

FOR LEASE: ± 2,581 - 3,577 SF OFFICE FLEX SPACE

5740 PARK AVENUE

WILMINGTON, NC | NEW HANOVER COUNTY





SUMMARY

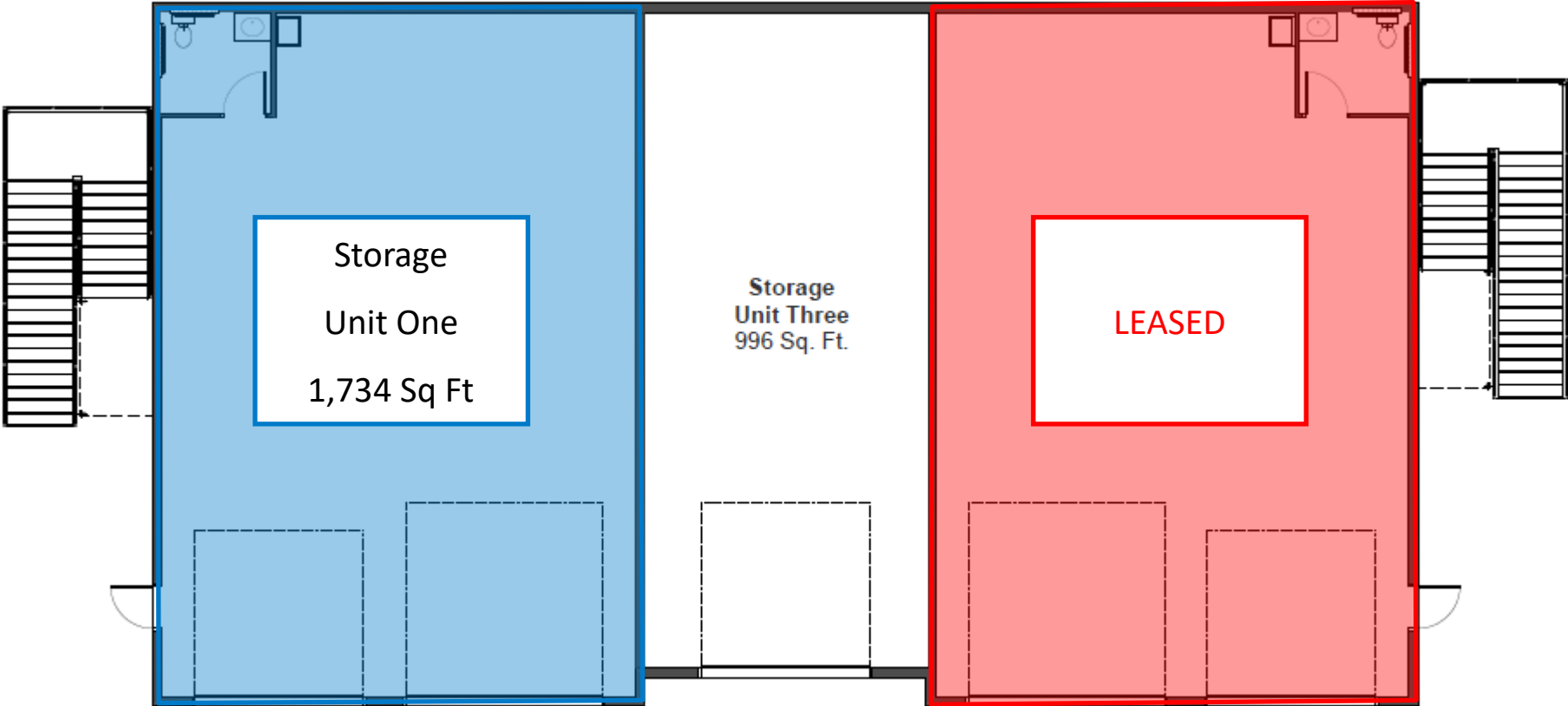
Well-positioned on the east side of town in the desirable Seagate community, this office/flex space offers an ideal location for businesses seeking versatility and convenience. The space totals \pm 2,581–3,577 SF, featuring first-floor storage or workspace and second-floor office space. With flexible layout options, the property is well-suited for a variety of professional or light industrial uses. The space features three 11 1/2' x 11 1/2' Roll-up doors and two 13 1/2' x 13 1/2' roll-up doors with 14 1/2' foot eaves. Located near major corridors and residential neighborhoods, it provides both accessibility and visibility.

