

FOR SALE/LEASE: +/- 22,319 SF OFFICE BUILDING

243 N FRONT STREET

WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA





SUMMARY

Rare opportunity to own an entire 22,319 SF building prominently located in the heart of downtown Wilmington. Situated on a 0.19-acre parcel zoned Central Business District (CBD), this property offers exceptional flexibility and potential for owner-occupants, investors, and tenants.

The building features 19,631 square feet conditioned office space (excludes unconditioned basement/storage area).

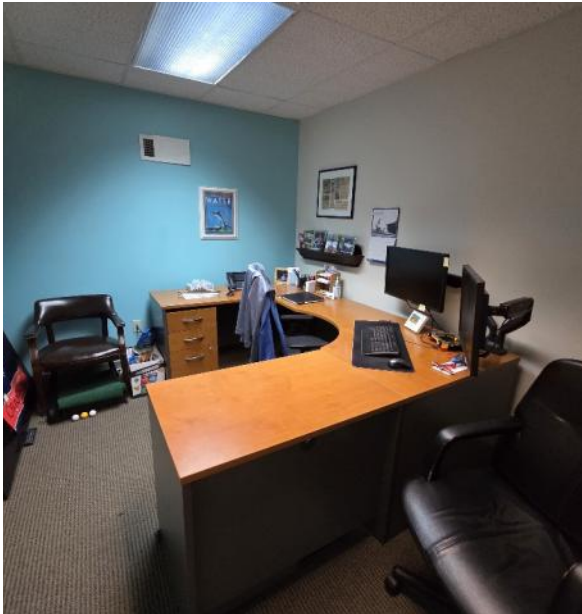
With dual access from both Front Street and Bijou Park, the property is well-suited to accommodate multiple future tenants. The ground floor layout is ideal for conversion to retail use, enhancing income potential.

ADDRESS	243 N Front Street Wilmington, NC New Hanover County
SALES PRICE	\$4,700,000
LEASE PRICE	\$18.00 SF—Based on $\pm$ 19,631 usable square feet. <i>Excludes unconditioned basement/storage area</i>
SUBDIVISION OPTIONS	Rate: \$24.50 RSF Full Service Minimum of 5,285 RSF (<i>See pages 7 & 8</i>)
LEASE TYPE	NN—Estimated at \$2.94/SF. Landlord is responsible for roof, structure and major HVAC repair/replacement.
SIZE	$\pm$ 22,319 SF (includes basement storage area) $\pm$ 19,631 SF office/retail
ZONING	CBD—Central Business District
NOTES	<i>Contact listing brokers for lease details and to schedule a tour.</i>

