

FOR SALE OR LEASE: OFFICE CONDOS UP TO 10,000 SF

WATERGRASS DR, RIVERLIGHTS

WILMINGTON, NC | NEW HANOVER COUNTY

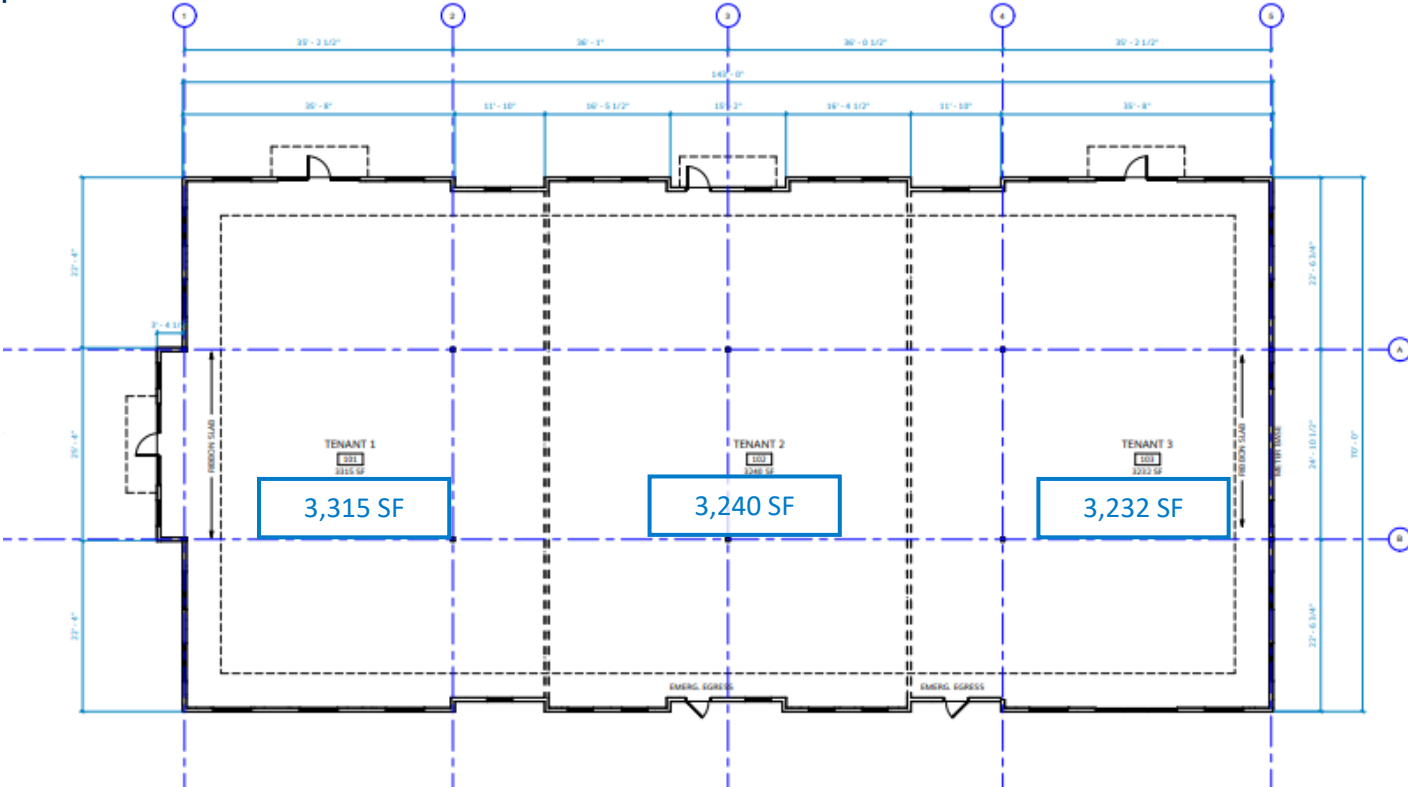




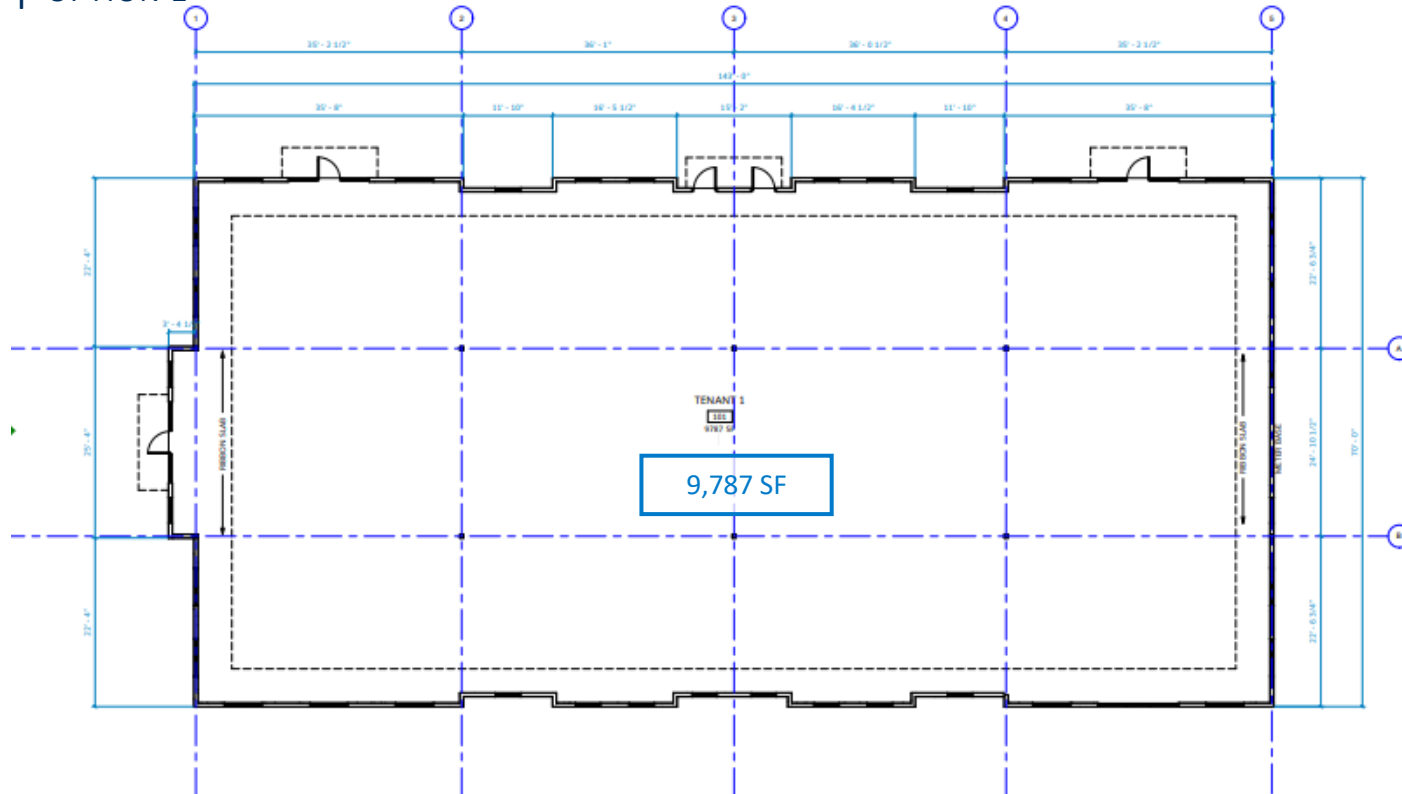
SUMMARY

ADDRESS	Watergrass Dr—Riverlights Wilmington, NC 28412 New Hanover County
AVAILABLE SF	±10,000 SF Building Divisible by ± 2,000 SF
LEASE RATE	\$26.00 NNN \$5.00 PSF Estimated TICAM \$50.00 PSF Upfit Allowance
SALE PRICE	\$270.00 PSF Cold Dark Shell
PARKING	±4.6 spaces / 1,000 SF—46 total spaces
DESCRIPTION	Prime Medical/Professional Office Opportunity in Riverlights – Located within the highly desirable Riverlights mixed-use community in Wilmington, NC, this proposed office development offers up to 10,000 square feet available for sale or lease, with condominium ownership opportunities and suites divisible to approximately 2,000 square feet. Situated along River Road and adjacent to established healthcare users including a veterinary hospital and dental practice, the property is ideally positioned to serve the rapidly growing Riverlights, Masonboro, and southern Wilmington markets. The preliminary site plan features a modern single-story building with ample parking and flexible configurations suitable for medical, wellness, professional office, and specialty healthcare users.

