

Barclay Office Park

2602 Iron Gate Drive

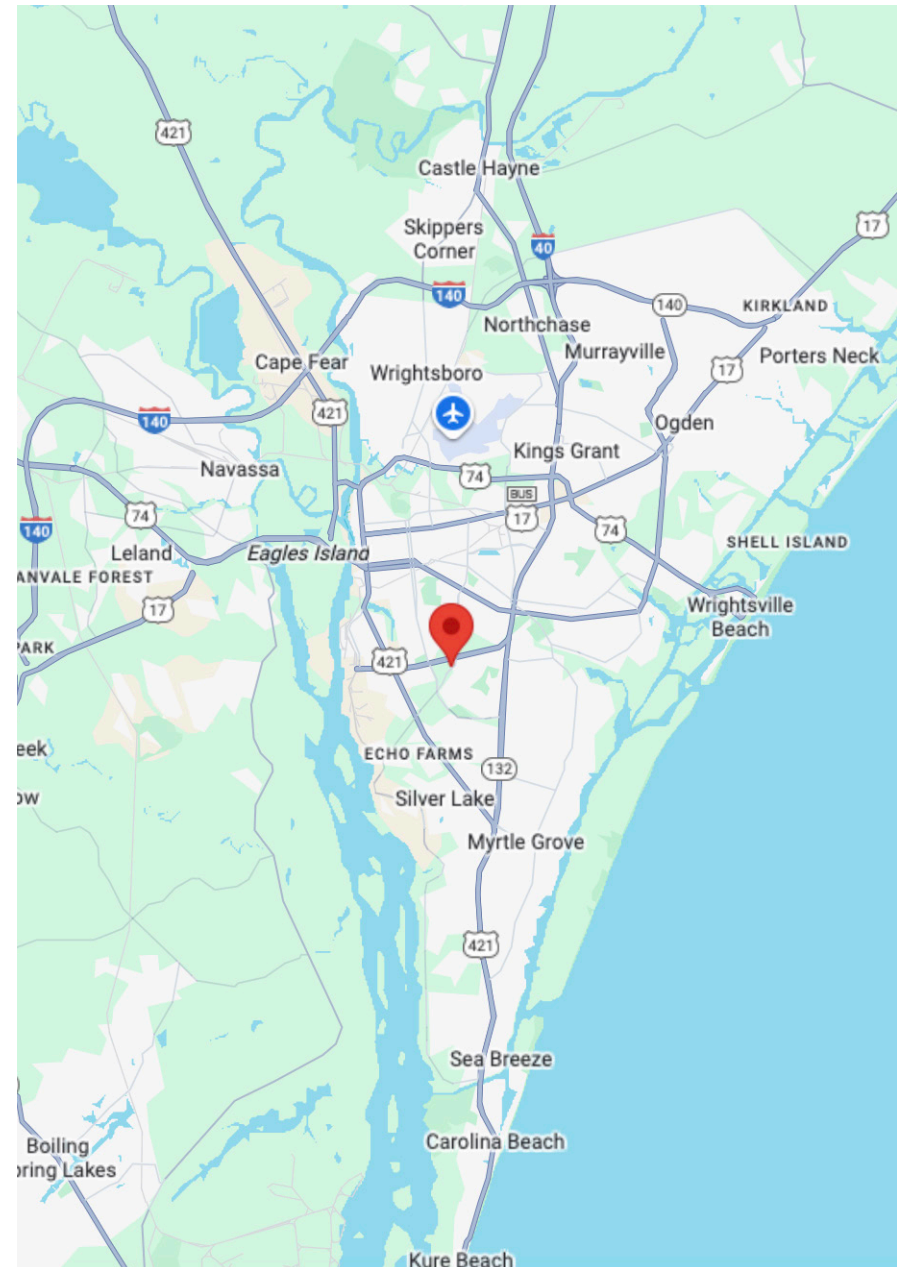
For Lease | Wilmington, NC



Overview

Status:	For Lease
Property Type:	Office Space
Size:	2,890 SF
Zoning:	O-I
County:	New Hanover
Monthly Rate:	\$7,225

Great opportunity for a hard to find and move-in ready office space in the desirable Barclay Office Park. Central to most everywhere in Wilmington, this nicely appointed and well laid out office includes a break room, conference room, open work space and 7 spacious private offices with ample daylight. Priced very competitively, this space will not last long! Call the listing agent for showing instructions.



