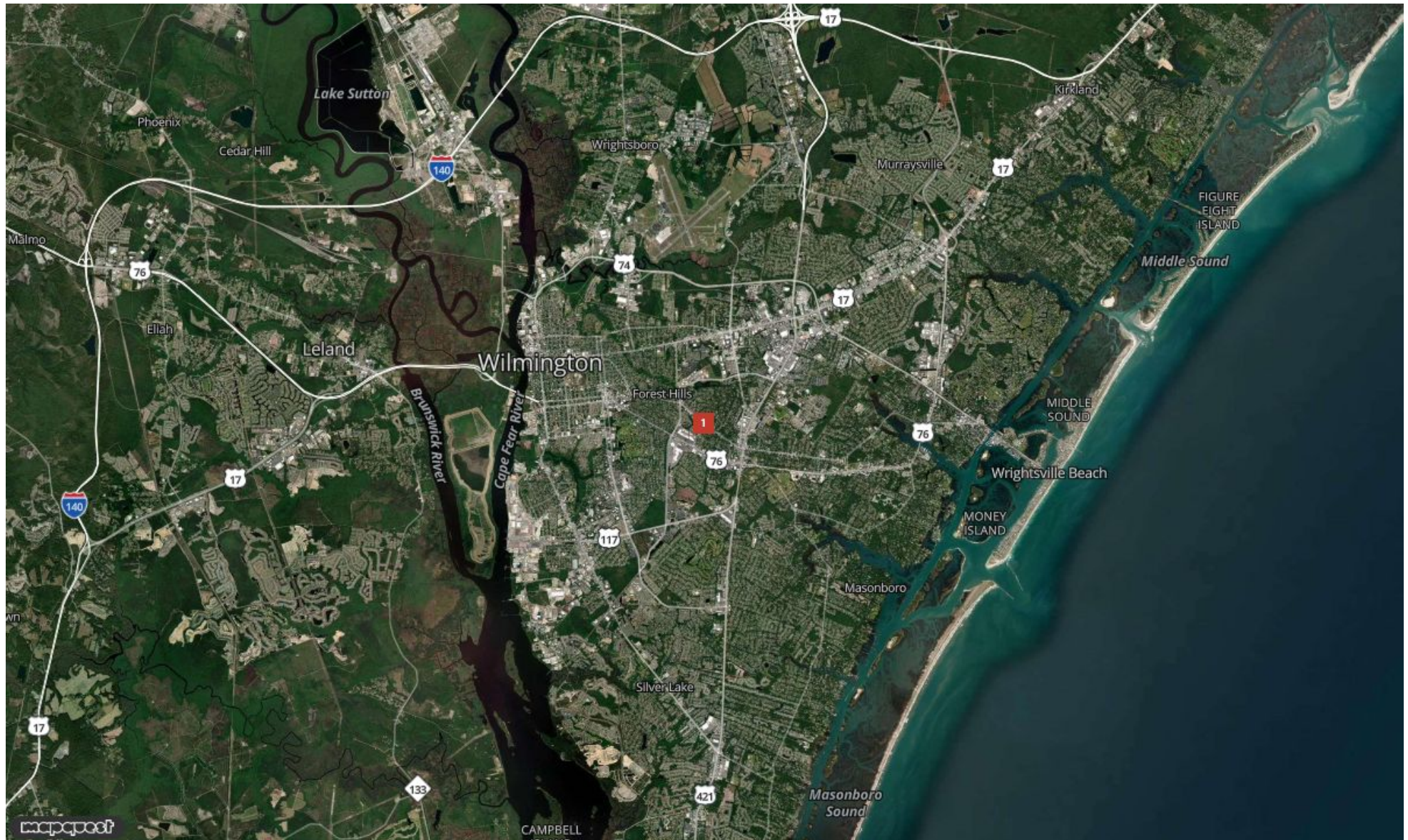


Report for 3801 Wrightsville A...

Carolina Commercial Investment Properties, LLC

3808 Park Ave. Ste. 220 Wilmington, NC 28403 | 910-297-9572



Office Condo For Lease

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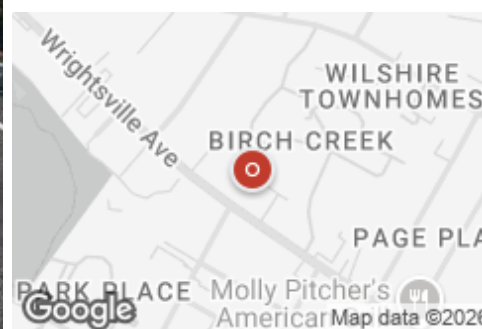
Office Central Wilmington (Condos)

3801 Unit 2, Wilmington, NC, 28403

Office: General Condo For Lease

Prepared on June 29, 2026

1 of 1 Listings



Listing Details | Office Condo For Lease

Suite	Unit 2
Condo	Yes
Sublease	No
Total Available Space	1,000 SF
Min Div/Max Contig	Not present/1,000 SF
Asking Rate	\$1,950 Monthly/SF
Monthly Rate	\$1,950,000
Lease Type	Modified Gross
Expenses	-
Possession	Now
Show Instructions	Call broker
Rent Esc. Type	Annual Percentage
Rent Esc. Desc.	3%

Divisible	Not present
Vacant	Yes
Vacant Date	6/01/2026
Available Date	6/02/2025
Days On Market	27 days
Date Listed	6/02/2026
Last Modified	6/29/2026
Listing ID	44995820
Offices	4
Entire Floor	Yes
Condo Fee Desc.	250
Restrooms	1
Parking Spaces	-

Description

Second floor unit with 4 private offices, and reception. one private bathroom. New carpet and paint. Corner unit offers windows in every office. Shows well - great central location

Feels much larger as each office is decent size and open bull-pen area. Stairwell not included in square footage.

