

2,011 +/- SF Hair Salon / Spa Suite for Lease -

Midtown Wilmington

1403 Audubon Blvd, Wilmington, NC 28403

Listing ID: 30009497
Status: Active
Property Type: Office For Lease
(also listed as Retail-Commercial)
Office Type: Business Park
Contiguous Space: 2,011 SF
Total Available: 2,011 SF
Lease Rate: \$16 PSF (Annual)
Base Monthly Rent: \$2,681
Lease Type: NNN



Overview/Comments

This is a 2,011 +/- SF Office/Retail Condo located in central Wilmington, in the Audubon Business Park (ABP).

ABP is located behind the Wilmington Health Access for Teens on Audubon Boulevard. It is about 1.5 Miles from Independence Mall and Independence Boulevard, and is off of Oleander Drive at a traffic controlled intersection making it accessible to all of Wilmington.

This 2,011 +/- SF unit is a corner unit and is currently occupied until (Nov 1 2016) by Hypnotic Spalon. The unit will be leased as is since it is currently a salon and spa there is extensive plumbing modifications, relaxing Mood Lighting, hair stations, bathroom, massage room, office, reception area, nail space and break room.

General Information

Tax ID/APN: 313718.30.6542.006
Office Type: Business Park, Other
Zoning: CB
Gross Building Area: 2,011 SF

Building/Unit Size (RSF): 2,011 SF
Usable Size (USF): 2,011 SF
Land Area: 0.07 Acres

Available Space

Suite/Unit Number: A-2
Space Available: 2,011 SF
Minimum Divisible: 2,011 SF
Maximum Contiguous: 2,011 SF
Space Subcategory 1: Office Showroom

Space Subcategory 2: Strip Center
Space Type: Relet
Date Available: 11/01/2016
Lease Rate: \$16 PSF (Annual)
Lease Type: NNN

Space Description Former Hypnotix Spalon space at Audubon Business Park. Suite A-2. Tenant leaves at the end of the month (Nov 1 ready for occupancy)!. Tenant is leaving due to lease term ending and wanting to retire. Space is ready for another Salon or to be renovated for a new use.

Area & Location

Property Located Between: Park and Oleander on Audubon
Property Visibility: Excellent
Highway Access: Oleander Drive / Hwy 74 is located just south of this property.

Site Description: Existing Construction
Area Description: Office Park just off major road.

Building Related

Number of Stories: 1
Year Built: 1995



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432 LANDMARK DRIVE, UNIT 4 WILMINGTON, NC 28412

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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.

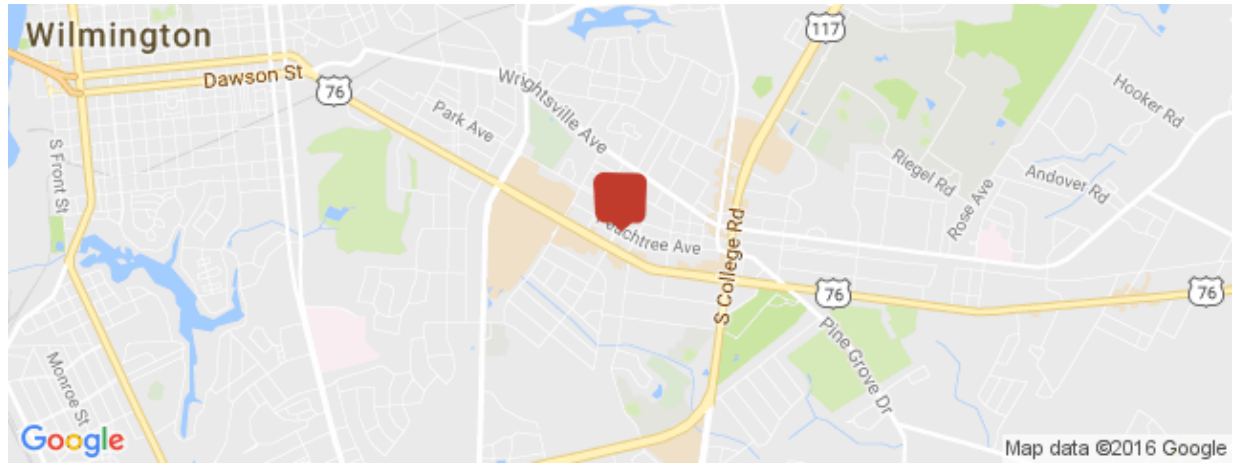
Construction/Siding: Wood Frame
Heat Source: Other
Air Conditioning: Other

Land Related

Water Service: Municipal
Sewer Type: Municipal

Location

Address: 1403 Audubon Blvd, Wilmington, NC 28403
County: New Hanover
MSA: Wilmington



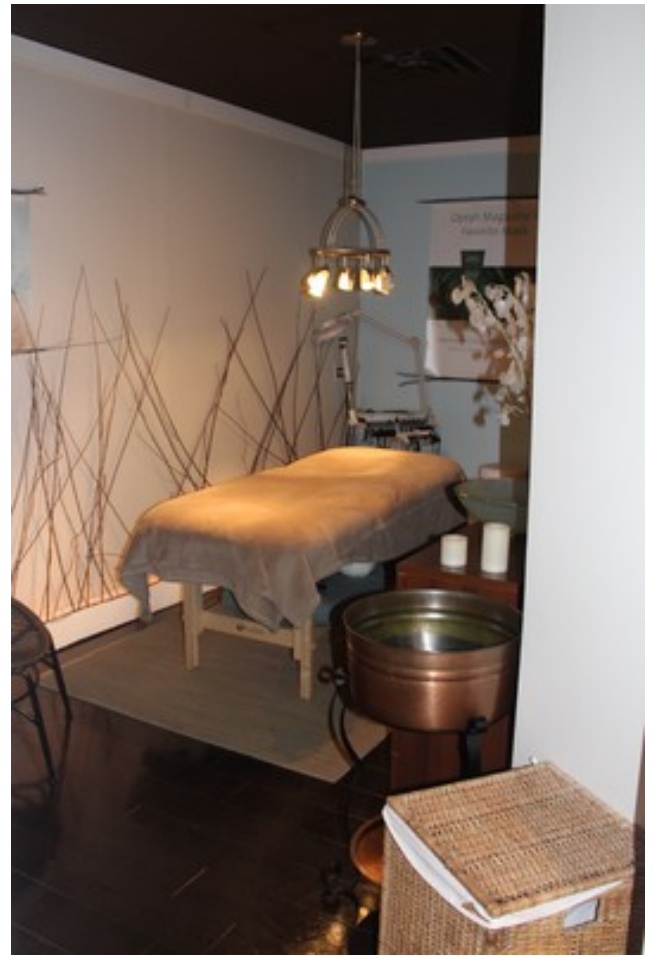
Property Images



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Contact for More Information

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