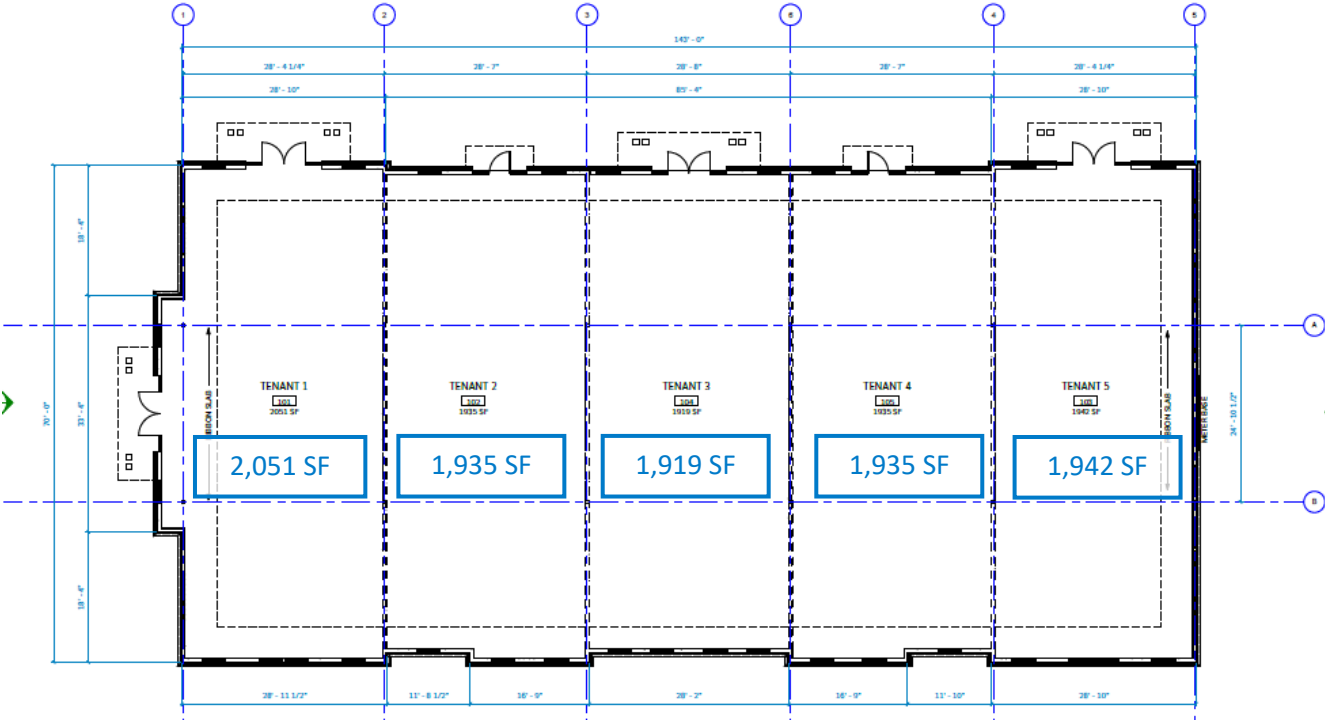
FLOORPLAN | OPTION 1

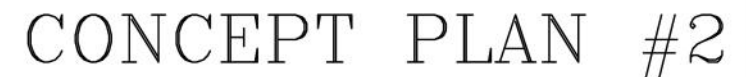


FLOORPLAN | OPTION 2

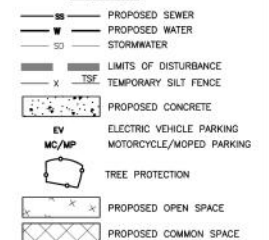


FLOORPLAN | OPTION 3



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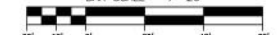
- ### LEGEND



1) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.

SITE PLAN

BAR SCALE 1"=20'



