

Office Condo For Lease



The Overton Group, LLC

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

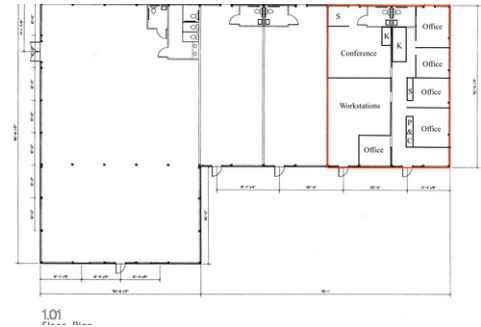
2,000SF Professional Office (Condos)

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

Office: General Condo For Lease

Prepared on September 23, 2024

1 of 1 Listings



Listing Details | Office Condo For Lease

Suite	130 & 140
Condo	Yes
Sublease	-
Total Available Space	2,000 SF
Min Div/Max Contig	Not present/2,000 SF
Asking Rate	\$21.00 Annual/SF
Monthly Rate	\$3,500
Lease Type	NNN
Expenses	\$4.50 (NNN)
Possession	60 Days
Lease Terms	36+ months
Signage	On Building & Free-Standing
Show Instructions	Call broker

Rent Esc. Type	Annual Percentage
Rent Esc. Desc.	3%
Divisible	Not present
Vacant	No
Available Date	Now
Days On Market	6 days
Date Listed	9/17/2024
Last Modified	9/17/2024
Listing ID	41027442
Offices	6
Restrooms	2
Parking Spaces	7

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...	Name	4624 Carolina Beach Rd
Zoning	NEW HANOVER COUNTY: O&I	Center/Park Name	Silva Terra Commons
County	New Hanover	Cross Street	Silva Terra Drive
Parcels	3124-99-6777.000	Nearest MSA	Wilmington

Building Details

Sub Type	General	Parking Spaces	25
Building Status	Existing	Parking Ratio	-
Building Size	9,078 SF	Condominiumized	Yes
Land Size	1.07 Acres / 46,711 SF	Rentable Space	2,825 SF
Number of Buildings	1	Number of Tenants	6
Number of Floors	1	Air Conditioned	Yes
Year Built	2007	Heated	Yes
Primary Constr. Type	Framed	Water	Yes
Occupancy Type	Multi-tenant	Sanitary Sewer	Yes
Building Class	B	Rail Service	No

Property Listings

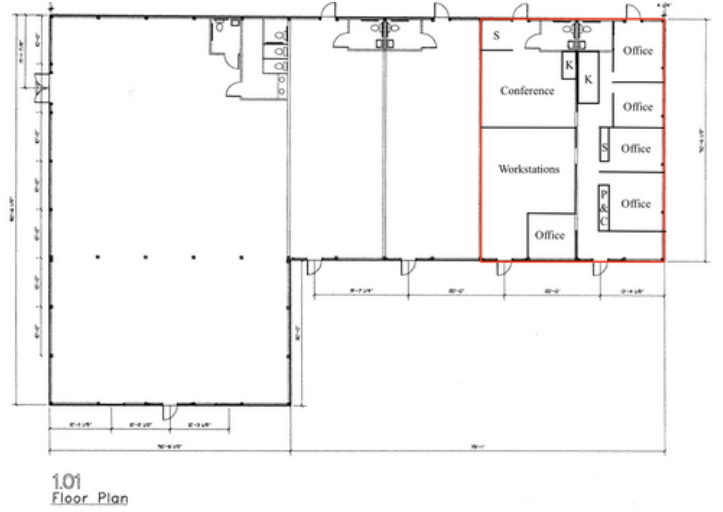
1 Listing | 2,000 SF | \$21.00 Annual/SF

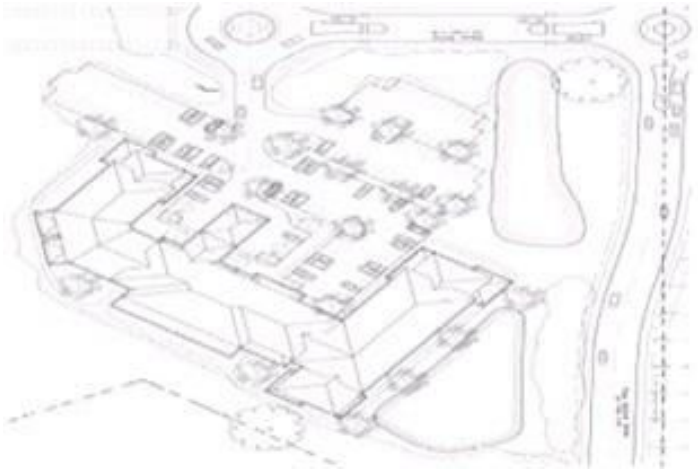
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	Yes	Real Estate Office	130 & 140	2,000 SF	\$21.00 Annual/SF NNN	Now

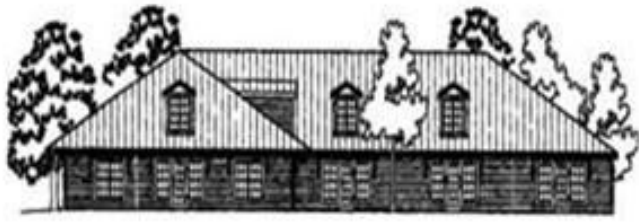
Additional Photos













Contact



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