPACE IN HOWE CREEK LANDING

710 MILITARY CUTOFF ROAD, SUITE 250

WILMINGTON, NC | NEW HANOVER COUNTY





SUMMARY

ADDRESS	710 Military Cutoff Road Wilmington, NC 28405 New Hanover County
AVAILABLE SF	Suite 250: ± 3,210 RSF / 2,748 USF
SALE PRICE	\$1,095,000
POA DUES	\$2,521.37 monthly Includes: all utilities (electric, water/sewer, trash), janitorial, building insurance and common area maintenance
DESCRIPTION	Rare opportunity to purchase a mostly furnished Class A office suite in the highly sought-after Military Cutoff Road corridor within Howe Creek Landing. Suite 250 features 7-8 private offices, a conference room, spacious bullpen area, reception and waiting area, kitchen/break room, work room, plus additional storage. The elevator, stair access and common area bathrooms are steps away from the entrance to the suite. Property will be
LOCATION	Located near Mayfaire Town Center, Howe Creek Landing consists of two, 3-story Class A Office Buildings totaling 80,000 SF (± 40,000 SF each). The development is home to a variety of professional office, medical and service-oriented tenants.

CONFIDENTIAL LISTING—Please do not disturb employees, call listing broker to schedule a tour after 6pm weekdays.

