

# 1176 East Cutlar Crossing | Brunswick Forest | Leland, NC

## NEW CONSTRUCTION CLASS A OFFICE CONDOS FOR SALE OR LEASE



**Contact:**  
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**MAUS  
WARWICK  
MATTHEWS**   
& COMPANY  
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# PROPERTY DETAILS

1176 East Cutlar Crossing  
Brunswick Forest | Leland, NC 28451

## Description:

Projected delivery of October 2022, Wilmington Eye's Brunswick Forest location will be a 38,000SF Class A office building fronting on HWY 17 S in Leland, NC. Located just minutes from Wilmington/Wrightsville Beach, this is a premiere location for any medical or general office tenant. Designed with tilt-up concrete walls, the building will feature covered drop-off access, and have plenty of parking. The entirety of the building will be sprinkled, and the second floor is serviced by an elevator.

Wilmington Eye's newest project will be located in the master planned Brunswick Forest community. Brunswick County is the second fastest growing county in North Carolina, and Leland is the largest municipality in the County. The Town of Leland is ranked as the fastest-growing town in North Carolina.

**Building Square Footage:** 38,000+/-

**Core Factor:** 11%

**Expense Structure:** NNN

**Parking Ratio:** 4.7:1,000

**Traffic Counts:** 25,500+ VPD



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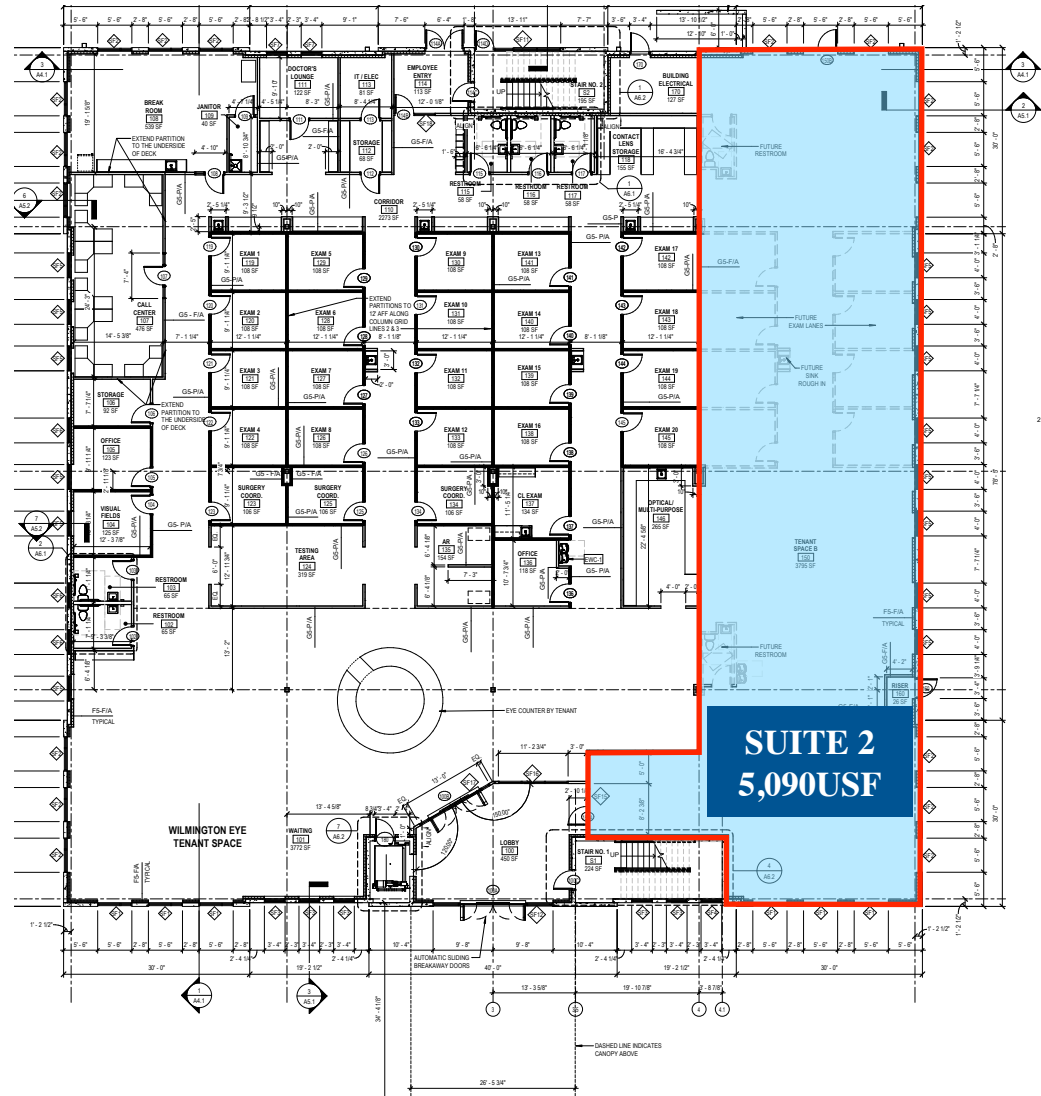
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# GROUND FLOOR