Property Features

Location Details

Address	3801 Unit 2, Wilmington, NC, 28403
Zoning	O&I
County	New Hanover

Parcels	R05514-001-012-000
Name	3801 Wrightsville Ave
Center/Park Name	Downey Branch Office Park

Building Details

Sub Type	General
Building Status	Existing
Building Size	4,000 SF
Land Size	2 Acres / 87,245 SF
Number of Buildings	1
Number of Floors	2
Year Built	1978

Primary Constr. Type	Framed
Occupancy Type	Multi-tenant
Building Class	C
Parking Spaces	-
Parking Ratio	-
Condominiumized	Yes
Rentable Space	1,000 SF

Property Listings

1 Listing | 1,000 SF | \$1,950 Monthly/SF

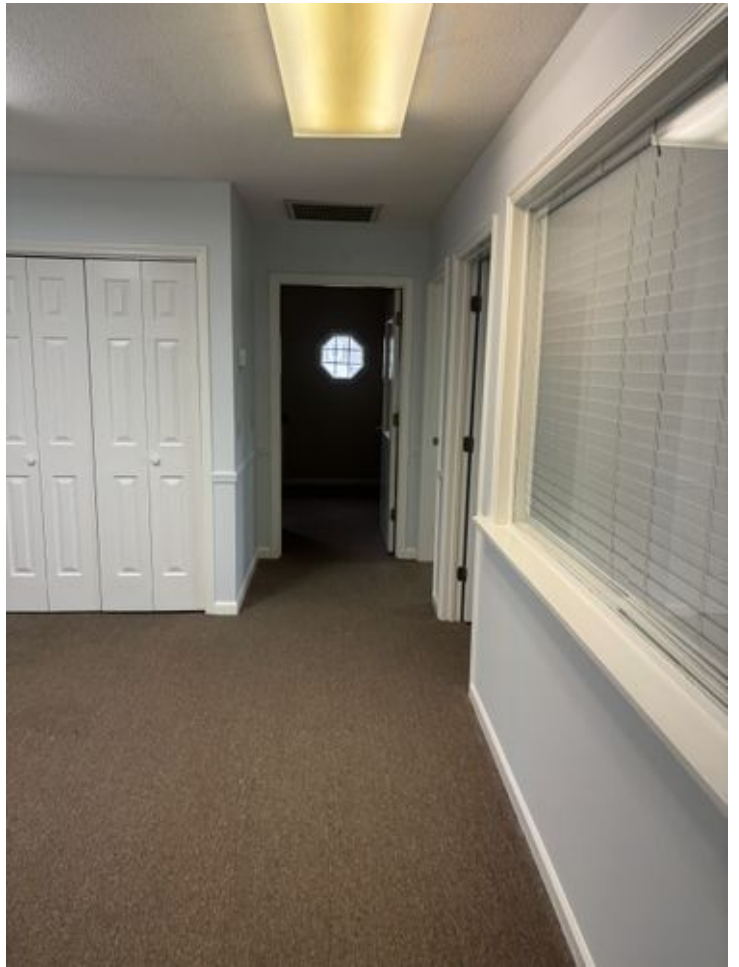
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	Yes	-	Unit 2	1,000 SF	\$1,950 Month/SF Modified Gross	6/02/2025

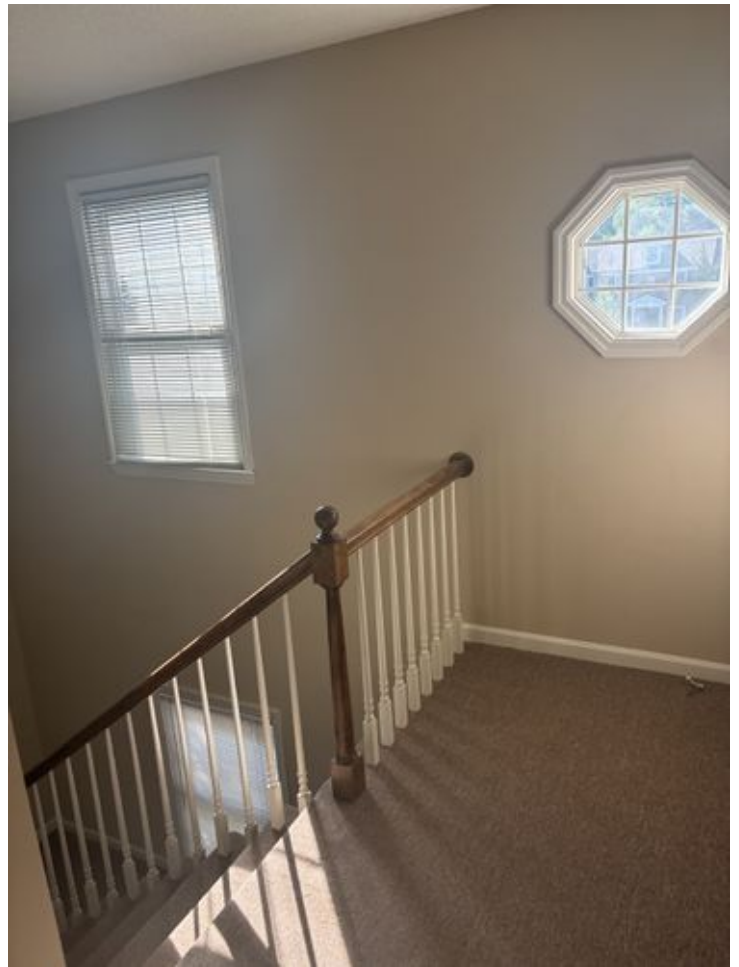
Additional Photos











Contact



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Carolina Commercial Investment Properties, LLC