

115 N 3RD STREET

CLASS-A OFFICE SPACE FOR LEASE | ± 1,065—15,840 RSF

WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA





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SUMMARY



This ± 50,765 SF Class-A office building is now available for lease, located in downtown Wilmington, NC. Situated at the corner of N 3rd Street and Chestnut Street, the property offers excellent visibility and accessibility. In addition to the premium office space, the building is being leased alongside an adjacent surface parking lot, providing a convenient parking option.

The Harrelson Building is located in the heart of downtown Wilmington and is within walking distance of downtown restaurants, retailers, service providers and several new mixed-use and residential projects.

HIGHLIGHTS

BUILDING	HARRELSON BUILDING 115 N 3rd Street and 210 Chestnut Street Wilmington, NC New Hanover County
AVAILABILITY	Up to approximately 16,000 RSF <u>First Floor: ± 1,065—3,575 RSF</u> + Suite 101: ± 1,065 RSF + Suite 103: ± 2,510 RSF <u>Second Floor: ±1,364—9,185 RSF</u> + Suite 200: ± 3,290 RSF + Suite 201: ± 3,022 RSF + Suite 202: ± 1,509 RSF + Suite 203: ± 1,364 RSF <u>Third Floor: ± 3,062 RSF</u> + Suite 300: ± 3,062 RSF
LEASE RATE	\$25.50—30.00 PSF
EXPENSE TREATMENT	Full Service (including Janitorial 3x per week)
PARKING	Surface lot parking available—please inquire. Parking also available in the adjacent parking deck.