1176 East Cutlar Crossing  
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<b>FLOOR</b>	<b>Ground</b>
<b>SUITE</b>	<b>2</b>
<b>SQUARE FOOTAGE</b>	<b>5,090 USF   5,650 RSF</b>
<b>CONDO SALE</b>	<b>\$250PSF</b>
<b>LEASE RATE</b>	<b>\$23 PSF</b>
<b>NNN</b>	<b>\$3 PSF</b>



**ADAMS**  
CONSTRUCTION

**CITADEL**  
CONTRACTORS  
3463 APEX PEAKWAY  
APEX, NC 27602  
TEL: 1-919-362-8122  
FAX: 1-919-362-8910

**Bowen**  
2010 Corner B, Suite 1000 (Corner One) 4413  
Cottonwood Way, Raleigh, NC 27606  
www.bowen.com

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BRUNSWICK FOREST BUILDING  
BRUNSWICK FOREST COMMERCIAL - LOT 34  
LELAND, BRUNSWICK COUNTY, NC  
FIRST FLOOR PLAN & PARTITION TYPES

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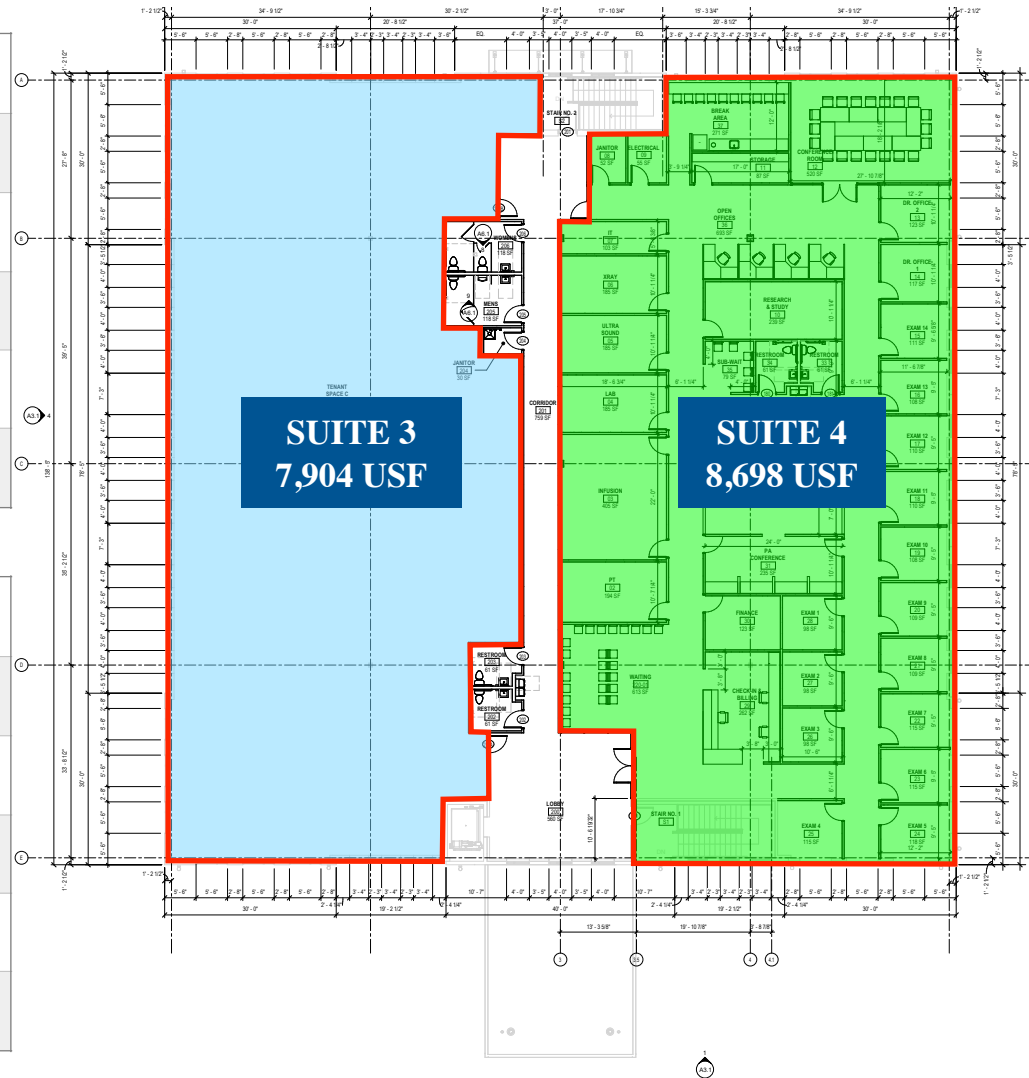
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# SECOND FLOOR

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<b>FLOOR</b>	<b>Second</b>
