



Barclay Office Park

# 2602 Iron Gate Drive

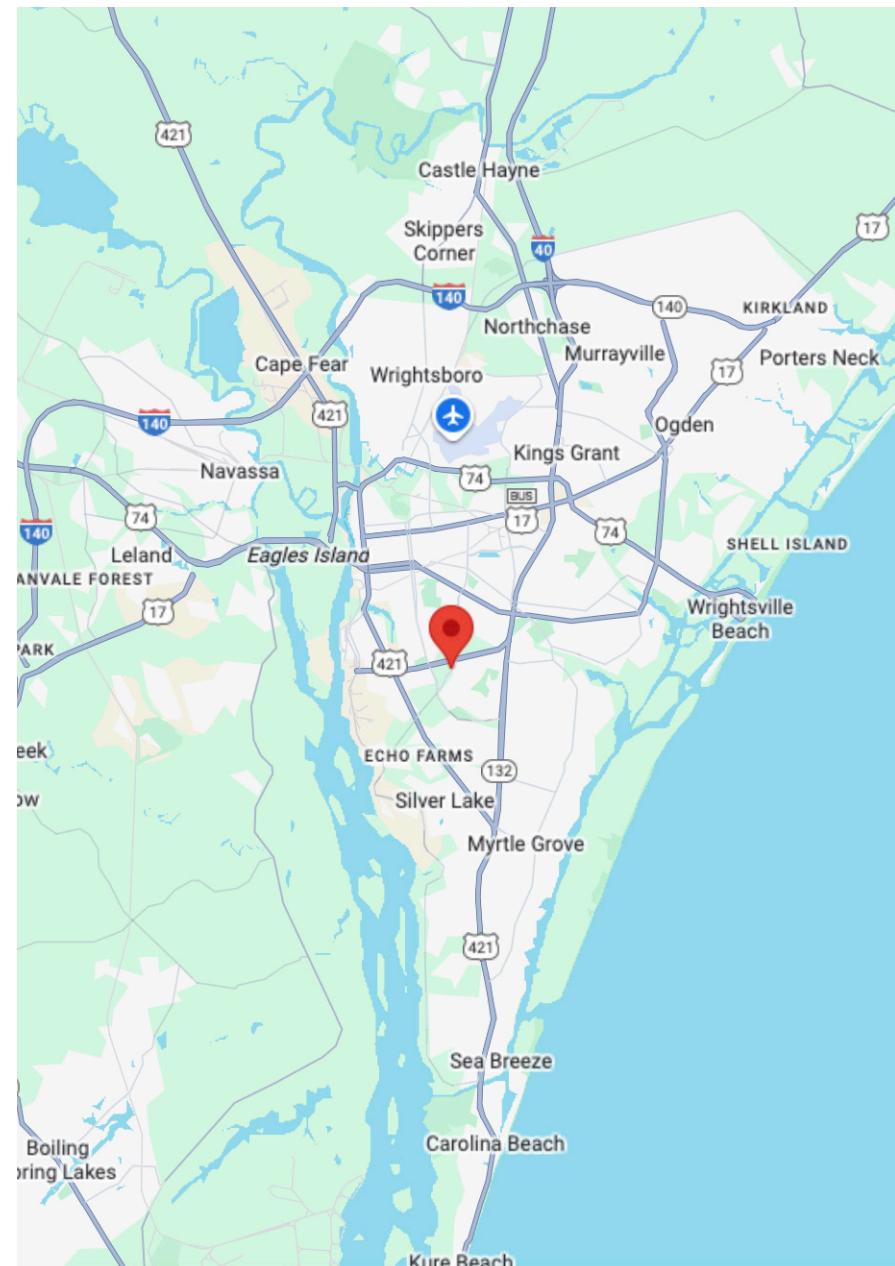
For Lease | Wilmington, NC

**MAUS  
WARWICK  
MATTHEWS**   
& COMPANY  
Commercial & Investment Specialists

# Overview

<b>Status:</b>	For Lease
<b>Property Type:</b>	Office Space
<b>Size:</b>	2,890 SF
<b>Zoning:</b>	O-I
<b>County:</b>	New Hanover
<b>Monthly Rate:</b>	\$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.