ADDRESS	5740 Park Avenue Wilmington, NC New Hanover County
PARCEL ID:	R03400-004-007-000
ZONING:	CB
AVAILABLE SF:	\pm 2,581—3,577 <i>Floor plan subject to change, see on pages 3 & 4</i>
AVAILABLE DATE	January 2026
ACREAGE:	\pm 0.40 Acres
LEASE RATE:	\$18 SF/ NN TICAM— TBD estimated at \$3.00/SF

PICTURES

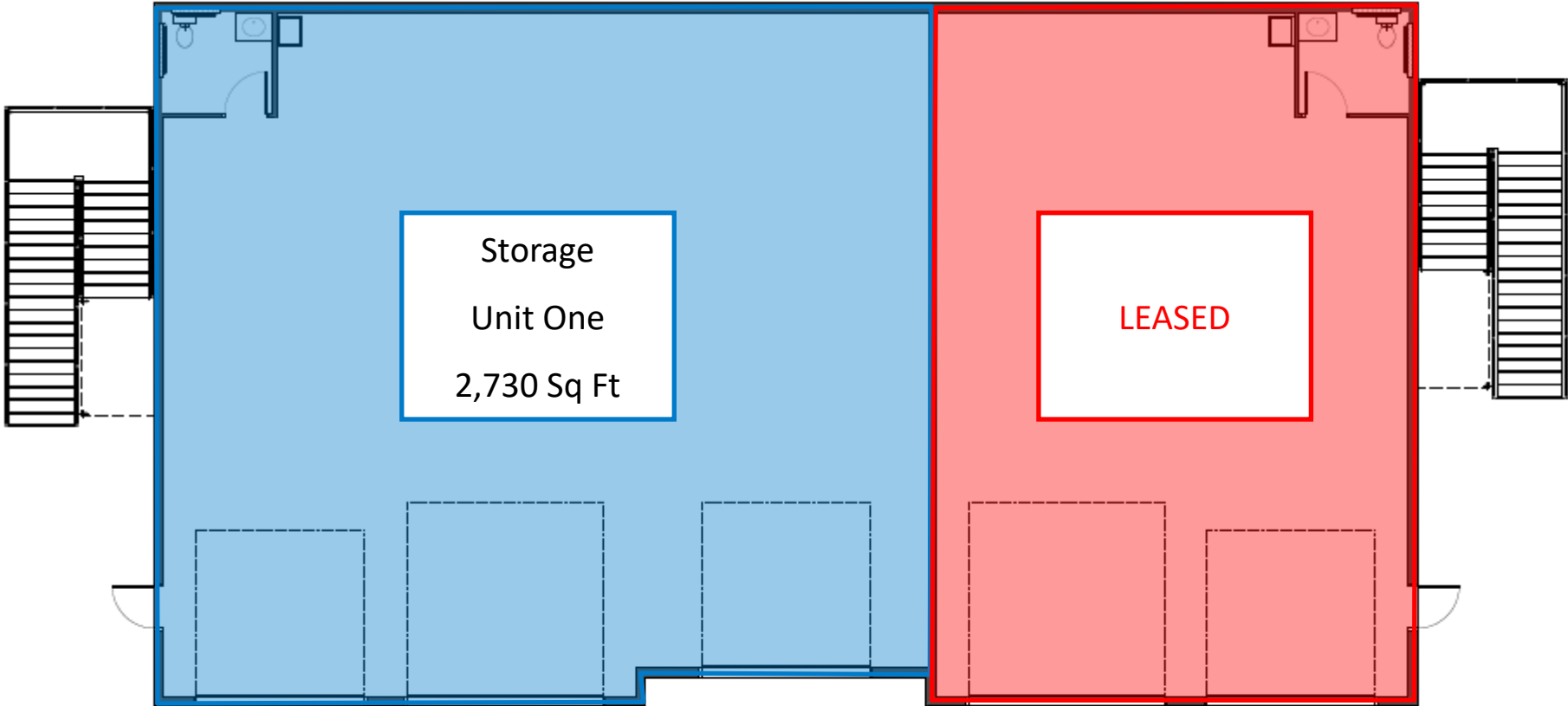


PROPOSED FIRST FLOOR PLAN (OPTION 1)