<b>SUITE</b>	<b>3</b>
<b>SQUARE FOOTAGE</b>	<b>7,904 USF   8,773 RSF</b>
<b>CONDO SALE</b>	<b>\$250PSF</b>
<b>LEASE RATE</b>	<b>\$22 PSF</b>
<b>NNN</b>	<b>\$3 PSF</b>

<b>FLOOR</b>	<b>Second</b>
<b>SUITE</b>	<b>4</b>
<b>SQUARE FOOTAGE</b>	<b>8,698 USF   9,655 RSF</b>
<b>CONDO SALE</b>	<b>\$250PSF</b>
<b>LEASE RATE</b>	<b>\$22 PSF</b>
<b>NNN</b>	<b>\$3 PSF</b>



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CONSTRUCTION

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3405 APEX PEAKWAY  
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TEL: 1-919-382-6122  
FAX: 1-919-382-6995

**Bowen**  
ARCHITECTS  
1000 CHASE BLVD, SUITE 2000, CHARLOTTE, NC 28202  
PHONE: 704.375.1100  
WWW.BOWENARCHITECTS.COM

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BRUNSWICK FOREST BUILDING  
BRUNSWICK FOREST COMMERCIAL - LOT 34  
LELAND, BRUNSWICK COUNTY, NC  
SECOND FLOOR PLAN

