

BTS on Market Street - 3700-4000 sf

7491 Market Street, Wilmington, NC 28411



Listing ID: 30647513
Status: Active
Property Type: Office For Lease
Office Type: High-Tech, Medical
Contiguous Space: 4,000 SF
Total Available: 4,000 SF
Lease Rate: \$25 PSF (Annual)
Base Monthly Rent: \$8,333
Lease Type: NNN

Overview/Comments

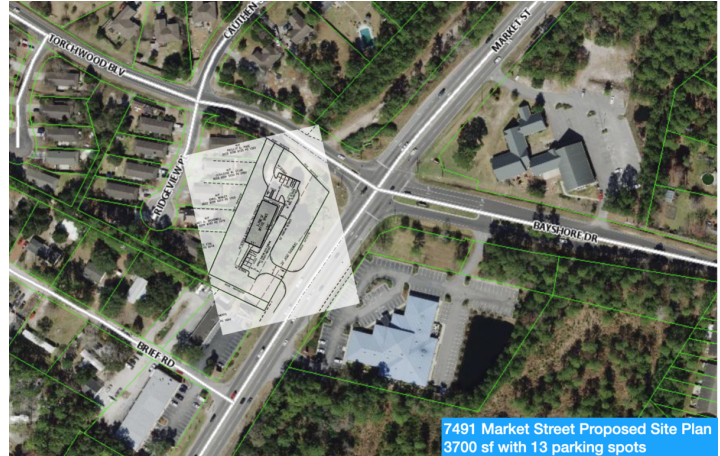
This property is currently vacant land. This is a proposed BTS between 3700 sf and 4000 sf for office space. Looking for Medical office users and or low traffic users for the space. Not entertaining restaurants or high traffic users out of respect to the Residential community behind the property.

We are currently working on a finalized site plan for submittal to the County Zoning.

The ideal tenants for us are:

1. Eye Doctors
2. Dentists
3. Massage Therapy
4. General Practitioners
5. Pediatricians
6. Other medical office uses

Space will be delivered in CDS with a TIA Allowance for the finishing.
Minimum Lease term 5 years.



More Information Online

<http://www.nccommercialmls.com/listing/30647513>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	R03618-012-032-000	Building Name:	TBD
Office Type:	High-Tech, Medical, Mixed Use, Net Leased, Office Building, Other	Gross Building Area:	4,000 SF
Zoning:	TBD	Building/Unit Size (RSF):	2,000 SF
		Land Area:	1.09 Acres

Available Space

Suite/Unit Number:	0	Space Type:	New
Space Available:	4,000 SF	Date Available:	06/01/2021
Minimum Divisible:	4,000 SF	Lease Term (Months):	60 Months
Maximum Contiguous:	4,000 SF	Lease Rate:	\$25 PSF (Annual)
Space Subcategory 1:	Office Building	Lease Type:	NNN
Space Subcategory 2:	Medical	Parking Spaces:	0
Space Description:	Delivered as a Cold Dark Shell with uplift allowance	Rent Escalators Description:	3%
		Rent Concession:	Build out Period

Area & Location

Property Located Between:	Torchwood and Market Street	Site Description:	Currently Vacant Land
Property Visibility:	Excellent	Area Description:	Bayshore Estate/West Bay Estate neighborhoods in Ogden/Porters Neck.
Highway Access:	Direct to Highway 17		
Airports:	ILM		

Building Related

Total Number of Buildings:	1	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0
Typical SF / Floor:	4,000 SF	Heat Type:	Electricity
Year Built:	2021	Heat Source:	Heat Pump
Roof Type:	Flat	Air Conditioning:	Package Unit
Parking Type:	Surface	Internet Access:	Cable
Parking Description:	surface parking	Interior Description:	TBD
Total Parking Spaces:	14		

Land Related

Zoning Description:	In Transition to CB
Lot Frontage:	276.9
Lot Depth:	171

Location

Address:	7491 Market Street, Wilmington, NC 28411
County:	New Hanover
MSA:	Wilmington



Property Images



IMG_5498



IMG_5505



IMG_5499



IMG_5506



IMG_5500



IMG_5503



IMG_5507



IMG_5494

Property Contacts



Nicholas Silivanch
Eastern Carolinas Commercial Real Estate
910-515-7969 [M]
910-399-4602 [O]
nick@eccrenc.com



Kelly Silivanch
Eastern Carolinas Commercial Real Estate
910-617-8287 [M]
910-399-4602 [O]
kelly@eccrenc.com