

FOR LEASE

Office Space- First Floor

1960 S 17th St, Unit: 101 & 102
Wilmington, NC 28401

**MAUS
WARWICK
MATTHEWS** 

& COMPANY

Commercial & Investment Specialists



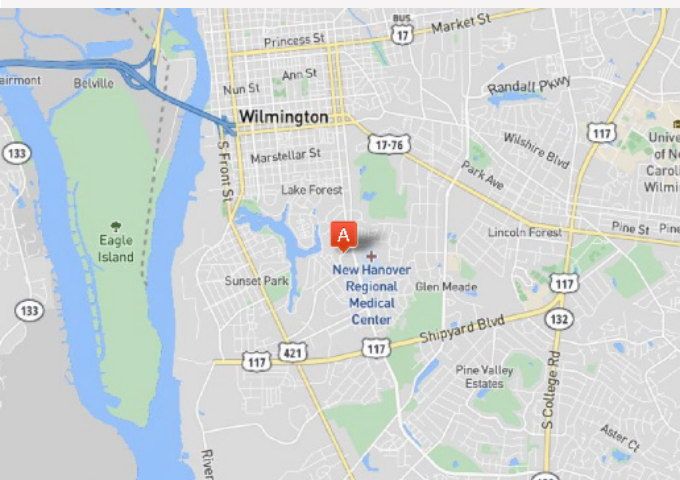
\$8,436 (Monthly)



Wilmington
Zoned: O&I



Office Space Near
Hospital



PROPERTY INFORMATION

Price Per SF:	\$19 PSF (Annual)
Lease Type:	Modified Gross
Property Type:	Office Space
Space:	5,328 SF
Zoning:	O&I

DETAILS

5,328 sf of office space in
the heart of Wilmington
near NHRMC

Jack Kilbourne
jack@mwmrealestate.com

Office: 910-791-0400
Mobile: 910-262-4407

2524 Independence Blvd.,
Wilmington, NC 28412

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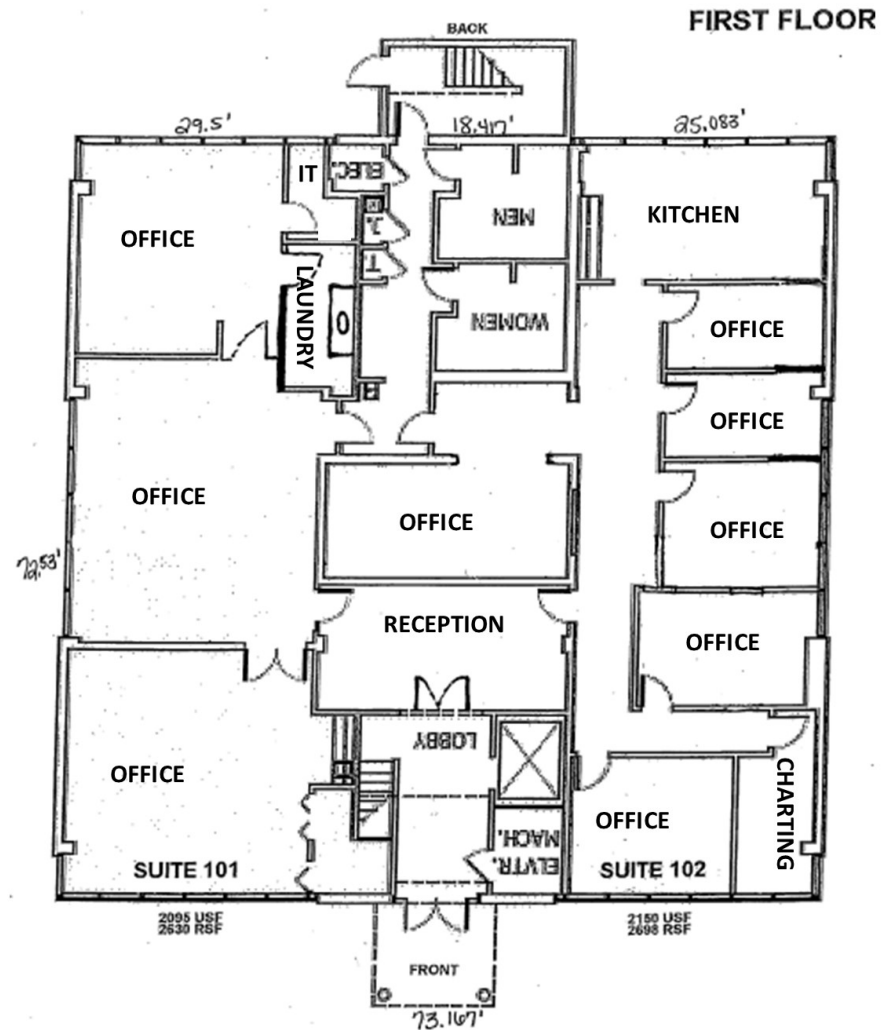
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OFFICE SPACE AVAILABLE!

This property consists of two units of office space on the first floor. This property is located between 16th and 17th street near the New Hanover Regional Medical Center. Operating on a modified gross lease with a base monthly rent of \$8,436.