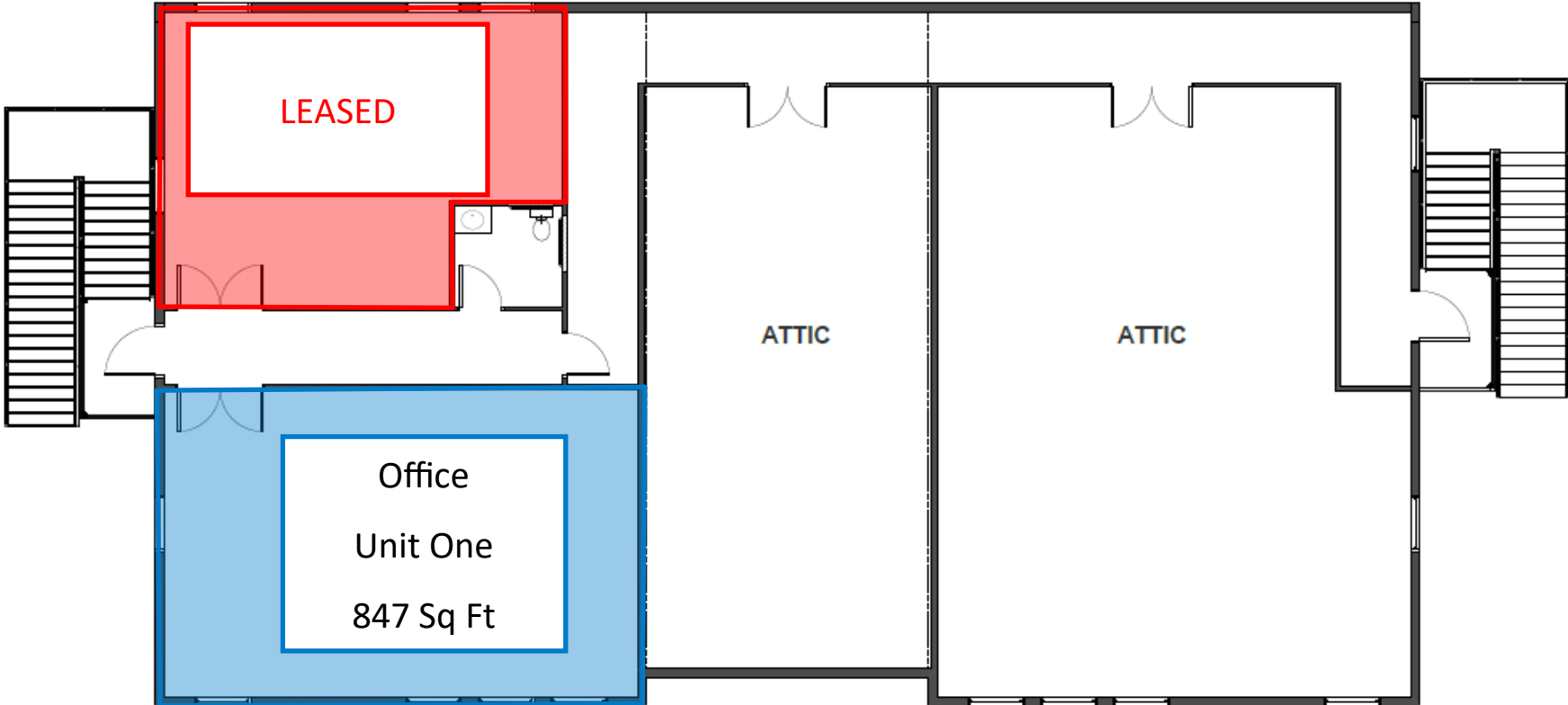
GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN (OPTION 2)