PHOTOS

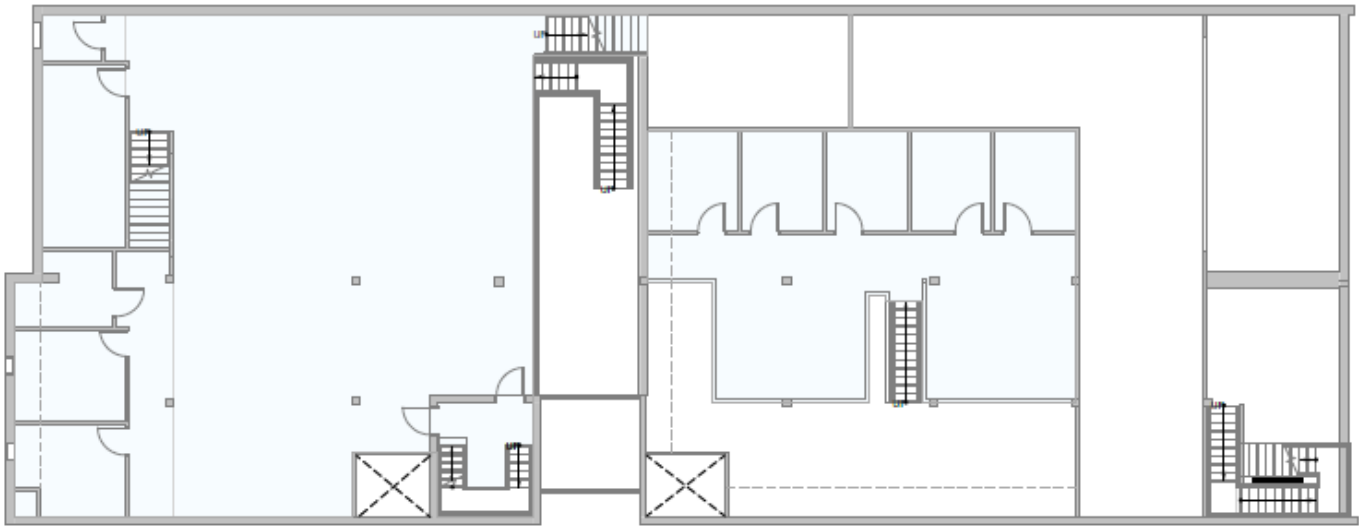


PHOTOS



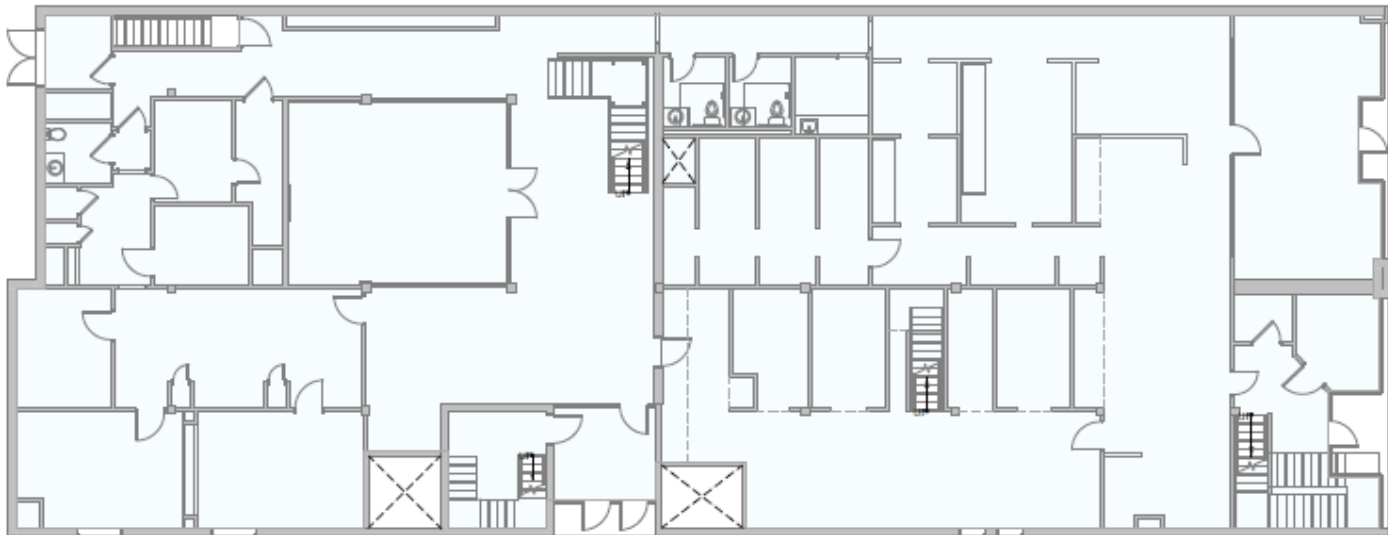
FLOOR PLAN

Second Floor



TOTAL AREA:
