

# 2,540-5,110 +/- SF Office/Medical \$12 PSF NNN



1405 S. Glenburnie Rd, New Bern, NC 28562

Listing ID: 30018790  
Status: Active  
Property Type: Office For Lease  
Office Type: Institutional, Medical  
Contiguous Space: 2,570 SF  
Total Available: 2,570 SF  
Lease Rate: \$12 PSF (Annual)  
Base Monthly Rent: \$2,570  
Lease Type: NNN  
Ceiling: 8 ft.



## Overview/Comments

Conveniently located office space offering 2,570 +/- SF that had been previously built out as a physical and occupational therapy office. The space includes 14 office spaces, bathroom, and conference room. This space also has the ability to be expanded into the neighboring unit's 2540 +/- SF if tenant wishes, however it is currently in shell condition. Ready to lease at a rate of just \$12 PSF (Annual) NNN. This property is zoned and permitted for C5 use in the City of New Bern, offering for a range of commercial purposes.

Property is on approximately .58 Acres with 106 feet of road frontage on S. Glenburnie Road. Nearby multi family communities, health care facilities, and just .5 miles from US Hwy 17 bypass offers an easy commute to and from surrounding counties.

Dimensions are 41.45' X 62' +/-

## General Information

Taxing Authority:	Craven County	Gross Building Area:	9,926 SF
Tax ID/APN:	8-240-102	Building/Unit Size (RSF):	2,870 SF
Office Type:	Institutional, Medical, Office Building	Usable Size (USF):	2,870 SF
Zoning:	C-5 COMMERCIAL PROFESSIONAL/MED OFFICE	Land Area:	0.58 Acres
Class of Space:	Class B		

## Available Space

Suite/Unit Number:	B	Lease Rate:	\$12 PSF (Annual)
Space Available:	2,570 SF	Lease Type:	NNN
Minimum Divisible:	2,570 SF	Conference Rooms:	1
Maximum Contiguous:	2,570 SF	Offices:	14
Space Type:	Relet	Parking Spaces:	30
Date Available:	10/06/2016		

Space Description Built out as physical and occupational therapy treatment office. 14 Offices, Conference room, and room for storage. Dimensions 41.45' x 62' +/-

## Area & Location

Property Located Between:	Brunswick Avenue and Gurten Street	Highway Access:	Us Hwy = .5 miles away
Property Visibility:	Good	Airports:	Coastal Carolina Regional Airport 7 miles

Area Description .5 Miles from US 17/70 bypass. nearby medical and grocery anchored shopping centers as well as multi family communities and apartments.

## Building Related

Total Number of Buildings:	1	Roof Type:	Flat
Number of Stories:	1	Construction/Siding:	Brick
Year Built:	1991	Exterior Description:	Brick rectangle building



**Eastern Carolinas  
Commercial**  
REAL ESTATE

4922 Randall Parkway Suite D Wilmington, NC 28403

WWW.ECCRENC.COM

O: 910.399.4602

F: 910.399.4675

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

Parking Ratio: 3.3 (per 1000 SF)  
 Parking Type: Surface  
 Parking Description: Alongside building and surface lot  
 Total Parking Spaces: 30  
 Ceiling Height: 8  
 Loading Doors: 0  
 Passenger Elevators: 0

Freight Elevators: 0  
 Sprinklers: None  
 Heat Type: Electricity  
 Heat Source: Heat Pump  
 Air Conditioning: Engineered System  
 Internet Access: Cable  
 Interior Description: Medical office space