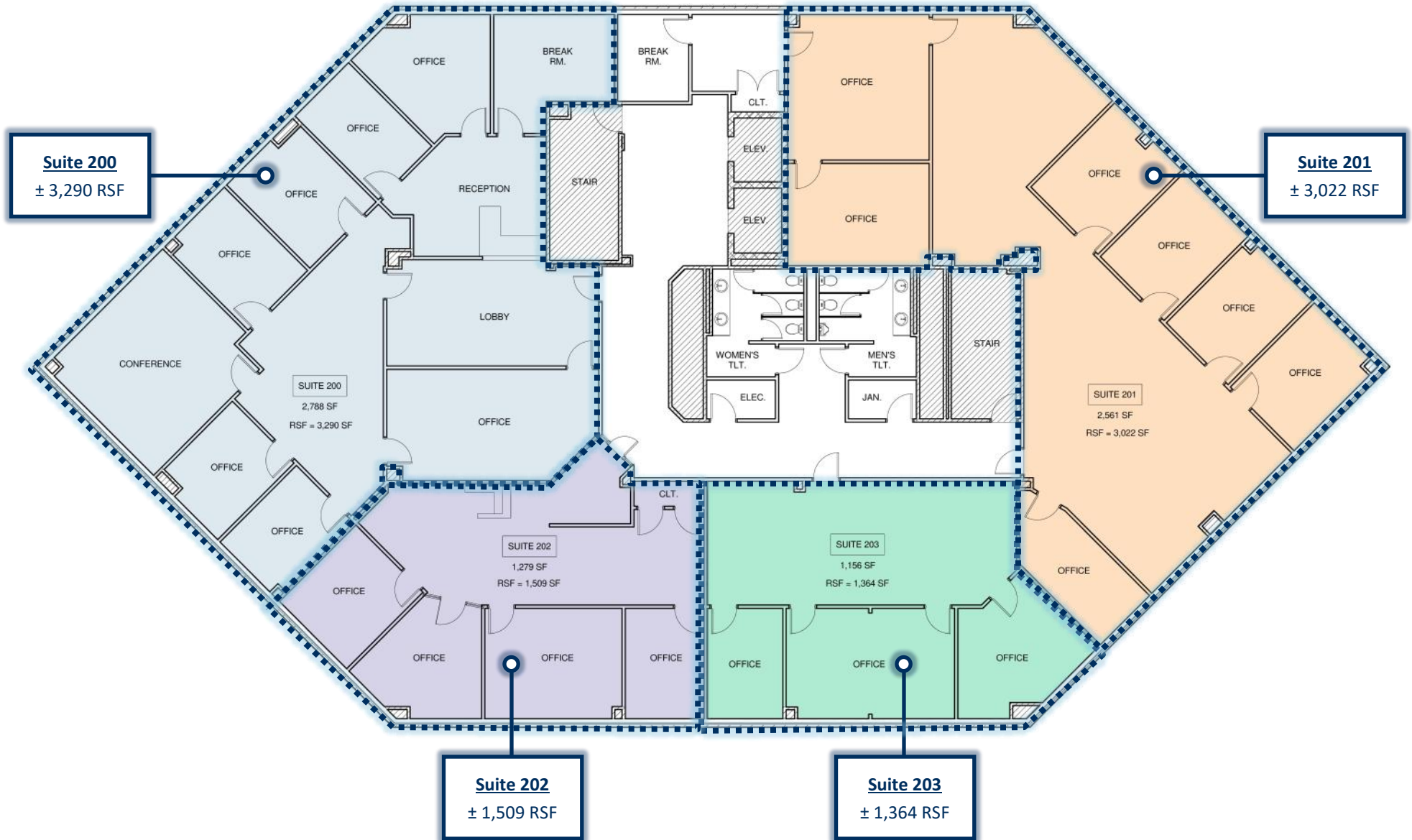
FLOOR PLAN - 1ST FLOOR

AVAILABILITY: ± 1,065—3,575 RSF



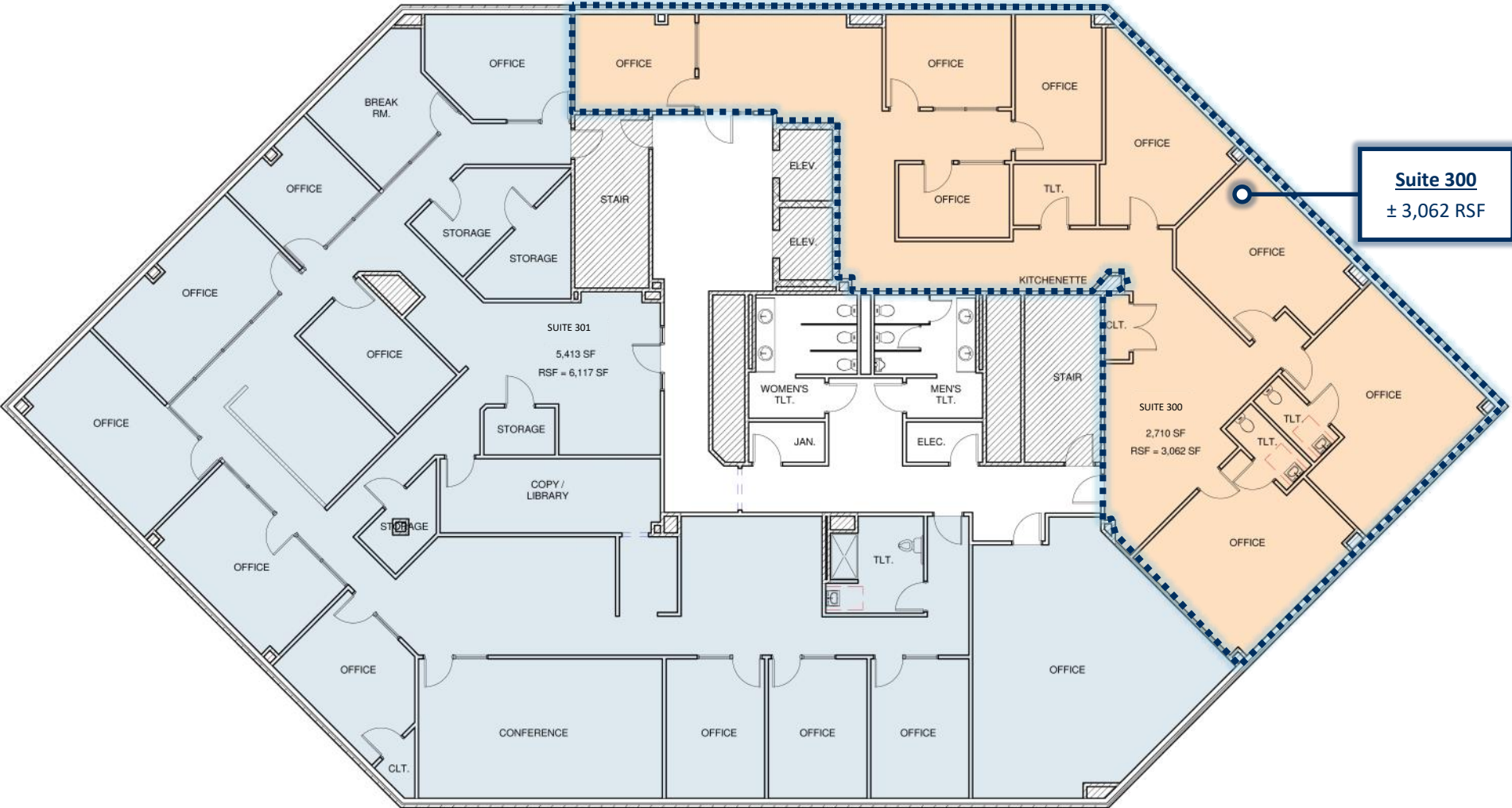
FLOOR PLAN - 2ND FLOOR

AVAILABILITY: ± 1,364—9,185 RSF