4,257 SF

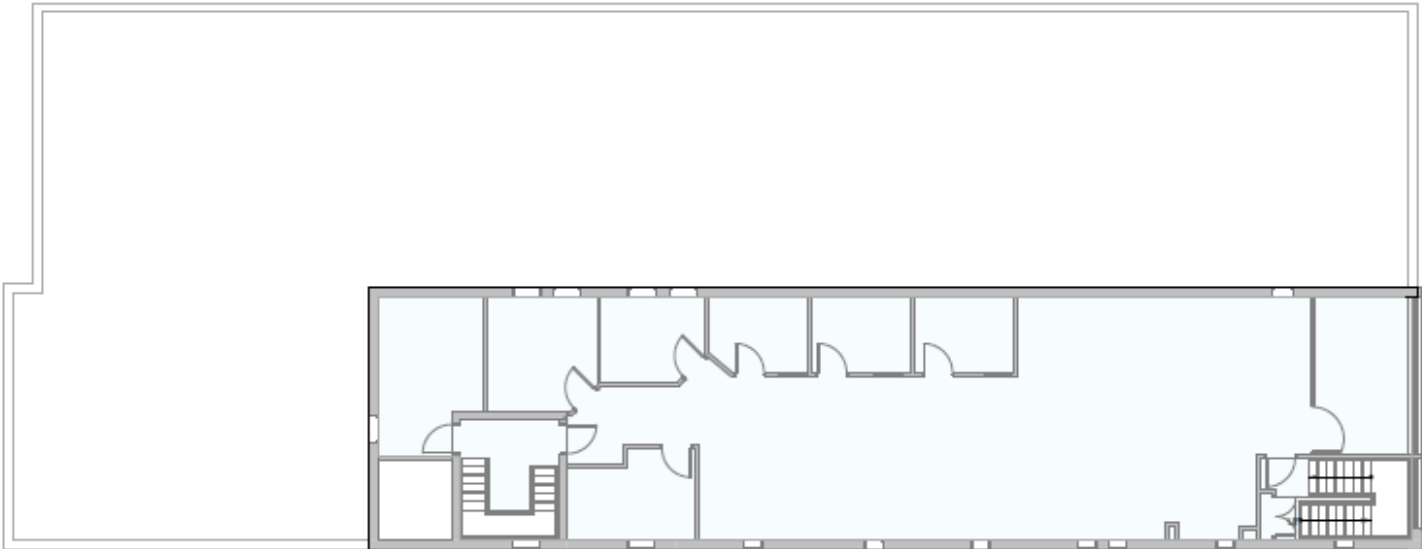
First Floor



TOTAL AREA:
7,635 SF

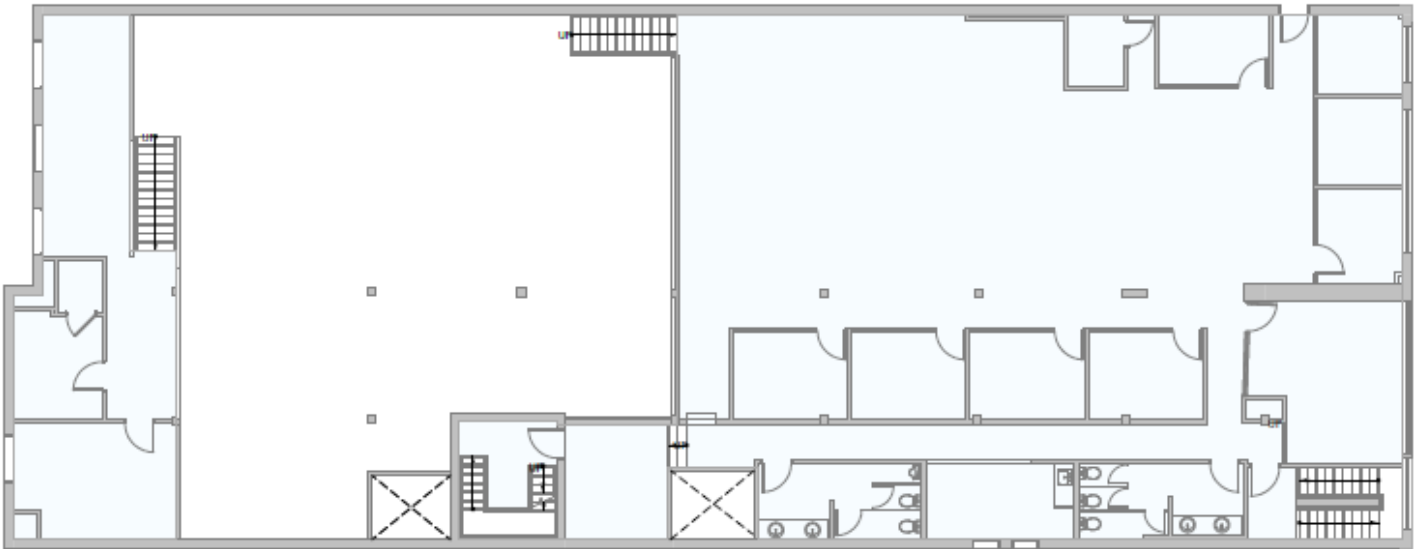
FLOOR PLAN

Fourth Floor