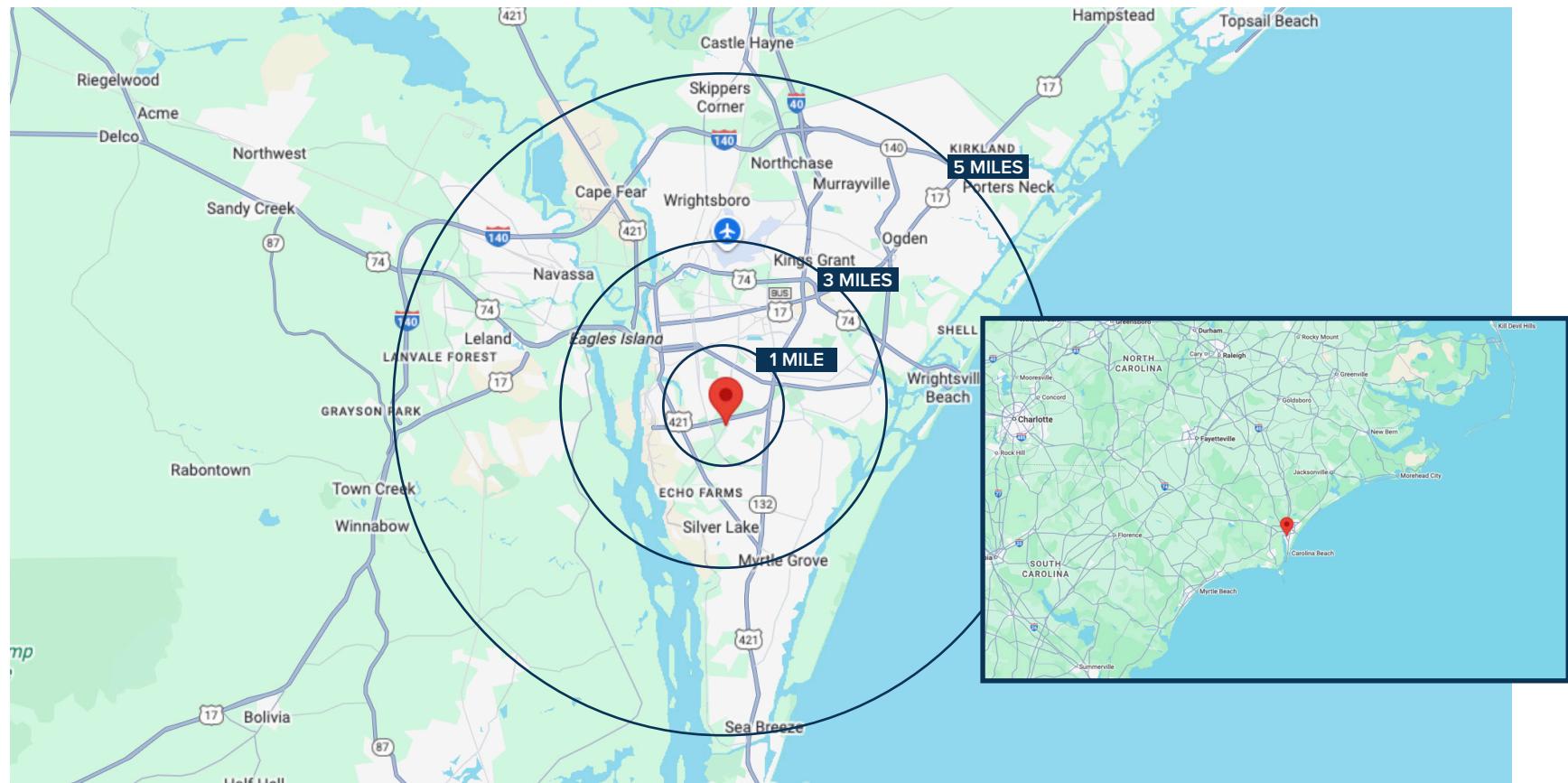
# Property Information



<b>Listing ID:</b>	42849094	<b>County:</b>	New Hanover
<b>Status:</b>	For Lease	<b>Parcels:</b>	3126-93-2162.000
<b>Property Type:</b>	Office Space	<b>Nearest MSA:</b>	Wilmington
<b>Suite:</b>	101	<b>Building Status:</b>	Existing
<b>Total Available Space:</b>	2,890 SF	<b>Building Size:</b>	5,576 SF
<b>Asking Rate:</b>	\$30.00 Annual/SF	<b>Land Size:</b>	0.66 Acres
<b>Monthly Rate:</b>	\$7,225	<b># of Buildings/Floors:</b>	1/1
<b>Lease Type:</b>	Full Service	<b>Primary Const Type:</b>	Masonry