PHOTOS



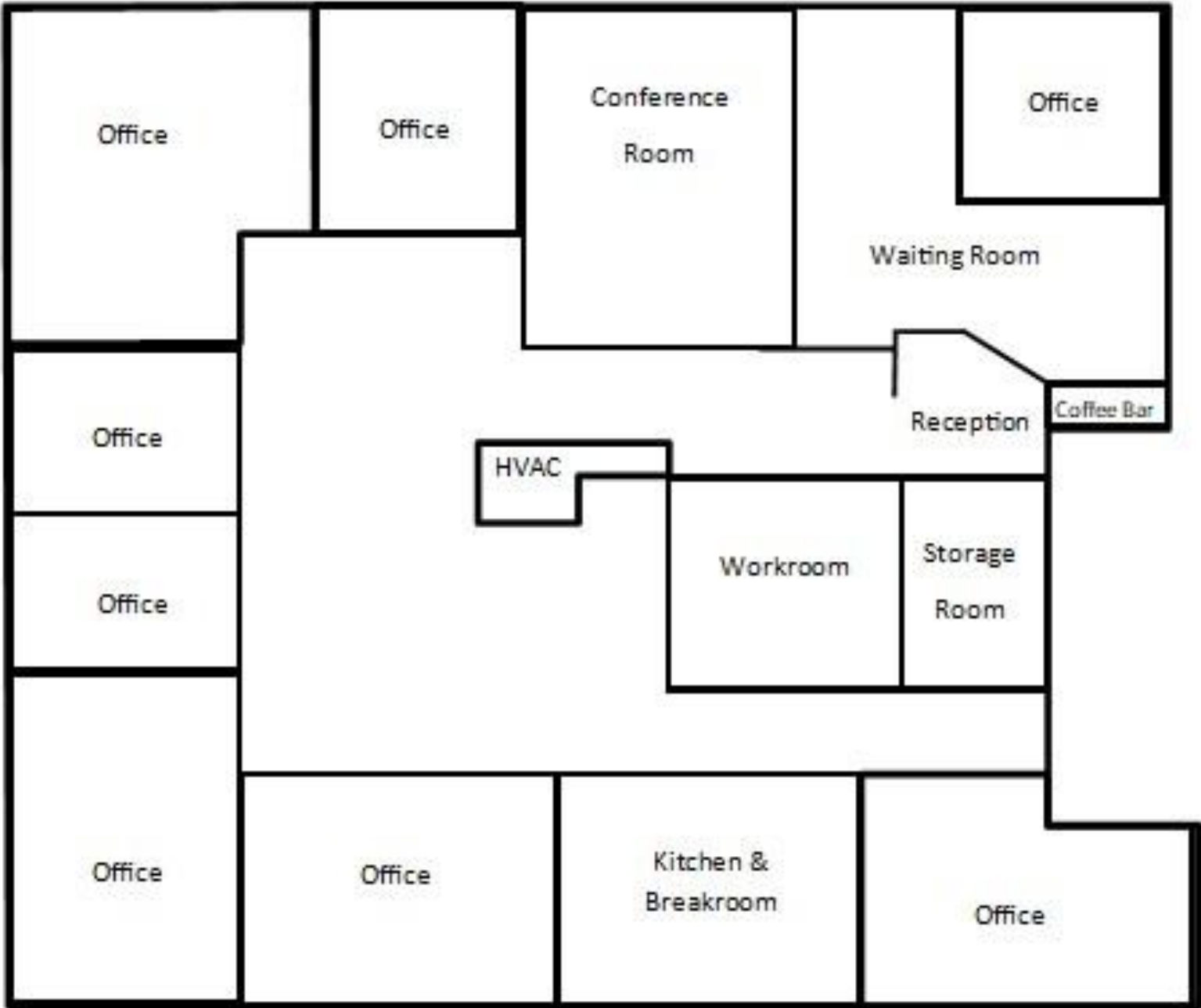
PHOTOS



PHOTOS



FLOORPLAN

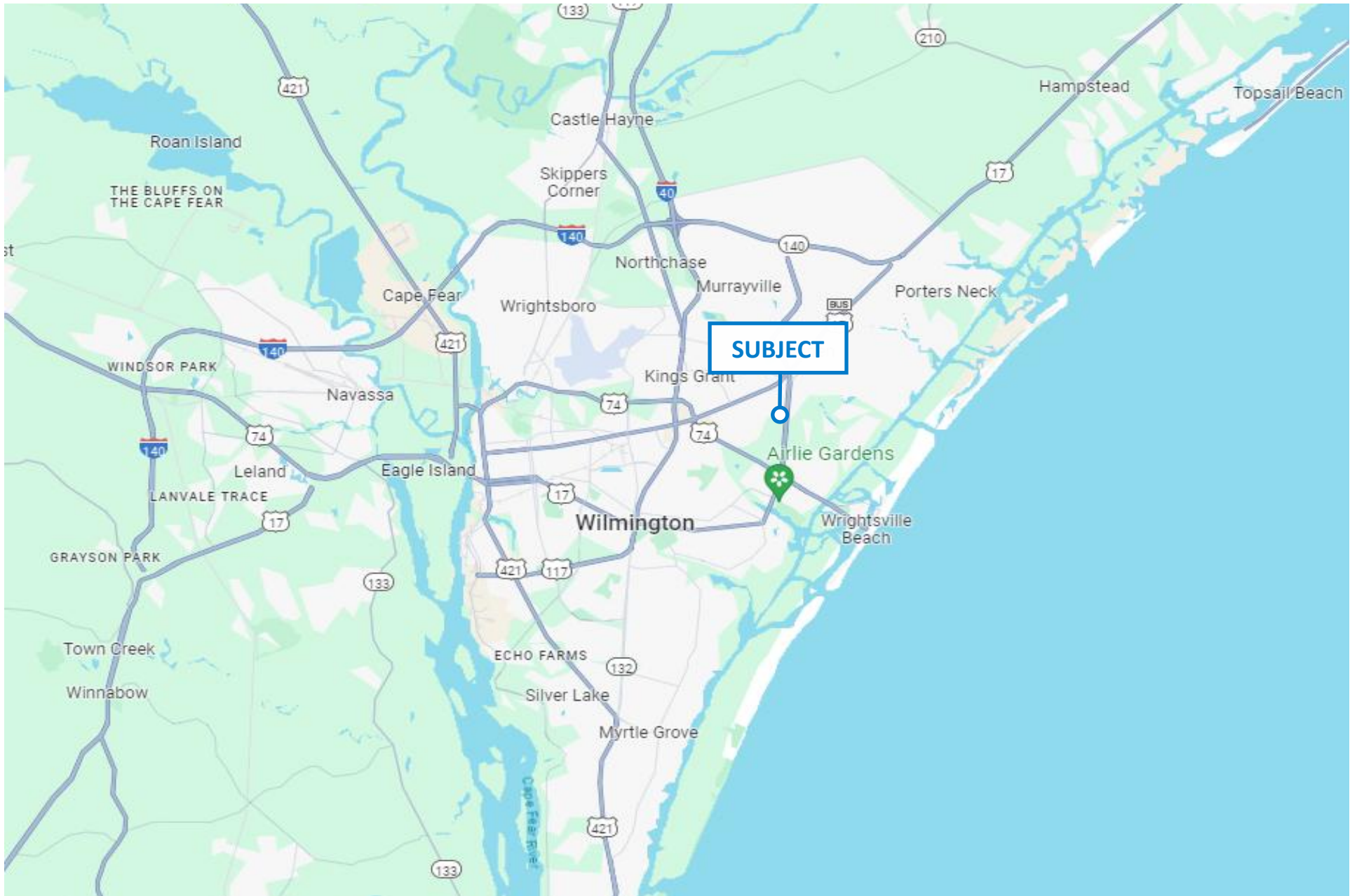


**not to scale*

AERIAL MAP



LOCATION MAP





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