

# Office Condo For Lease



The Overton Group, LLC

401 W. 1st Street Greenville, NC 27834 | 252-355-7006

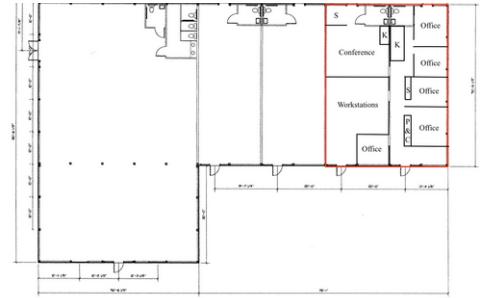
## 2,000SF Professional Office (Condos)

5 Silva Terra Dr, Suite 130 & 140, Wilmington, NC, 28412

Office: General Condo For Lease

Prepared on September 23, 2024

1 of 1 Listings



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### Listing Details | Office Condo For Lease

Suite	<b>130 &amp; 140</b>	Rent Esc. Type	<b>Annual Percentage</b>
Condo	<b>Yes</b>	Rent Esc. Desc.	<b>3%</b>
Sublease	<b>-</b>	Divisible	<b>Not present</b>
Total Available Space	<b>2,000 SF</b>	Vacant	<b>No</b>
Min Div/Max Contig	<b>Not present/2,000 SF</b>	Available Date	<b>Now</b>
Asking Rate	<b>\$21.00 Annual/SF</b>	Days On Market	<b>6 days</b>
Monthly Rate	<b>\$3,500</b>	Date Listed	<b>9/17/2024</b>
Lease Type	<b>NNN</b>	Last Modified	<b>9/17/2024</b>
Expenses	<b>\$4.50 (NNN)</b>	Listing ID	<b>41027442</b>
Possession	<b>60 Days</b>	Offices	<b>6</b>
Lease Terms	<b>36+ months</b>	Restrooms	<b>2</b>
Signage	<b>On Building &amp; Free-Standing</b>	Parking Spaces	<b>7</b>
Show Instructions	<b>Call broker</b>		

### Description

2,000SF of professional office ready to be occupied along Carolina Beach Rd! Space comes fully equipped with 8 built-in workstations (ideal for insurance or real estate offices), 5 private offices, a large conference or training room with a mini-kitchenette, reception and waiting area, 2 private bathrooms, a full kitchenette with space for full-size refrigerator and convenient storage space throughout.

Tenant is responsible for all utilities, wifi/internet, and telecom. HVAC responsibility is capped at \$1,500/unit/year. Tenant must maintain a quarterly service contract.

Landlord pays for TICAM charges and bills monthly for reimbursement - currently estimated at \$4.50/SF.

## Property Features

### Location Details

Address	5 Silva Terra Dr, Suite 130 & 140, Wilm...
Zoning	NEW HANOVER COUNTY: O&I
County	New Hanover
Parcels	3124-99-6777.000

Name	4624 Carolina Beach Rd
Center/Park Name	Silva Terra Commons
Cross Street	Silva Terra Drive
Nearest MSA	Wilmington

### Building Details

Sub Type	General
Building Status	Existing
Building Size	9,078 SF
Land Size	1.07 Acres / 46,711 SF
Number of Buildings	1
Number of Floors	1
Year Built	2007
Primary Constr. Type	Framed
Occupancy Type	Multi-tenant
Building Class	B

Parking Spaces	25
Parking Ratio	-
Condominiumized	Yes
Rentable Space	2,825 SF
Number of Tenants	6
Air Conditioned	Yes
Heated	Yes
Water	Yes
Sanitary Sewer	Yes
Rail Service	No