GROUND FLOOR PLAN

PROPOSED SECOND FLOOR PLAN



SECOND FLOOR PLAN

GIS AERIAL





BRADLEY CREEK STATION

HEAD-TO-TOE
DAY SPA SKIN CARE

FARM BUREAU INSURANCE

Crabby Chic

First Carolina Bank

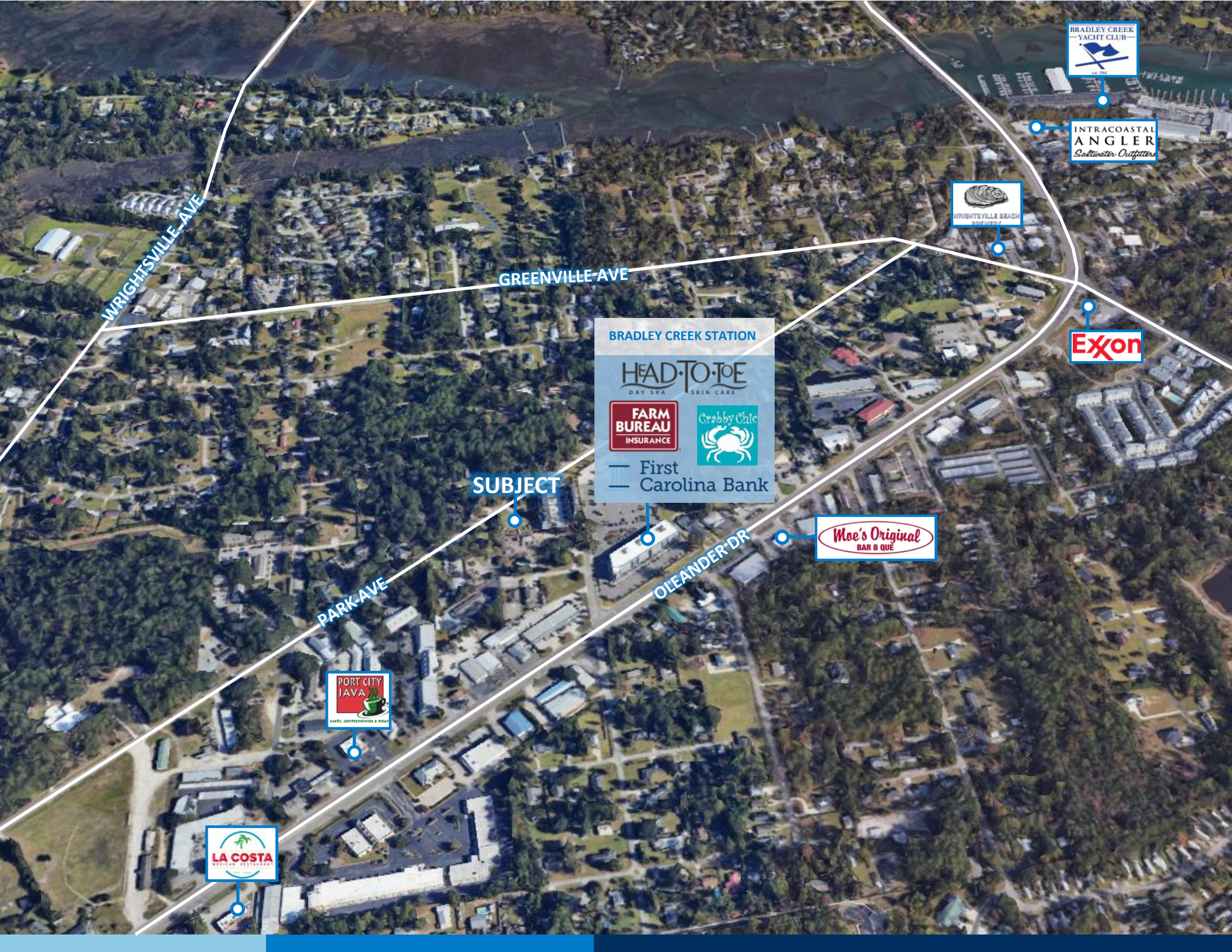
SUBJECT

WRIGHTSVILLE AVE

GREENVILLE AVE

PARK AVE

OLEANDER DR



LOCATION MAP





PATRICK RILEY

910.344.1018 direct

910.264.2158 mobile

patrick@capefearcommercial.com



102 Autumn Hall Drive | Suite 210 | Wilmington, NC 28403
capefearcommercial.com

© 2023 Cape Fear Commercial, LLC. All rights reserved. The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Cape Fear Commercial and should not be made available to any other person or entity without the written consent of Cape Fear Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the Subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Cape Fear Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the Subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminate substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or the business prospects of any tenant's plans or intentions to continue its occupancy of the Subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Cape Fear Commercial has not verified, and will not verify, any of the information contained herein, nor has Cape Fear Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the Information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.