FLOOR PLAN - 3RD FLOOR

AVAILABILITY: ± 3,062 RSF



PROPERTY PHOTOS



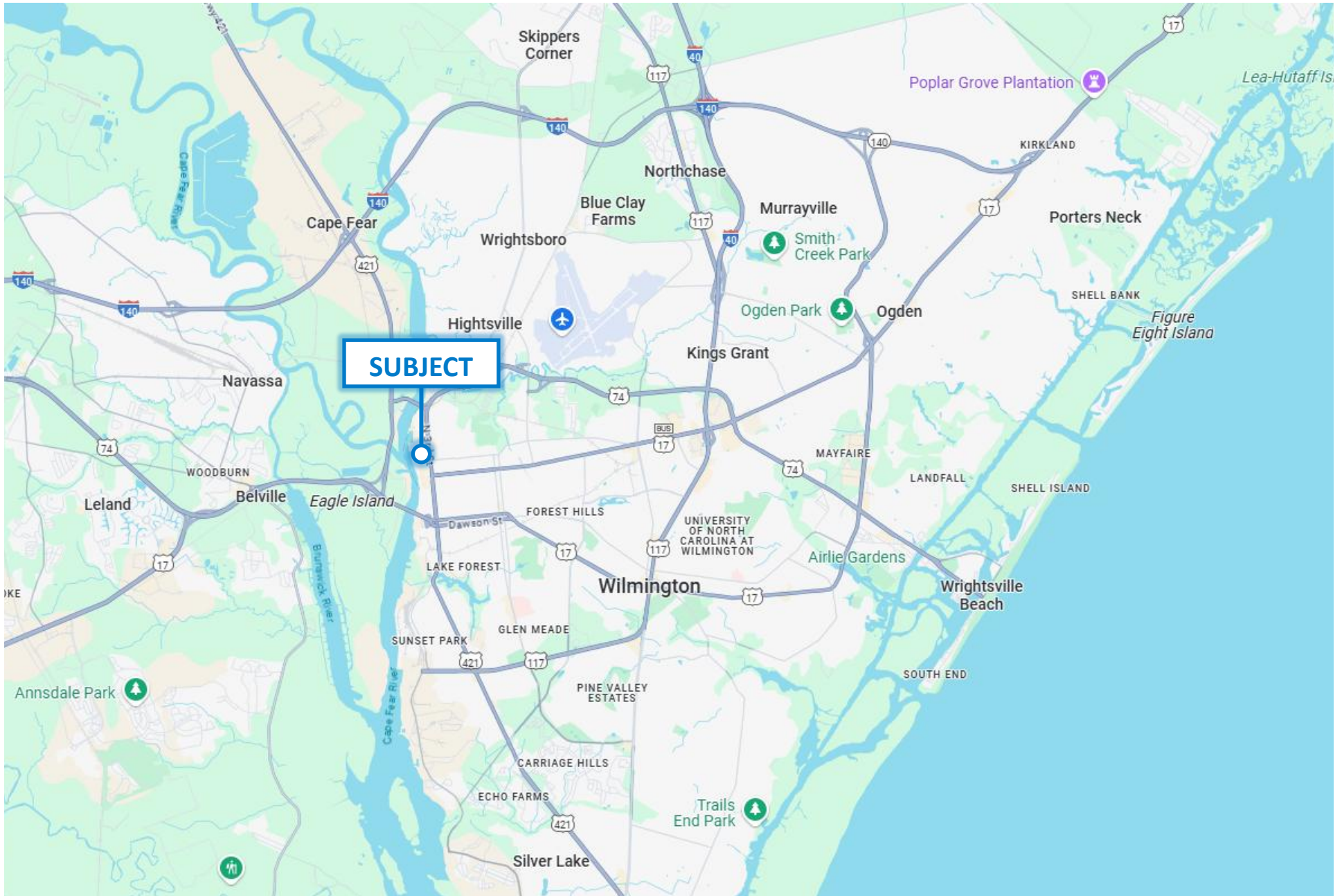
INTERIOR PHOTOS



AERIAL MAP



LOCATION MAP





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