TOTAL AREA:
2,648 SF

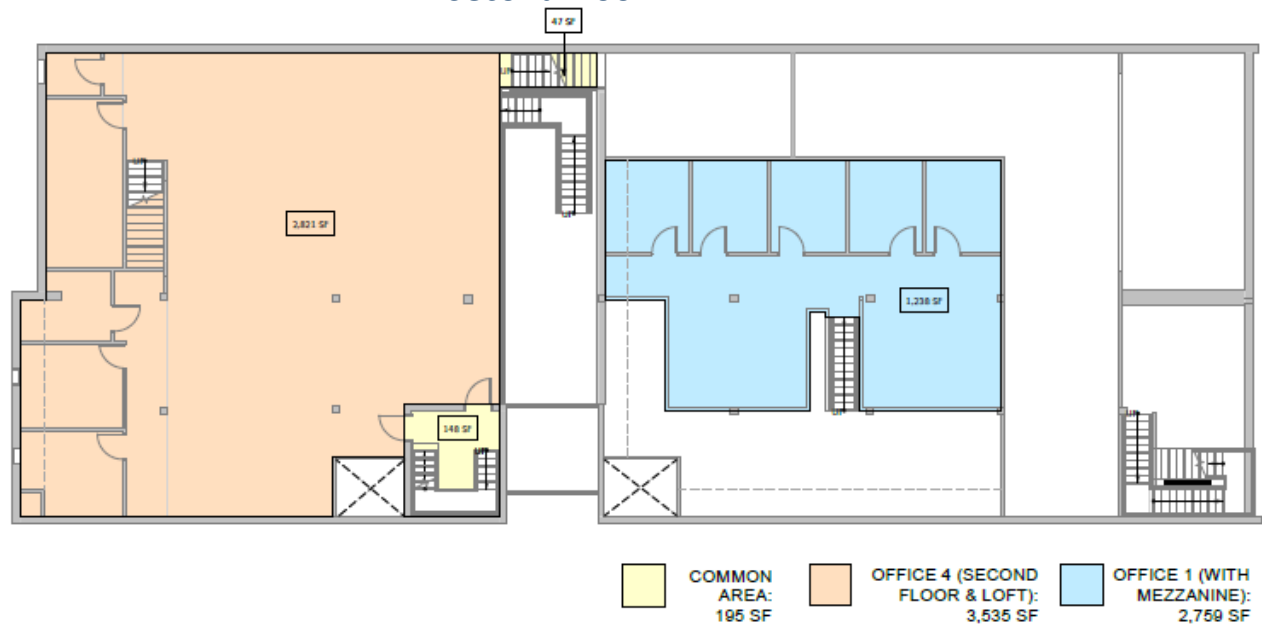
Third Floor



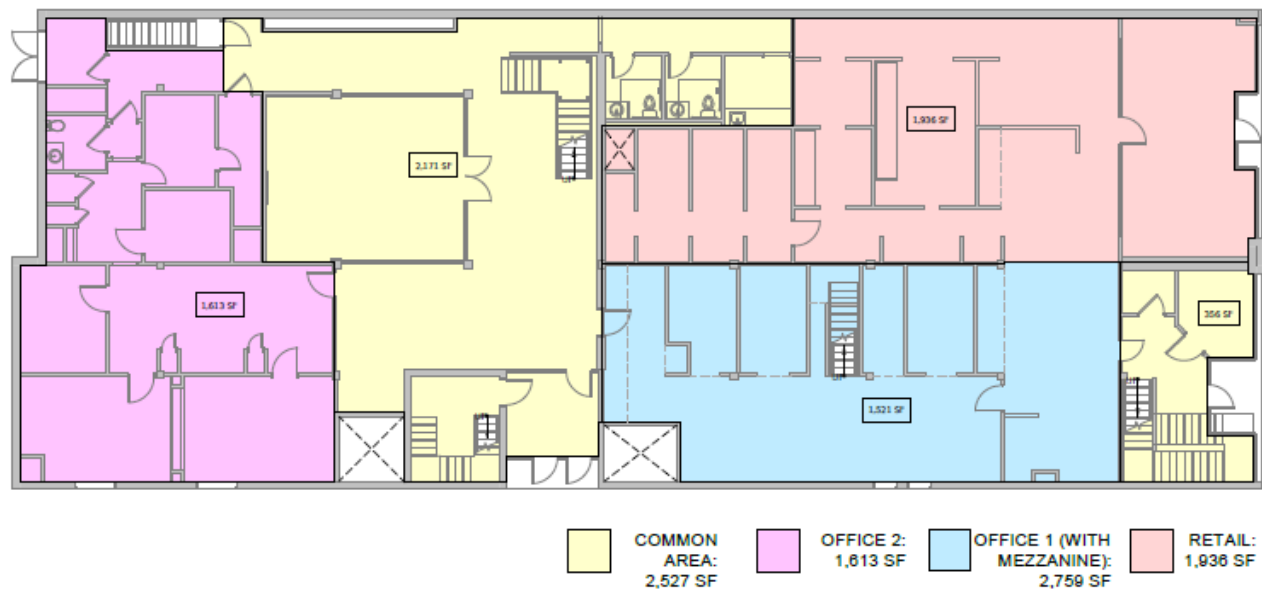
TOTAL AREA:
5,091 SF

