

Office Condo For Lease

Maus, Warwick, Matthews & Co.

2524 Independence Blvd. Wilmington, NC 28412 | 910-791-0400

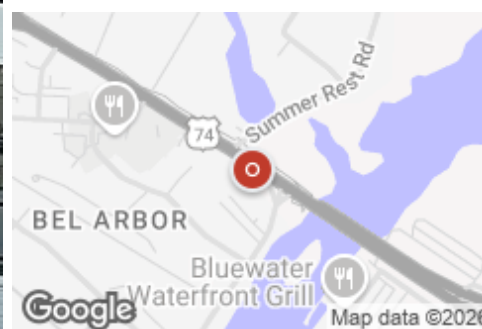
Office Wrightsville Beach (Condos)

7246 Wrightsville Ave., Wrightsville Beach, NC, 28403

Office: General Condo For Lease

Prepared on July 13, 2026

1 of 1 Listings



Listing Details | Office Condo For Lease

Suite	1a
Condo	Yes
Sublease	-
Total Available Space	650 SF
Min Div/Max Contig	Not present/650 SF
Asking Rate	\$1,975 Monthly
Lease Type	Modified Gross
Expenses	-
Lease Terms	3 years
Show Instructions	Call broker

Rent Esc. Type	Annual Percentage
Divisible	Not present
Vacant	Yes
Vacant Date	5/01/2026
Available Date	5/01/2026
Days On Market	91 days
Date Listed	4/13/2026
Last Modified	7/13/2026
Listing ID	44697023
Parking Spaces	-

Description

1st floor corner office space in Wrightsville Beach located at Wrightsville Ave. & Airlie Rd. Features abundant natural light.

Tenant is responsible for electric, HVAC maintenance, janitorial, gas, phone line, sprinkler system, and pest control. Landlord covers water, sewer, wi-fi, and trash.

Property Features

Location Details

Address	7246 Wrightsville Ave., Wrightsville B...
Zoning	C-5
County	New Hanover
Parcels	R05714-008-004-001, R05714-008-0...

Name	Waterway Unit 1a
Center/Park Name	Waterway Lodge
Cross Street	Airlie

Building Details

Sub Type	General	Occupancy Type	Multi-tenant
Building Status	Existing	Building Class	-
Building Size	12,636 SF	Parking Spaces	-
Land Size	0.9 Acres / 39,348 SF	Parking Ratio	-
Number of Buildings	1	Condominiumized	Yes
Number of Floors	4	Rentable Space	614 SF
Year Built	1989	Air Conditioned	Yes
Primary Constr. Type	Framed	Heated	Yes

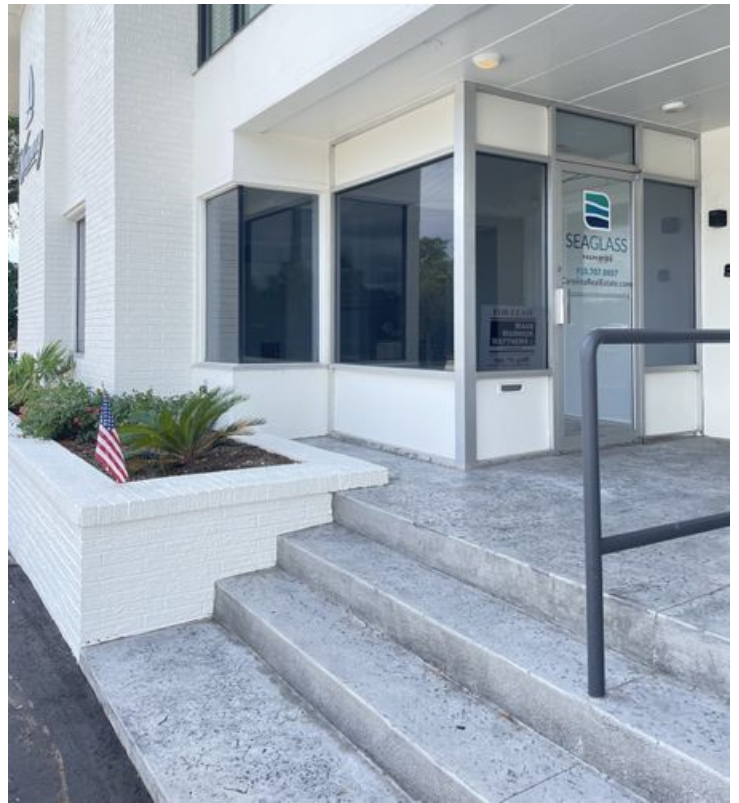
Property Listings

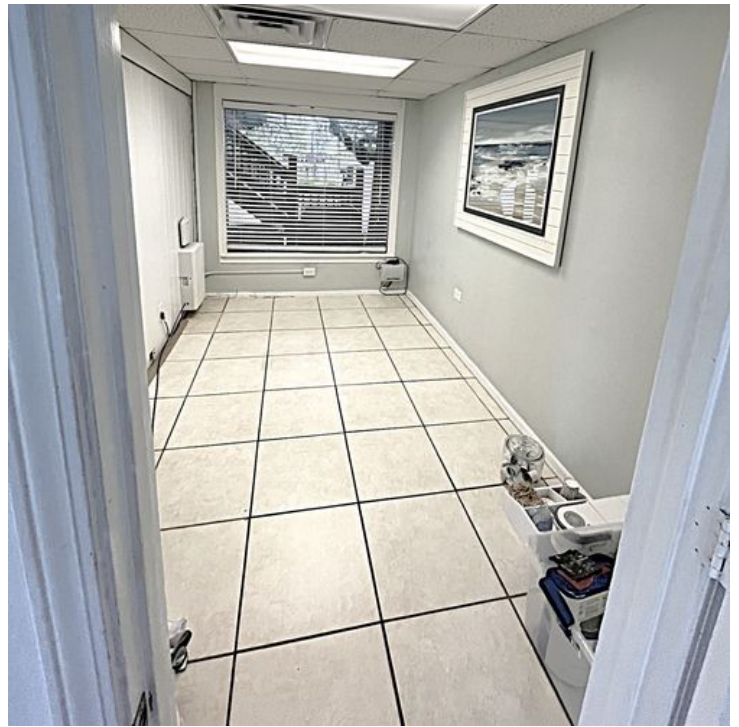
1 Listing | 650 SF | \$1,975 Monthly

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	Yes	Office	1A	650 SF	\$1,975 Month Modified Gross	5/01/2026

Additional Photos









Contact



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