DRAWN BY: KLL  
CHECKED BY: MFW

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# PROPERTY PHOTOS

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# ELEVATIONS

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DATE AND REVISIONS

No.	Date	Description

NOTICE

BRUNSWICK FOREST BUILDING  
BRUNSWICK FOREST COMMERCIAL - LOT 34  
LELAND, BRUNSWICK COUNTY, NC  
EXTERIOR ELEVATIONS

DRAWN BY: RLJ  
CHECKED BY: MFB  
FILE NO.: 13487  
DRAWING NO.: A3.1

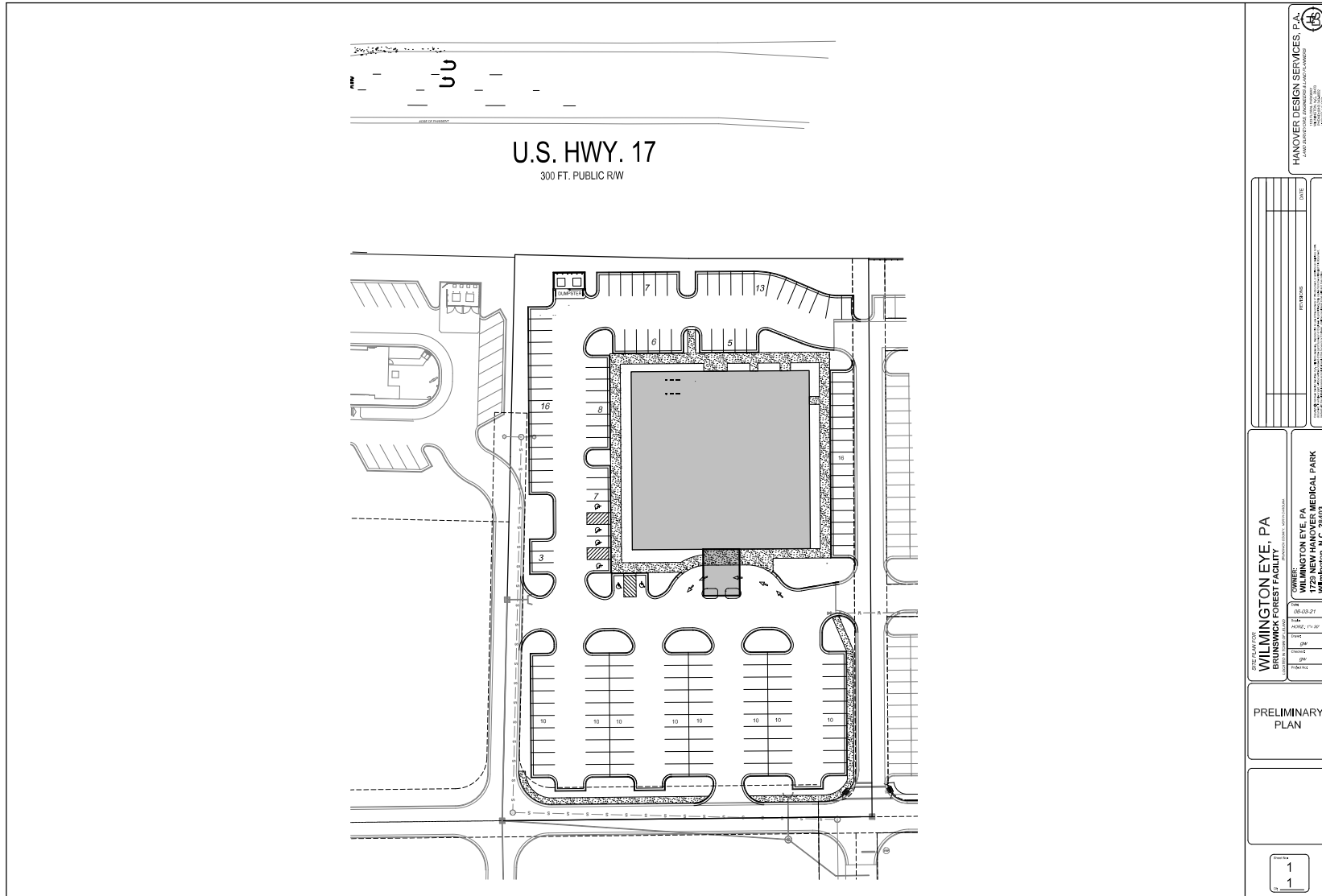
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# SITE PLAN