FLOOR PLAN—SUBDIVISION

Second Floor

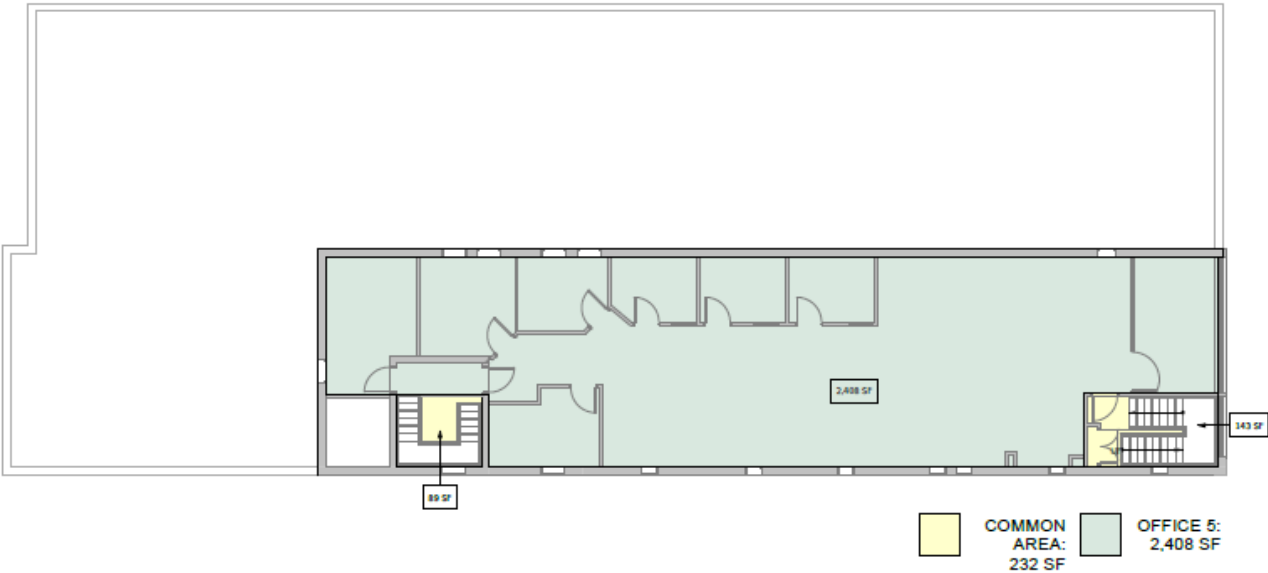


First Floor

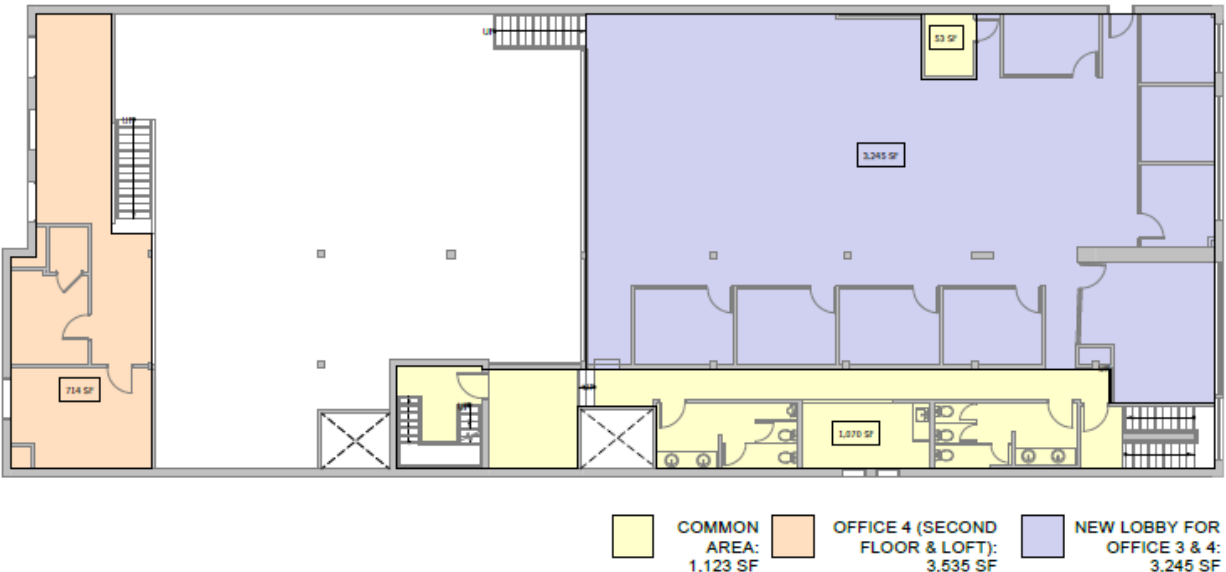


FLOOR PLAN—SUBDIVISION

Fourth Floor



Third Floor



RENDERING



*Rendering of common lobby, coffee bar and conference room if landlord subdivides.