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DETAILED INFORMATION

Listing ID:	29966029	Property Visibility:	Excellent
Status:	For Lease	Total # of Buildings:	1
Property Type:	Office Space	# of Stories:	2
Property Subtypes:	Office Building, Medical	Typical SF/Floor:	5,320 SF
Contiguous Space:	5,328 SF	Year Built:	1989
Building Size (RSF):	5,328 SF	Roof Type:	Flat
Gross Building Area:	10,616 SF	Construction/Siding:	Other
Gross Land Area:	0.54 Acres	Exterior Description:	Glass Panels
Lease Rate:	\$19 PSF (Annual)	Parking Type:	Surface
Base Monthly Rent:	\$8,436	Total Parking Spaces:	20
Lease Type:	Modified Gross	Passenger Elevators:	1
Class of Space:	Class B	Heat Type:	Electricity
Nearest MSA:	Wilmington	Heat Source:	Heat Pump
County:	New Hanover	Air Conditioning:	Package Unit
Tax ID/APN:	R06007-003-002-003	Water/Sewer Service:	Municipal
Zoning:	O&I	Lot Frontage:	147' on S. 16th St, & 141' on S. 17th St
Space Type:	Relet	Legal Description:	(.54 Acre) PT First Hanover Tract
Level/Floor:	Ground Level		

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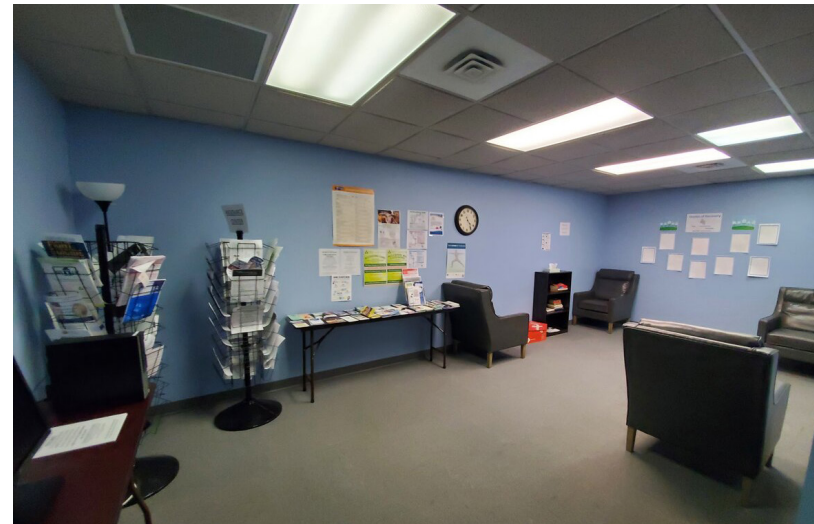
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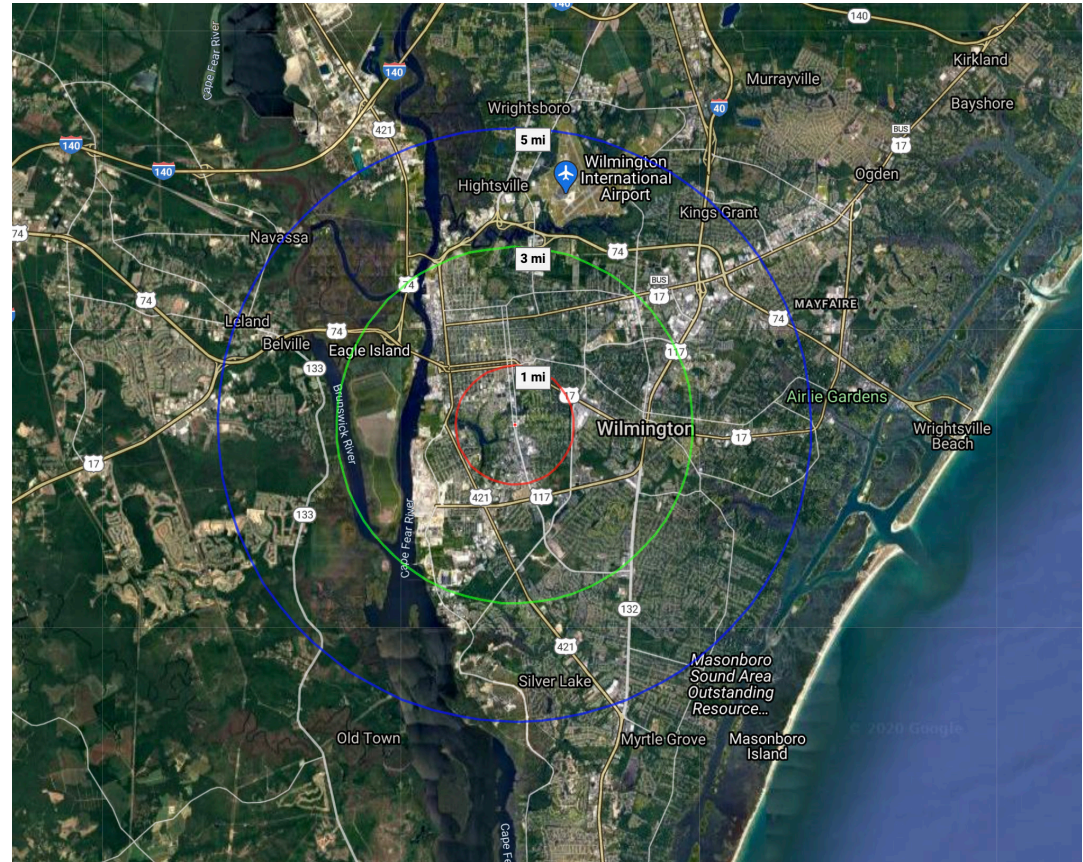
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DEMOGRAPHICS