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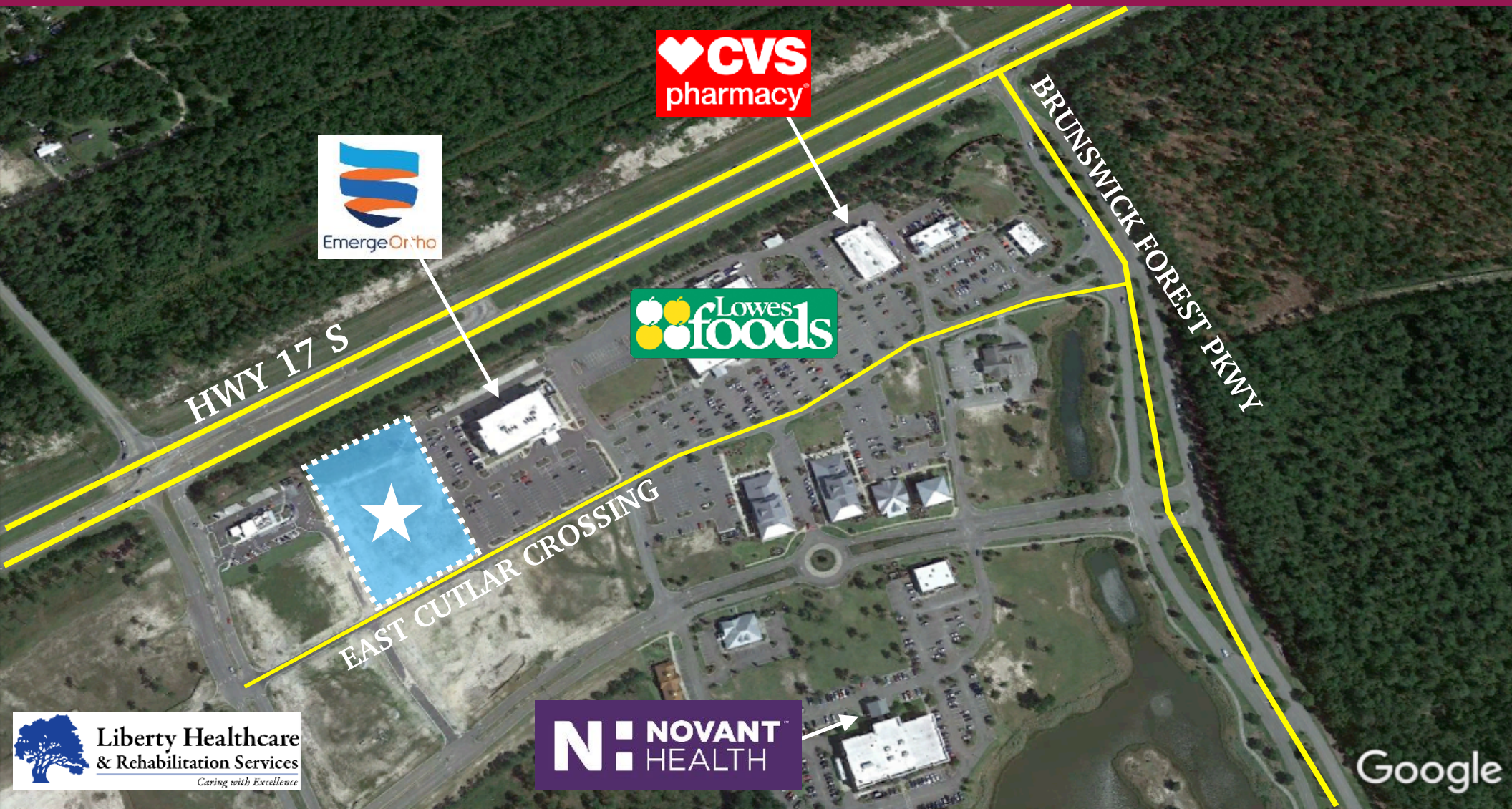