### Property Listings

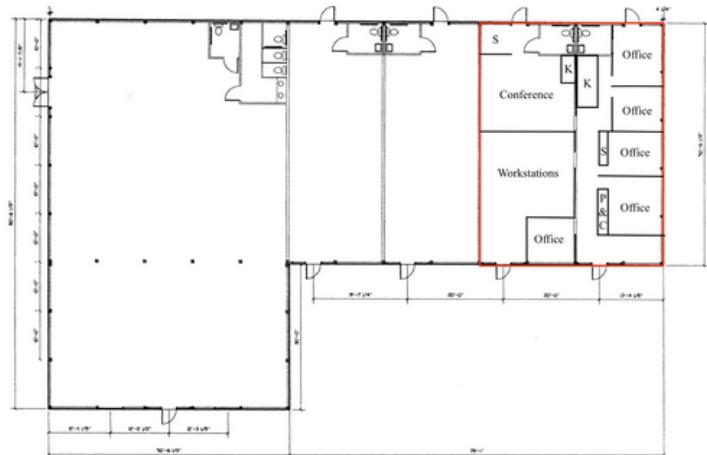
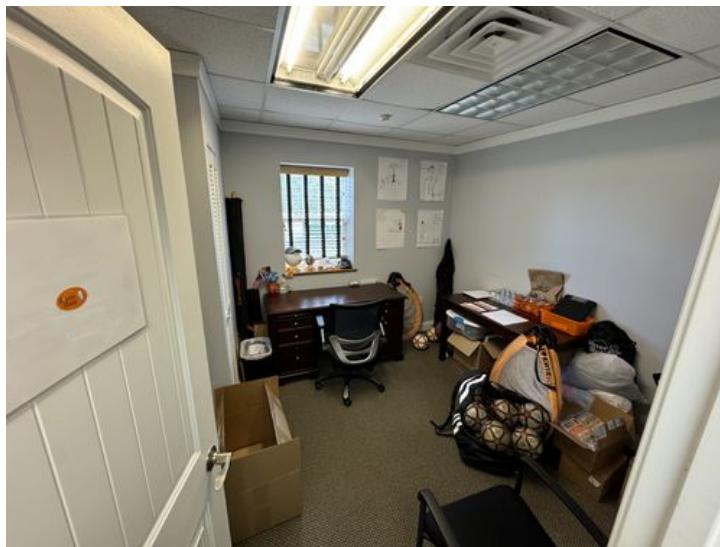
1 Listing | 2,000 SF | \$21.00 Annual/SF

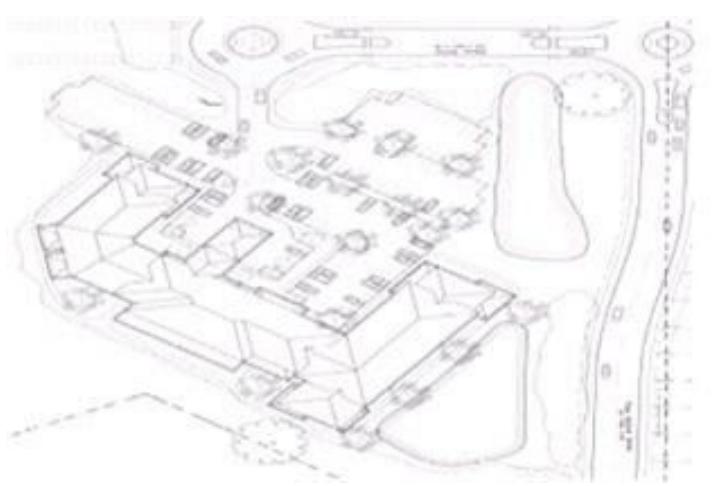
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	Yes	Real Estate Office	130 & 140	2,000 SF	\$21.00 Annual/SF NNN	Now

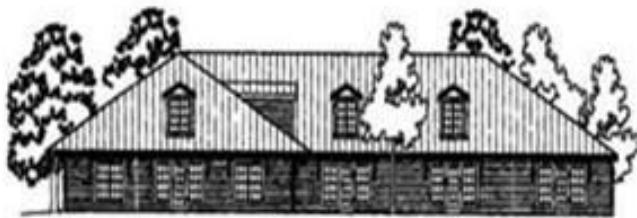
### Additional Photos













## Contact



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