

FOR SUBLEASE: ± 3,712 SF OFFICE SPACE ON WRIGHTSVILLE

7242 WRIGHTSVILLE AVENUE

WILMINGTON NC | NEW HANOVER COUNTY

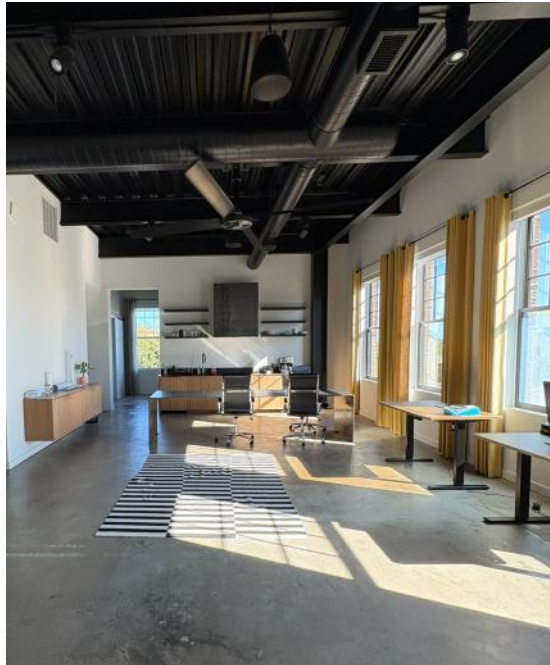




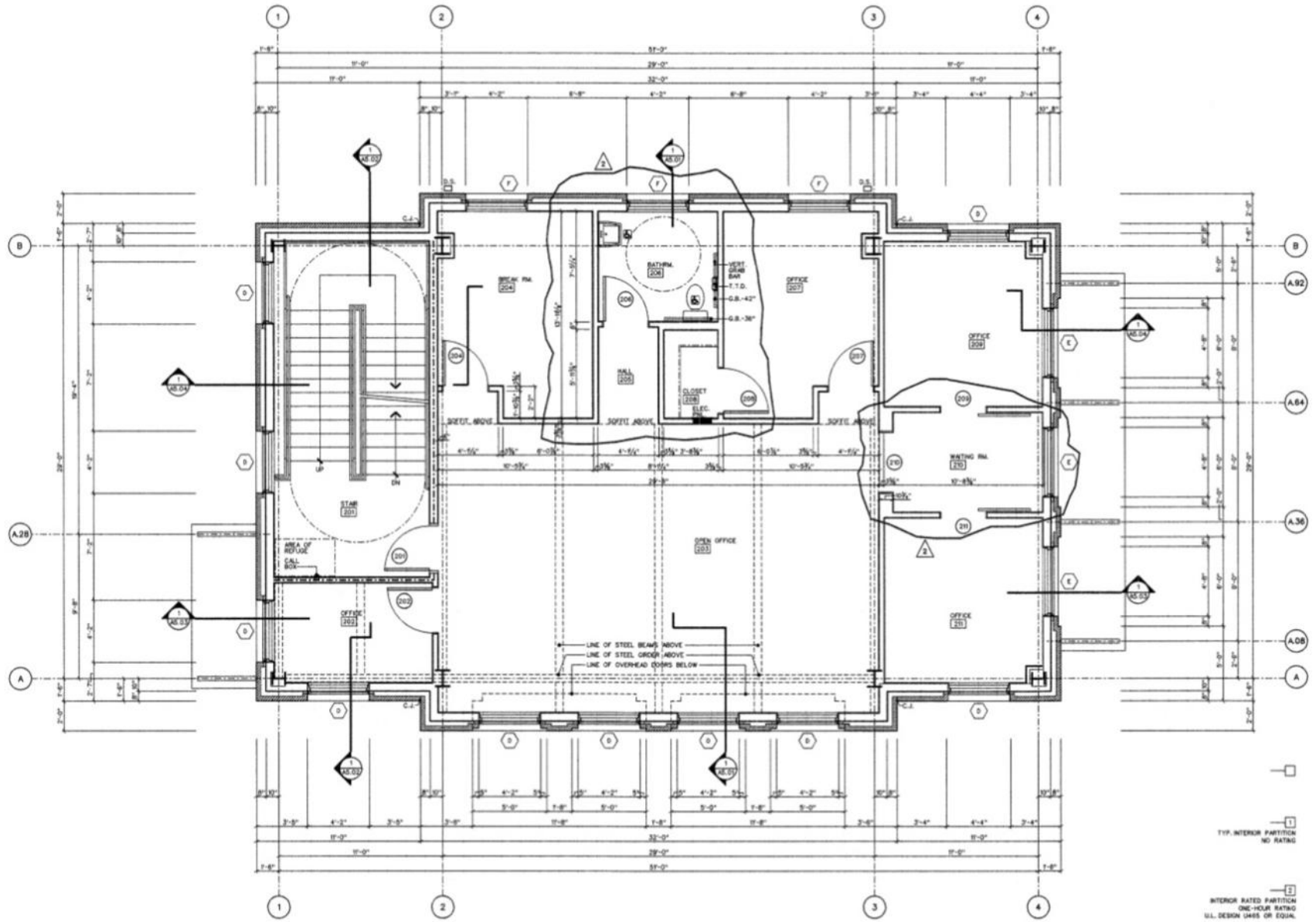
SUMMARY

ADDRESS	7242 Wrightsville Avenue 2nd & 3rd Floor Wilmington, NC New Hanover County
AVAILABLE SF	± 3,712 SF Total <u>Second Floor: ± 1,856</u> <u>Third Floor: ± 1,856</u>
LEASE RATE	\$36.56 PSF Full Service <i>Net Phone, Internet, and Janitorial</i>
AVAILABLE DATE	Sublease available now through April 14th, 2028
ZONING	CB—Community Business (City of Wilmington)
DESCRIPTION	<p>Built in 2016, this unique offering consists of a total of three floors connected by a common stairwell. The available second and third floors feature four offices, large open work areas, breakrooms and in suite restrooms, with a shower on the second floor. Gated entry and parking available. Located at the foot of the Wrightsville Beach drawbridge, the site sees on average 26,551 vehicles per day, those numbers swelling in the summer months.</p> <p>Tenant in place—please contact agent for showings.</p>