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# AREA

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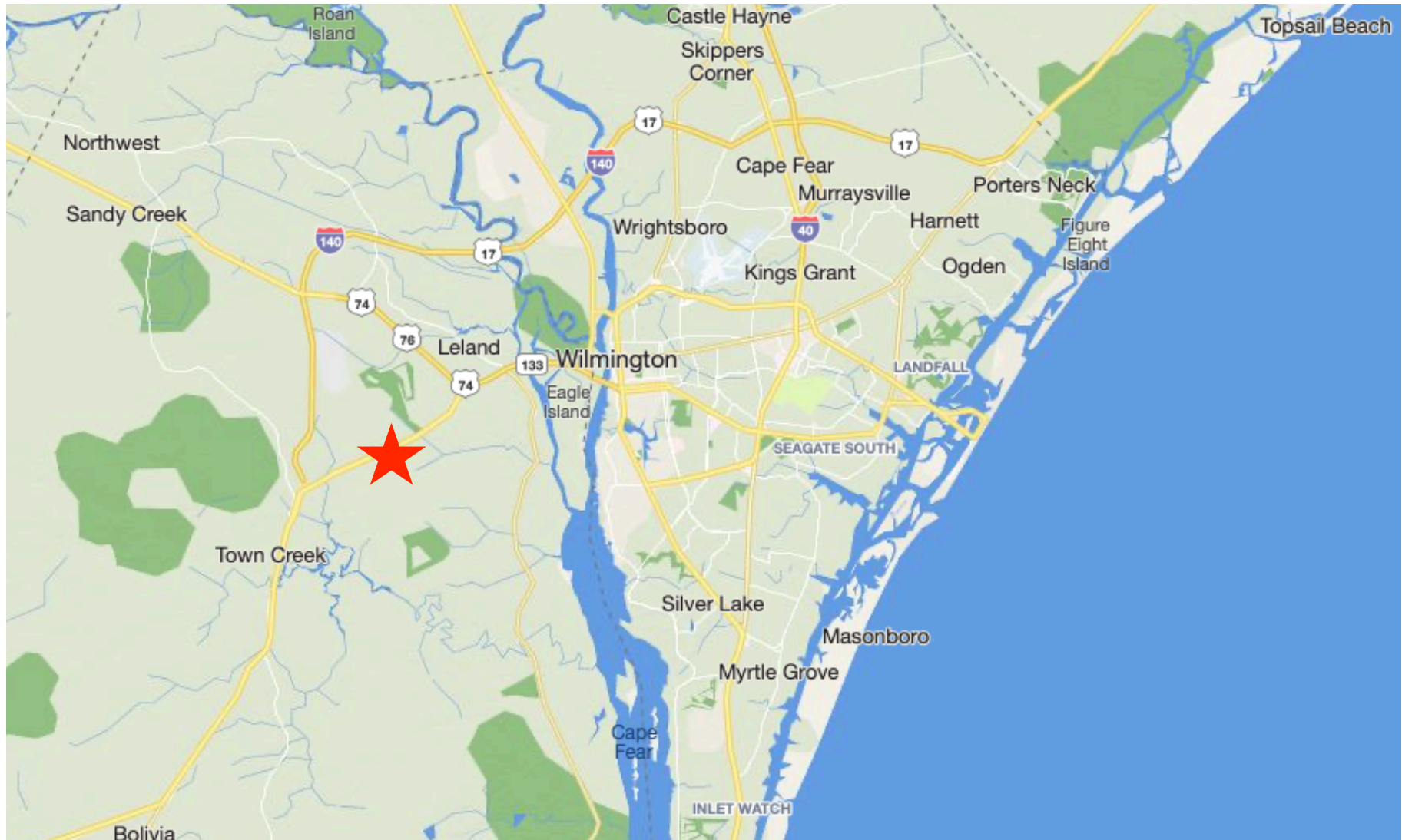
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# LOCATION