**Land Related**

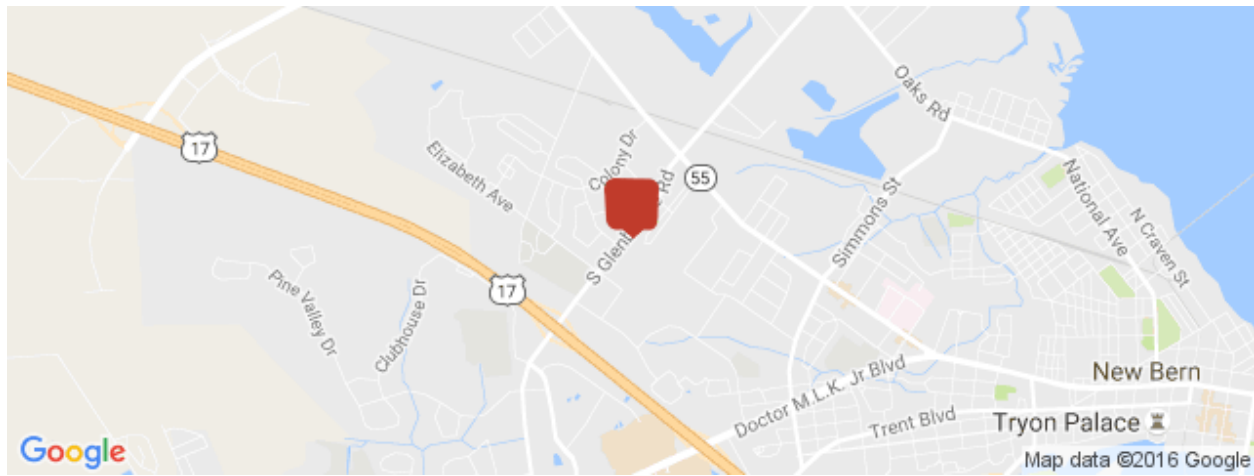
Lot Frontage (Feet): 106  
 Lot Depth: 236  
 Water Service: Municipal  
 Sewer Type: Municipal

Easements Description: 24' Ingress - Regress - Egress Easement 15' Drainage & Utility Easement  
 Legal Description: EH MEADOWS FARM

Zoning Description Section 15-138. - Office and institutional districts The C-5 office and institutional district is established as the district in which the principal use of the land is for residences, certain limited business and professional offices, and some institutional type uses, such as hospitals, medical offices and clinics. In establishing this zoning classification, the specific intent of this district is: (a) To encourage use of land for institutional and office purposes; (b) To prohibit commercial and industrial uses of land which would generate large volumes of traffic, or would interfere with the use of land for residential, office, and institutional purposes; (c) To encourage the discontinuance of existing uses that would not be permitted as new uses in this district; (d) To encourage the development of areas which will serve as a transition zone between the more intensive business districts and less intensive residential districts provided for in this ordinance.

**Location**

Address: 1405 S Glenburnie Rd, New Bern, NC 28562  
 County: Craven  
 MSA: New Bern



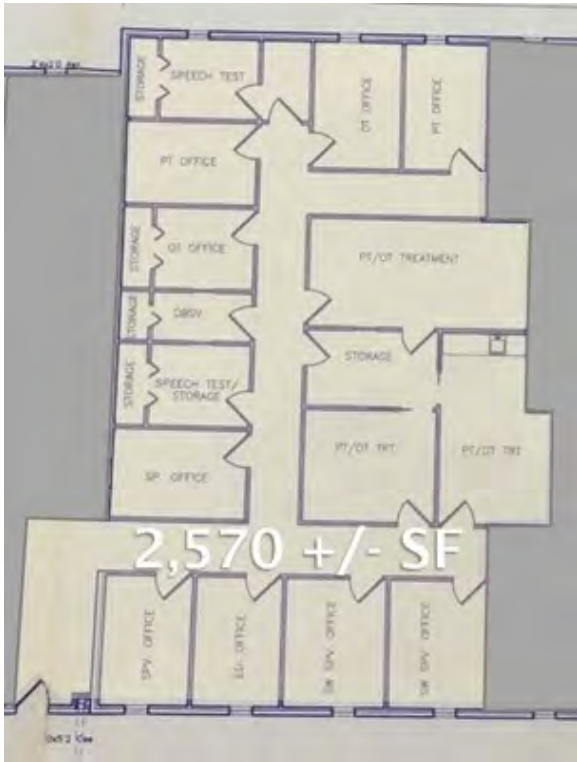
**Property Images**



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**Property Contacts**



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