Property Information



Listing ID: 42849094

Status: For Lease

Property Type: Office Space

Suite: 101

Total Available Space: 2,890 SF

Asking Rate: \$30.00 Annual/SF

Monthly Rate: \$7,225

Lease Type: Full Service

Offices: 7

Sub Type: General

Zoning: O-I

County: New Hanover

Parcels: 3126-93-2162.000

Nearest MSA: Wilmington

Building Status: Existing

Building Size: 5,576 SF

Land Size: 0.66 Acres

of Buildings/Floors: 1 / 1

Primary Const Type: Masonry

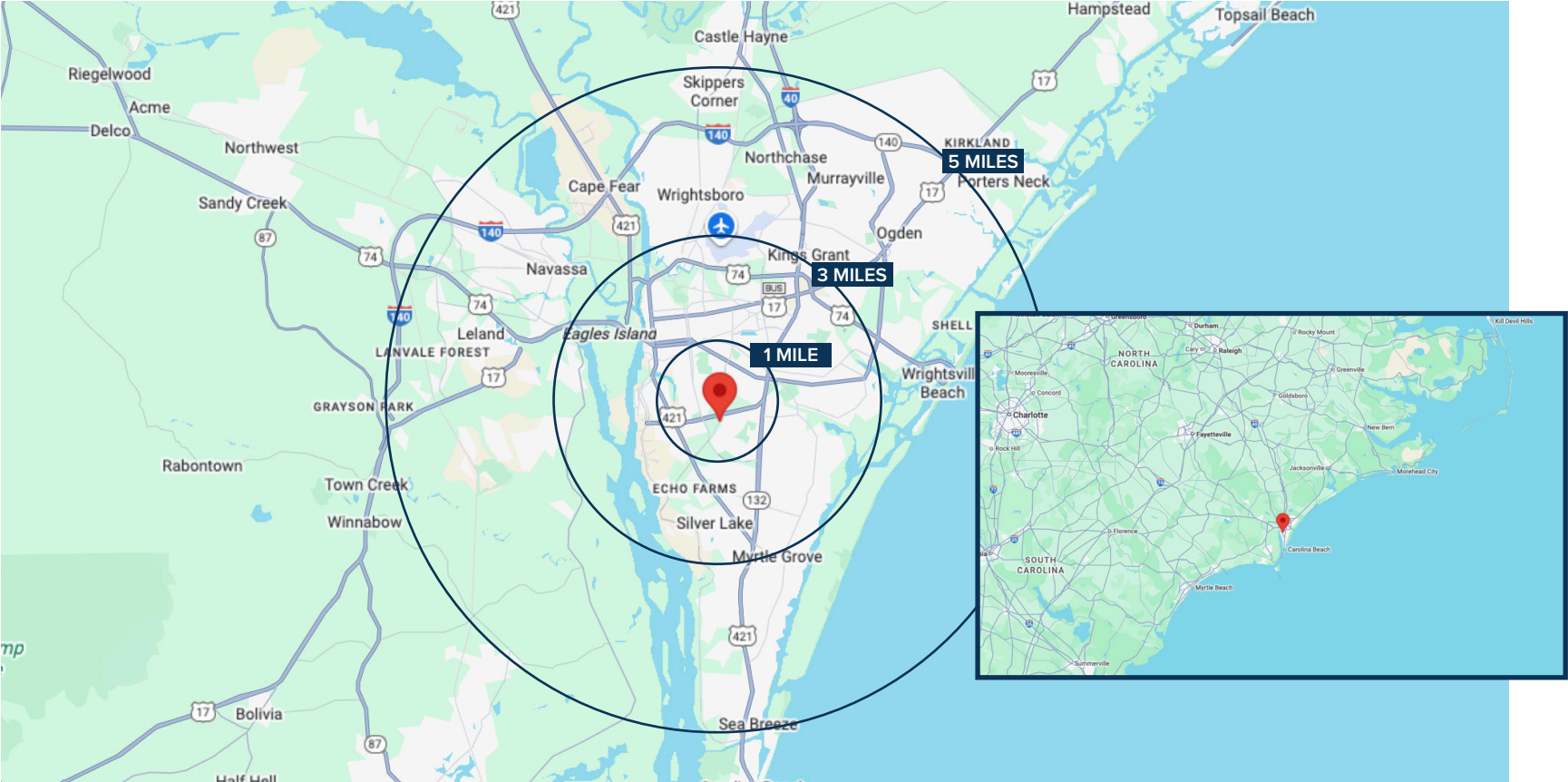
Occupancy Type: Single Tenant

Building Class: A

Water/Sewer: Yes / Yes

Demographics

	POPULATION	HOUSEHOLDS	AVG. HH INCOME	EMPLOLYMENT
1 MILE	4,364	6,785	\$63K	2,125
3 MILES	49,452	37,150	\$58K	24,102
5 MILES	120,170	66,387	\$56K	58,190