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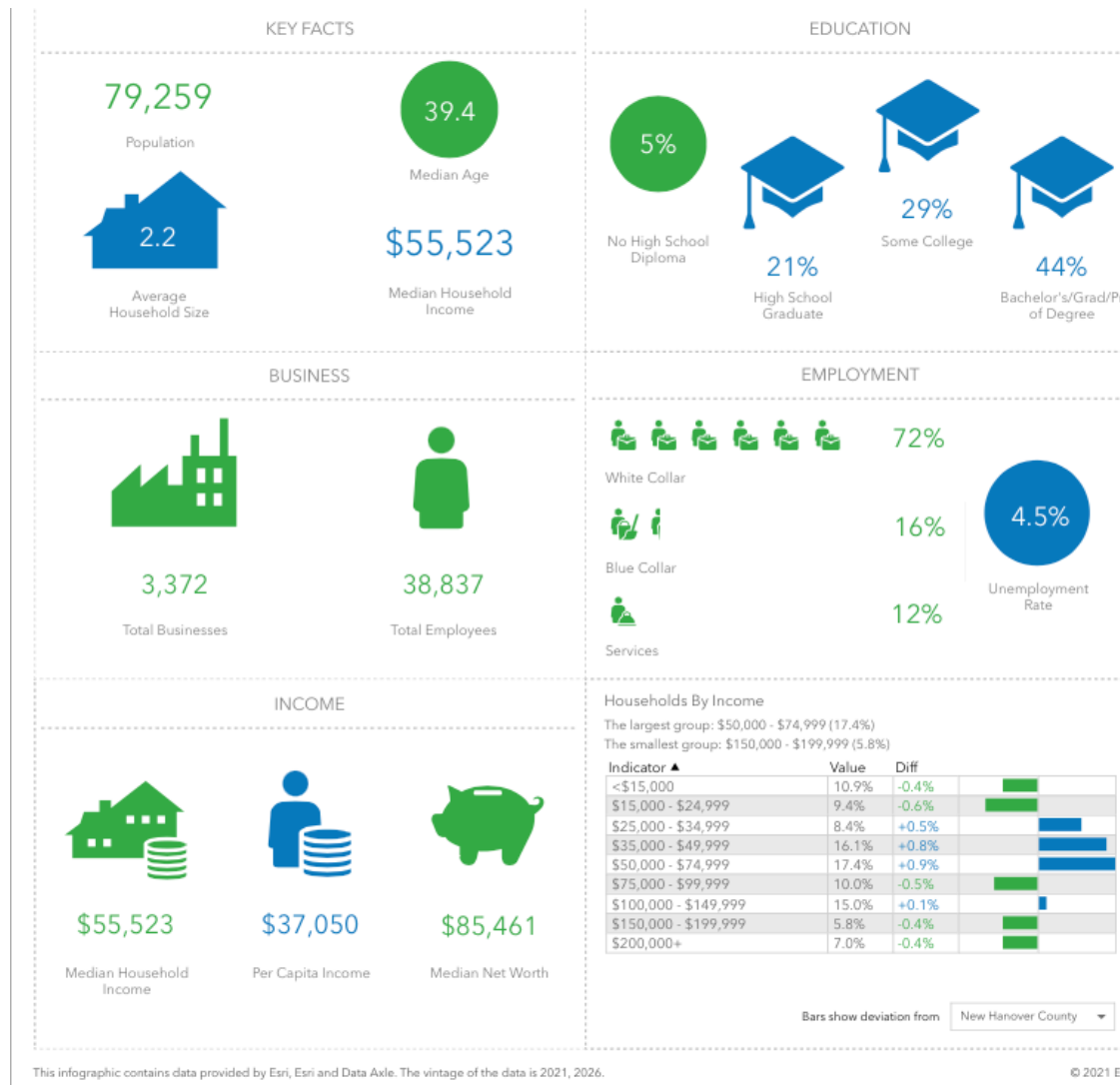
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# 5-MILE DEMOGRAPHICS

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