PHOTOS



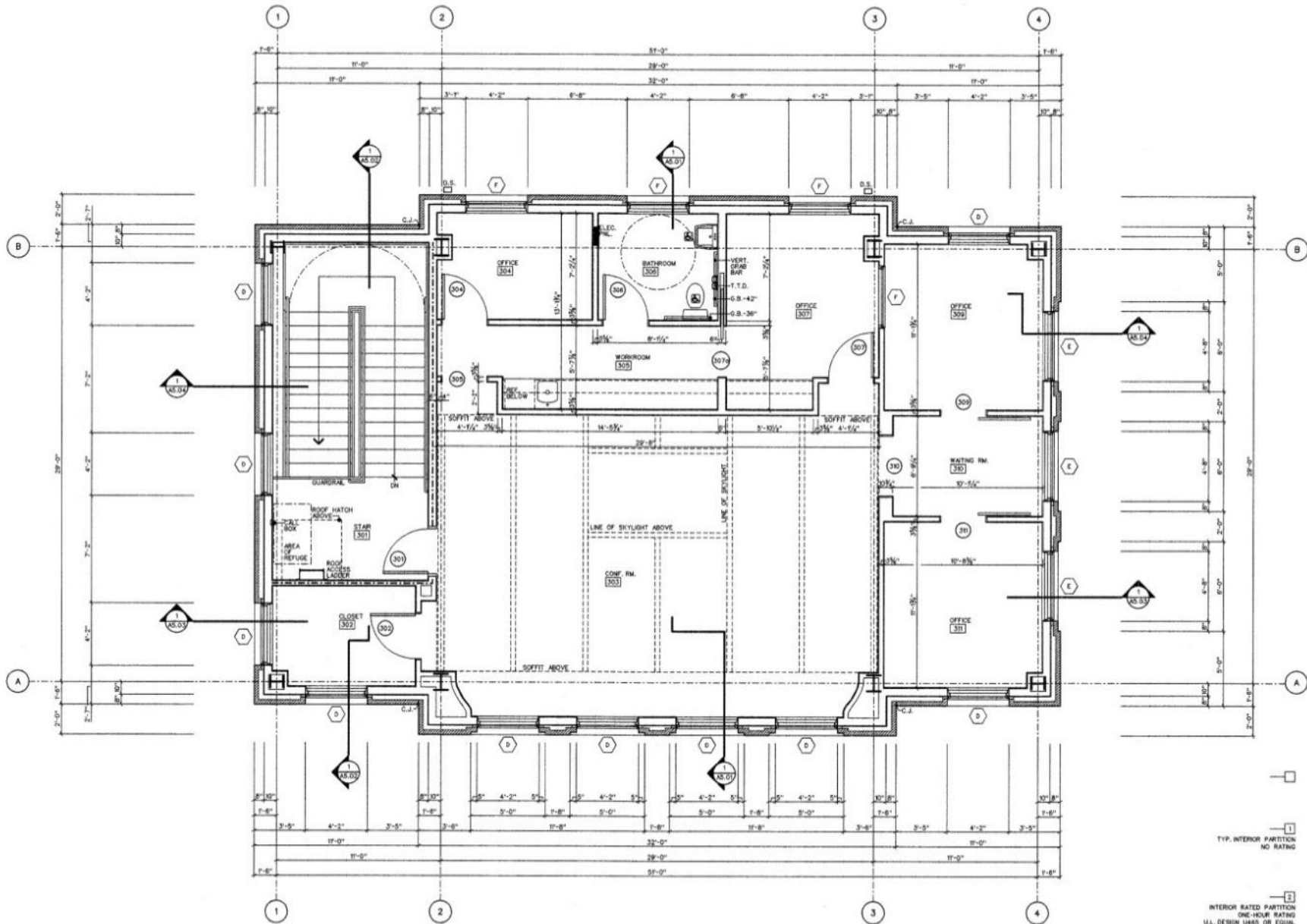
FLOOR PLAN | SECOND FLOOR



1 2nd FLOOR PLAN
 A3.02 SCALE: 1/4" = 1'-0"

- TYP. INTERIOR PARTITION NO. RATING
- INTERIOR RATED PARTITION ONE-HOUR RATING U.L. DESIGN UNITS OR EQUIV.
- TYP. EXTERIOR WALL-MASONRY VENEER NO. RATING MEETS ONE-HOUR RATING