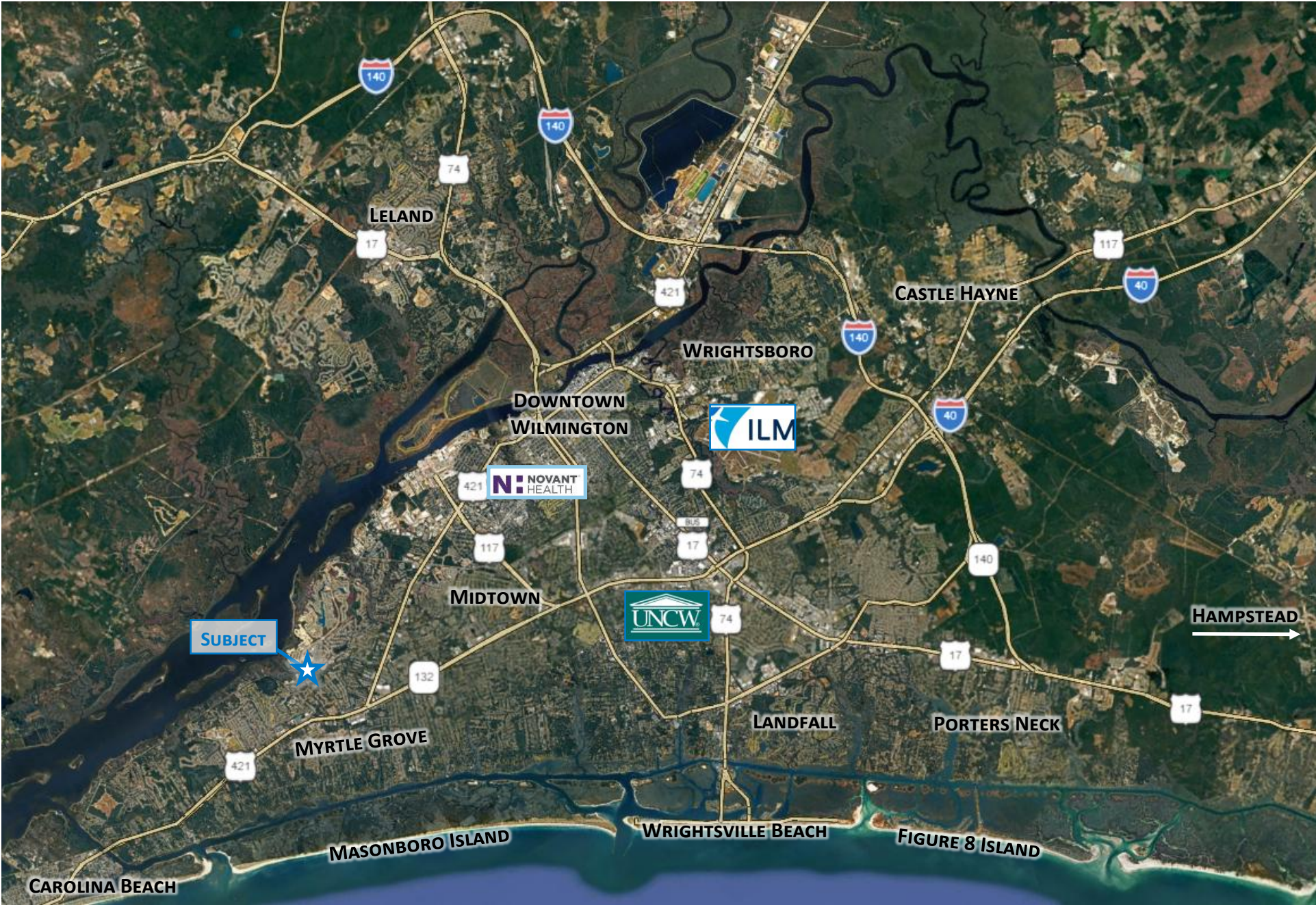
RIVERLIGHTS COMMUNITY



LOCATION AERIAL



LOCATION AERIAL





ECHO FARMS

CAROLINA BEACH RD

COLLEGE RD

LIVE OAK COMMONS



Del Webb
- WILMINGTON -



RIVER RD

SILVER LAKE



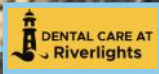
MARY C. WILLIAMS
ELEMENTARY SCHOOL



MYRTLE GROVE
MIDDLE SCHOOL

RIVERLIGHTS

SUBJECT



RIVER RD

COASTAL CHRISTIAN
HIGH SCHOOL



CAROLINA BEACH RD

SANDERS RD

HEYWARD C. BELLAMY
ELEMENTARY SCHOOL





RIVERLIGHTS COMMUNITY

WILMINGTON'S PREMIER WATERFRONT COMMUNITY

1,400-ACRE MASTER PLANNED COMMUNITY

- + Located along 3 miles of the Cape fear River, just minutes from Historic Downtown Wilmington.
- + One of the largest mixed-use and residential developments in the greater Wilmington Area.

APPROXIMATELY 2,700-3,100 HOMES

- + A variety of single-family homes, townhomes, cottages, and active adult neighborhoods.