GIS AERIAL





CAPE FEAR RIVER

HOTEL BALLAST

N WATER STREET

CAPE FEAR
COMMUNITY
COLLEGE

WALNUT STREET

THE MURCHISON
BUILDING

SUBJECT

N FRONT STREET

GRACE STREET

N WATER STREET

USPS

2ND STREET
PARKING GARAGE

HAMPTON INN

PROJECT GRACE

CHESTNUT STREET

N 2ND STREET

PUBLIC
LIBRARY

UNITED BANK

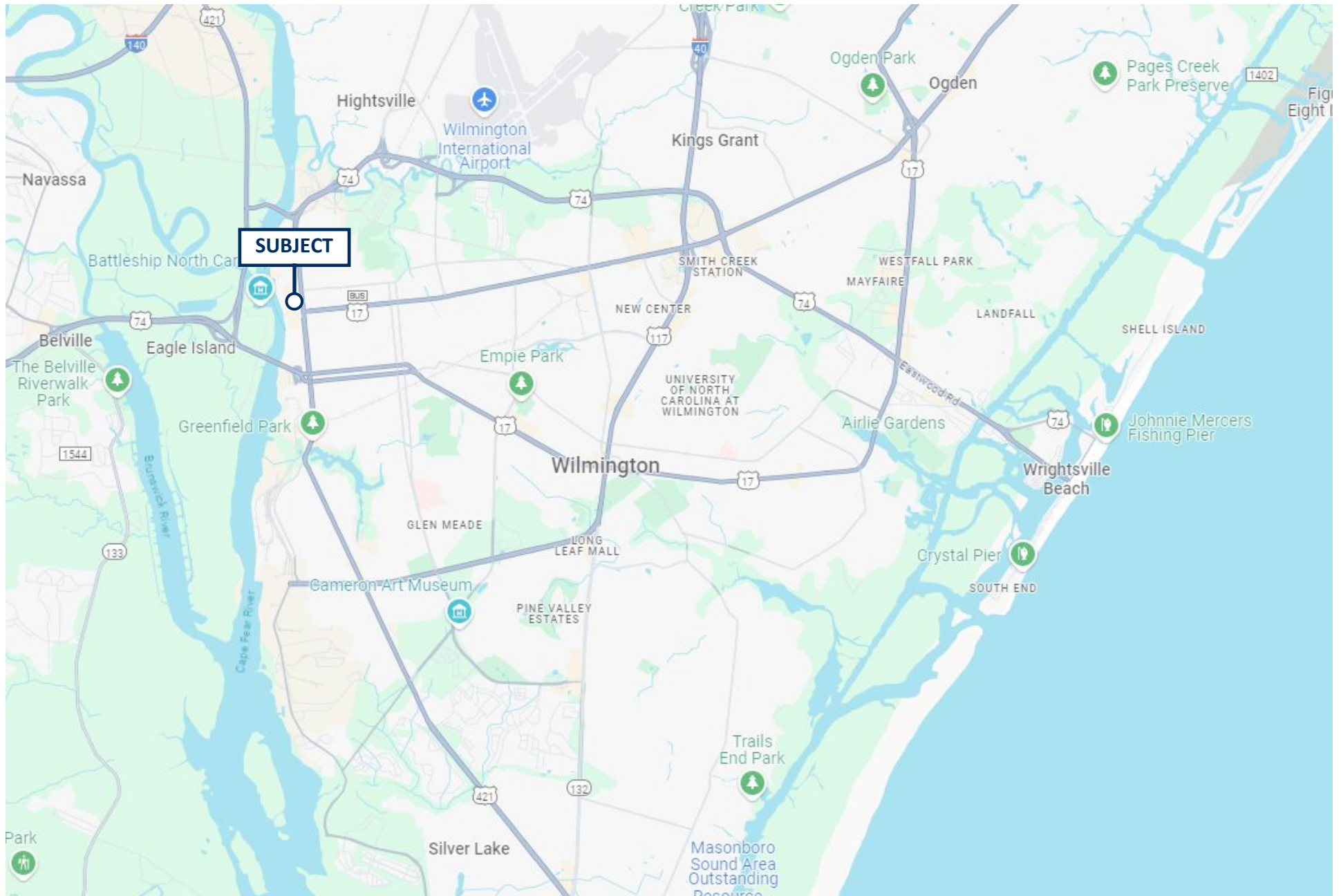
N 3RD STREET

N FRONT STREET

PRINCESS STREET

PARKING DECK

LOCATION MAP





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