Proximity	1 mi	3 mi	5 mi
Total Population	11,253	64,655	140,828
Median Age	41.57	36.36	36.5
Households	5,214	29,795	60,343



TRAFFIC COUNTS

- 33,298** daily- North of Glen Meade Rd on S 17th St
- 23,298** daily- Between Martin St & Grenfield St on S 17th St

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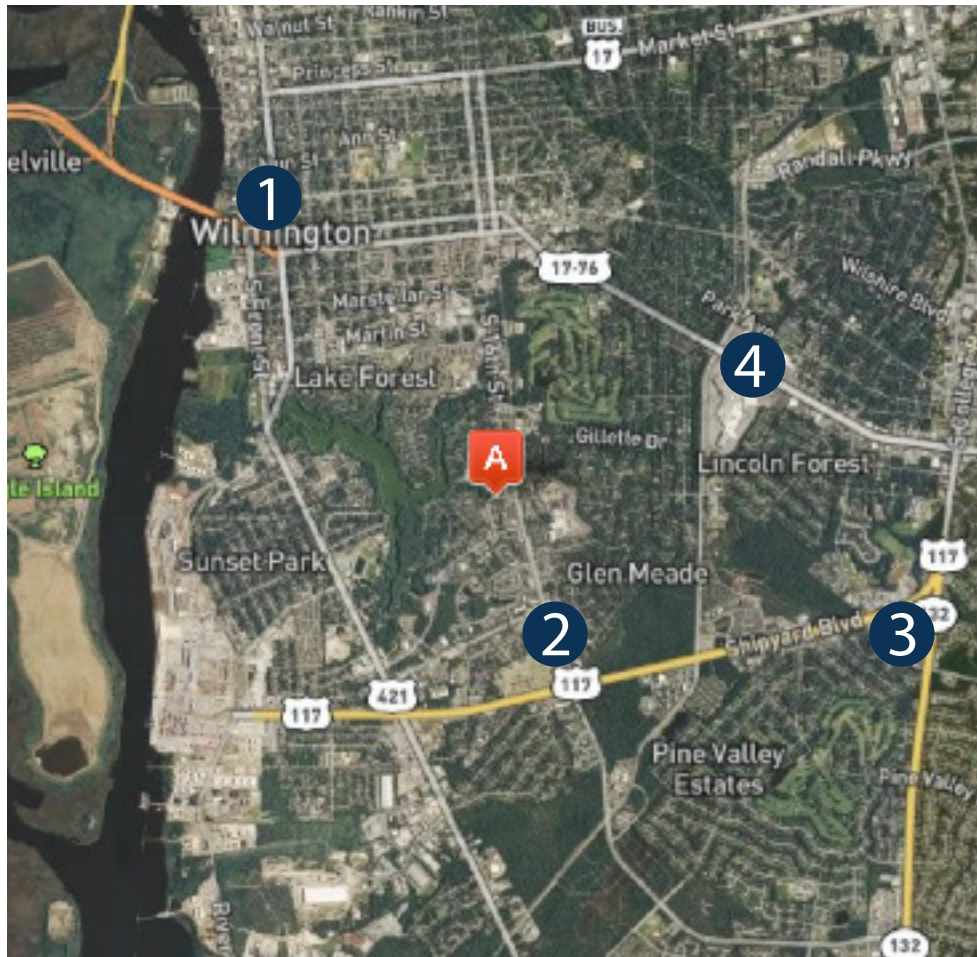
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LOCAL BUSINESSES



1

Kilwins
The Fork N Cork
Wake N Bake
Front Street Brewery
Reel Cafe
Little Dipper
The Geroge
Ironclad Brewery
The Copper Penny
The Husk

2

NHRMC
Walgreens
Hardees
Smoothie King
Port City Java
Taco Bell
Pizza Hut
PT's
Jimmy Johns
Food Lion

3

Flaming Amy's
McDonald's
Krispy Kreme
Harris Teeter
Jimmy John's
Tropical Smoothie
Starbucks
Big Lots
C-Street

4

Independence Mall
Panera Bread
Starbucks
Chipotle
Whole Foods
Harris Teeter
Hobby Lobby
Chick-Fil-A
Hardee's
TCBY

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AGENT CONTACT



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WWW.MWMREALESTATE.COM

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