VIBRANT MARINA VILLAGE

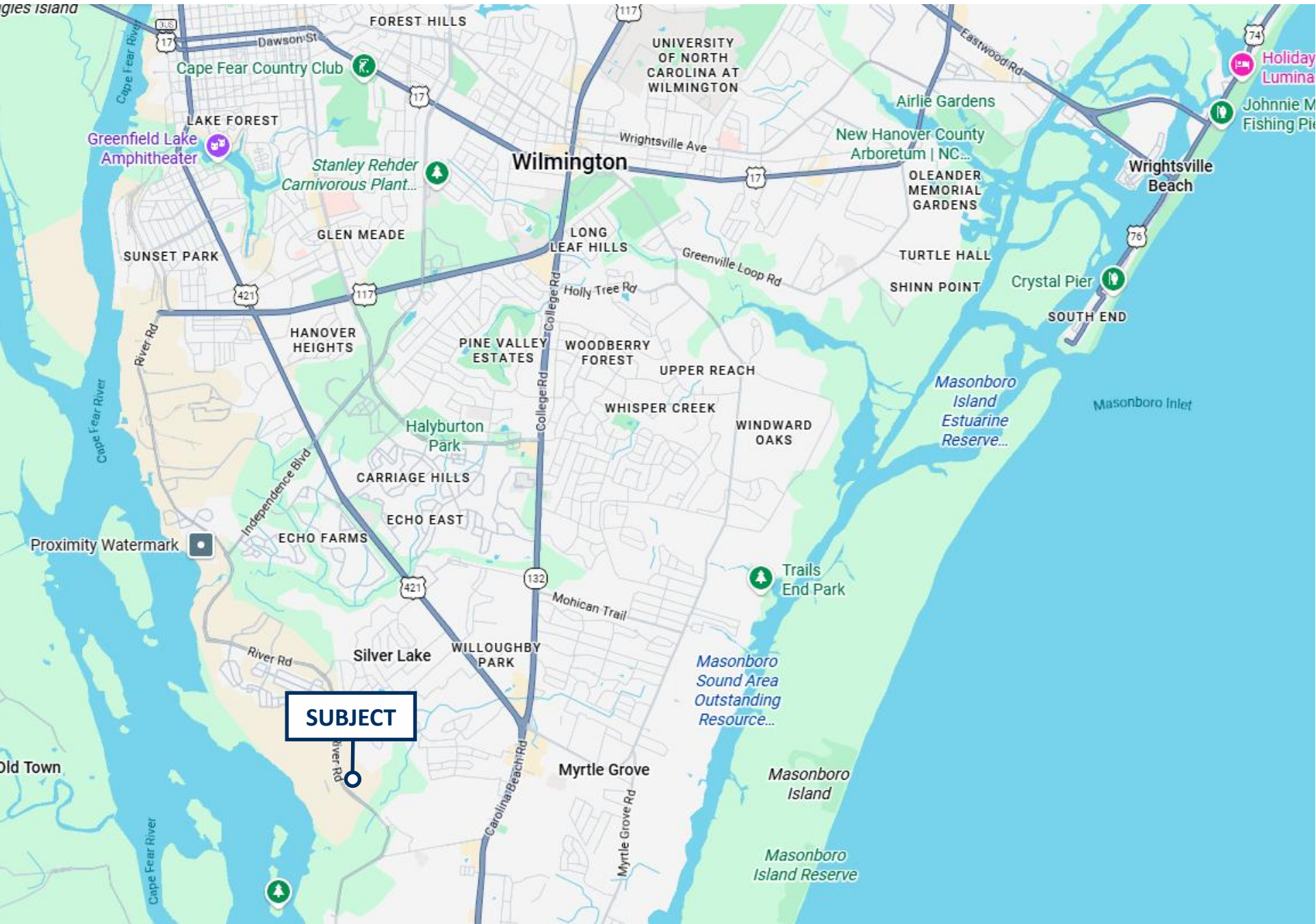
- + Shops, restaurants, community events, and waterfront gathering spaces.
- + Current businesses include Smoke on the Water, Girls With Dough, The Getaway, Edward Jones, Club Golf and Shore Break Bikes.

WORLD-CLASS AMENITIES

- + 38-acre freshwater lake
- + Resort-style pool and clubhouse
- + Miles of walking and biking trails
- + Parks and green spaces
- + Kayak launch, fishing/crabbing pier, and river access
- + Dog park and outdoor recreation areas
- + Fitness centers and pickleball courts



LOCATION MAP





LINDSEY HESS, SIOR

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