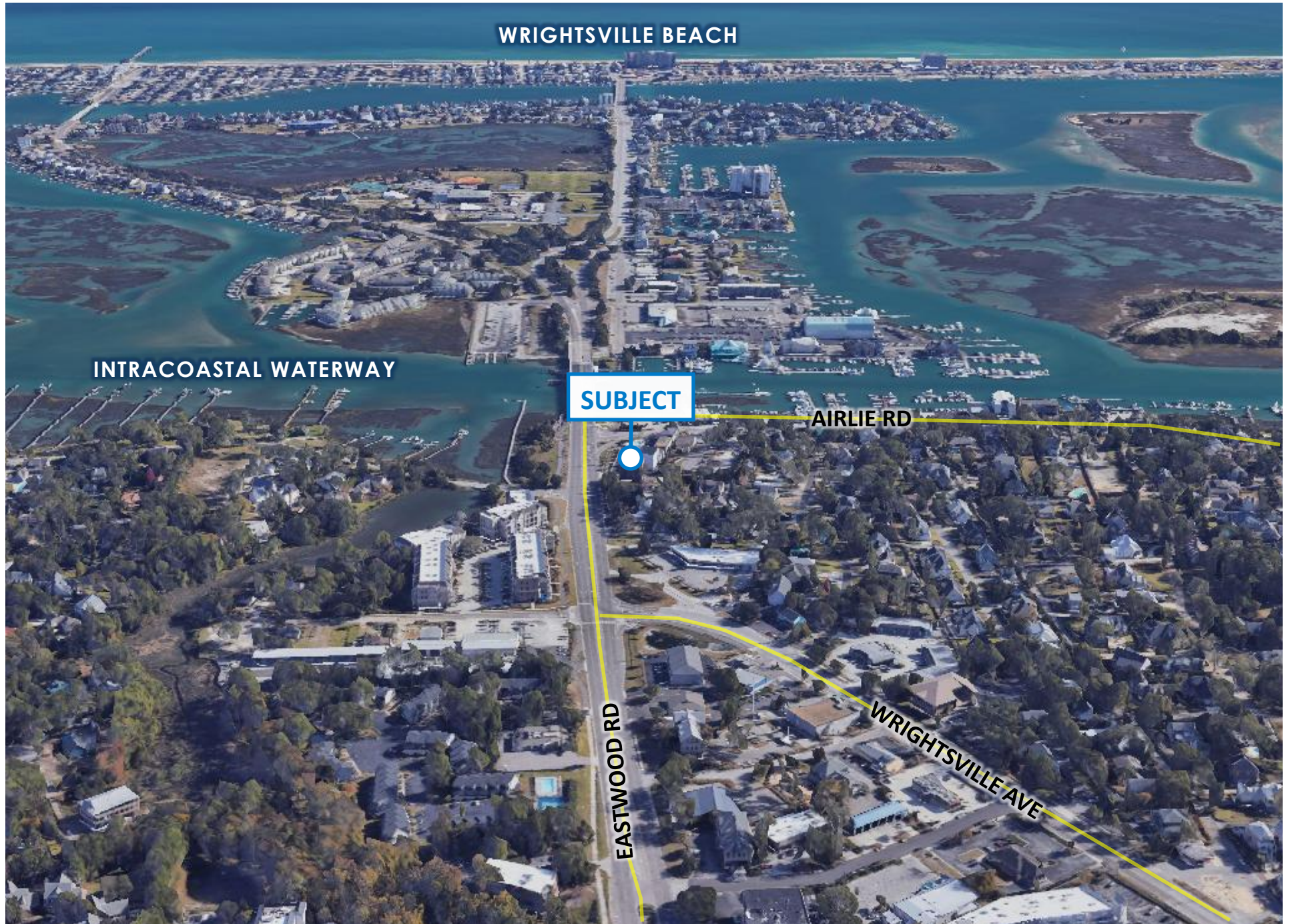
FLOOR PLAN | THIRD FLOOR



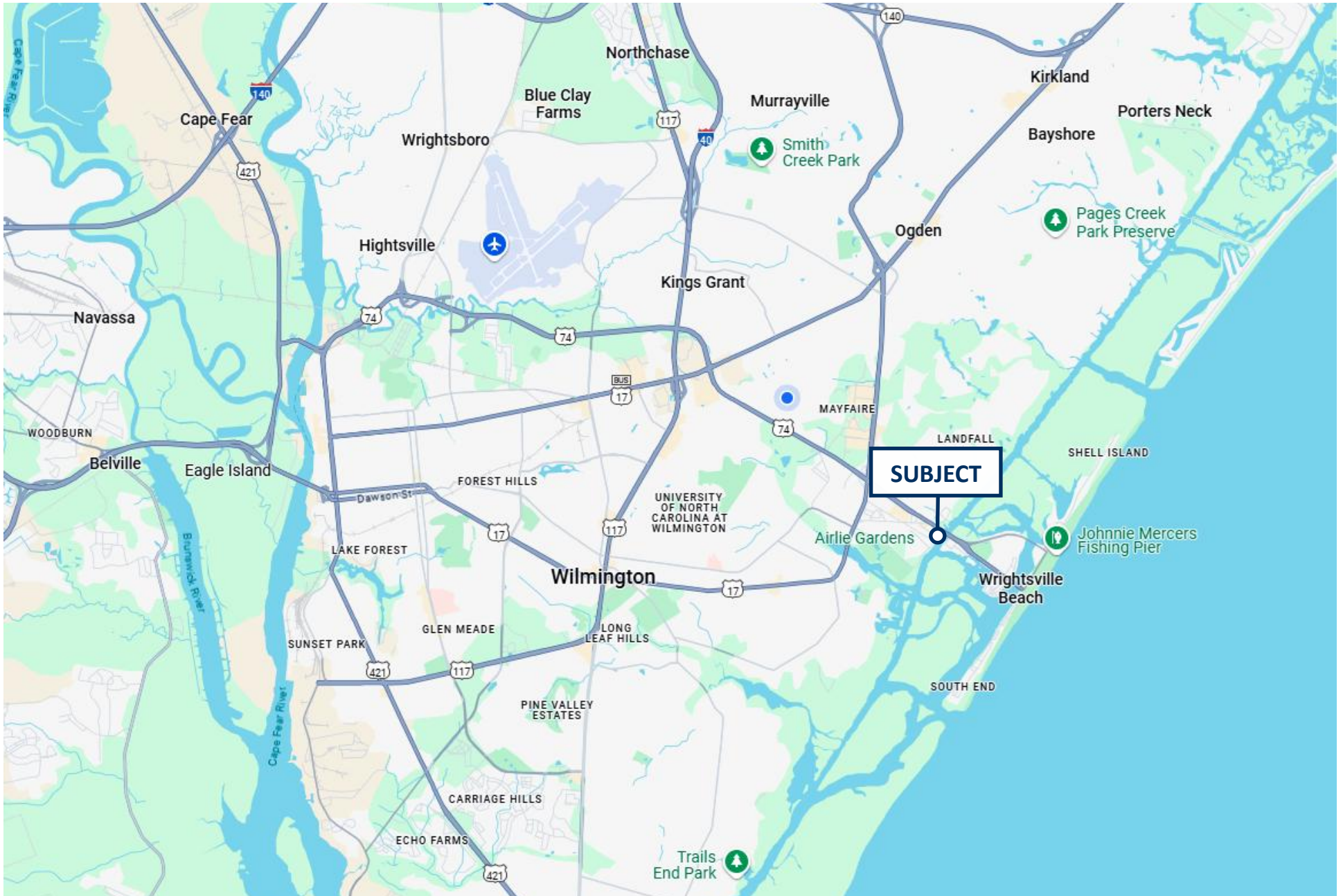
3rd FLOOR PLAN
 SCALE: 1/4" = 1'-0"

- 1 TYP. INTERIOR PARTITION
NO RATING
- 2 INTERIOR RATED PARTITION
ONE-HOUR RATING
U.L. DESIGN USES OR EQUAL
- 3 TYP. EXTERIOR WALL-MASONRY VENEER
NO RATING
MEETS ONE-HOUR RATING

AERIAL MAP



LOCATION MAP





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