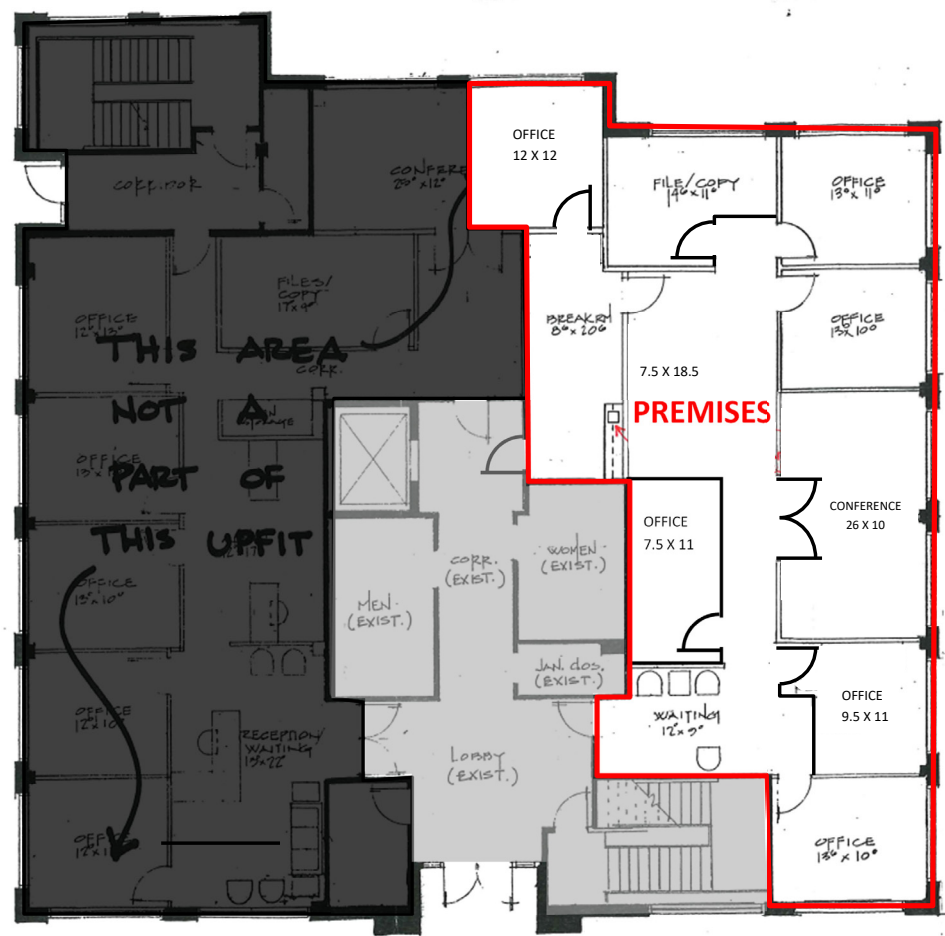
Aerial



Floor Plans

EXHIBIT A

2602 Iron Gate Drive, Suite 101
2890 RSF



Property Photos



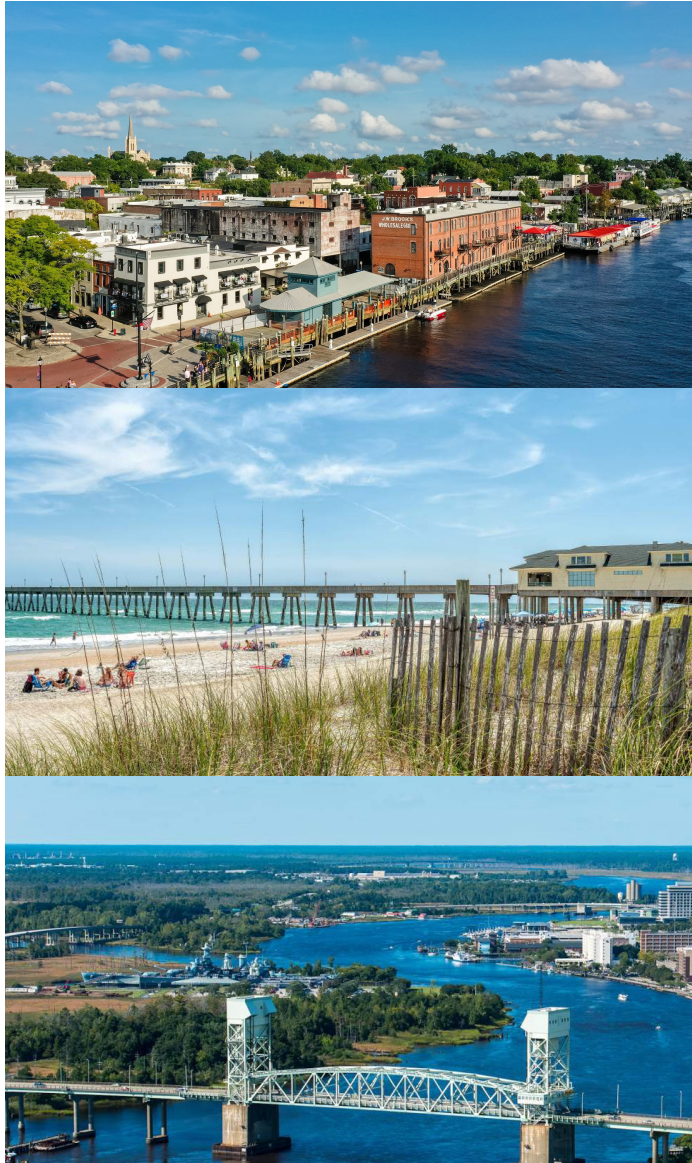
Property Photos



Property Photos



Local Information



📍 Wilmington, NC

Wilmington, North Carolina, is a thriving coastal city offering a blend of rich history, modern amenities, and a vibrant economy. Nestled along the Cape Fear River and just minutes from the Atlantic Ocean, Wilmington boasts an enviable location with stunning natural beauty. The area is a hub for diverse activities, from exploring the historic downtown district with its charming riverwalk and cultural attractions to enjoying outdoor adventures at nearby Wrightsville Beach. Wilmington's economy is robust, driven by a mix of industries including film production, education, healthcare, and a growing tech sector. The city's well-connected infrastructure, anchored by the Port of Wilmington and Wilmington International Airport, supports both business growth and tourism. With a welcoming community, excellent schools, and a range of recreational options, Wilmington offers an ideal environment for both businesses and residents, making it a prime location for commercial investment.

Contact Info

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Listing Agent

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