<b>Offices:</b>	7	<b>Occupancy Type:</b>	Single Tenant
<b>Sub Type:</b>	General	<b>Building Class:</b>	A
<b>Zoning:</b>	O-I	<b>Water/Sewer:</b>	Yes / Yes

# Demographics

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



## Submarket Overview



# Aerial

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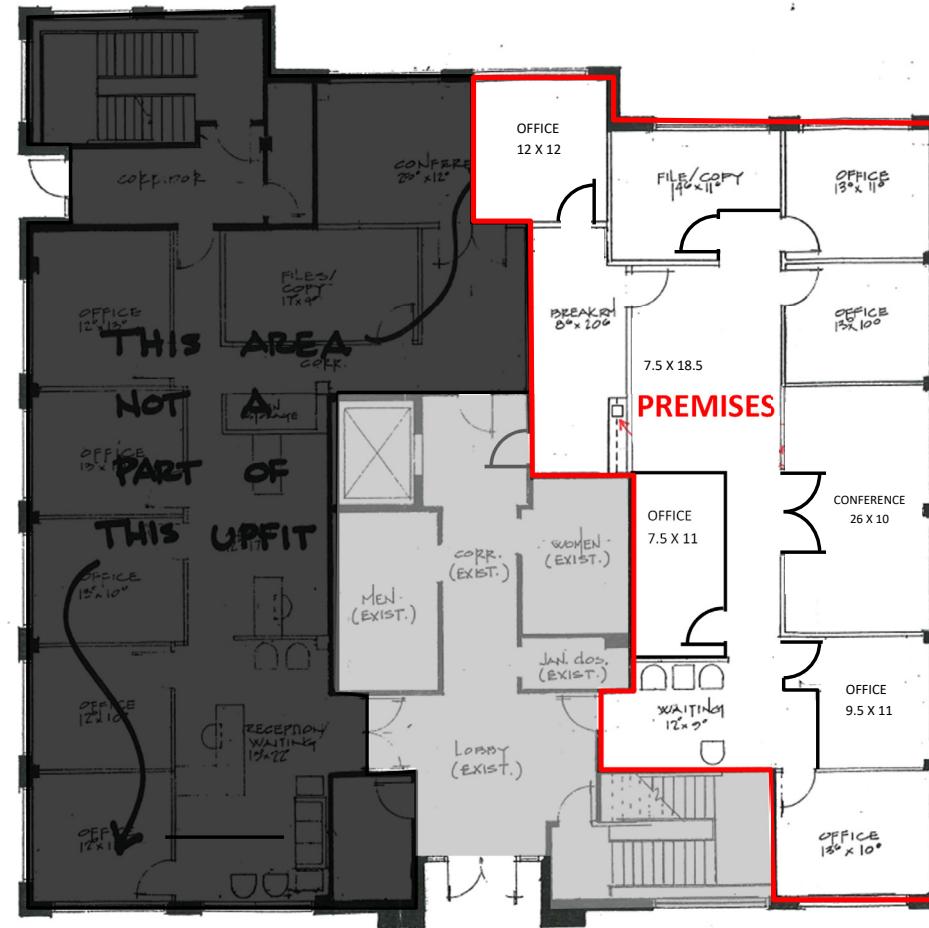


# Floor Plans

## EXHIBIT A

2602 Iron Gate Drive, Suite 101

2890 RSF



## Property Photos

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## Property Photos

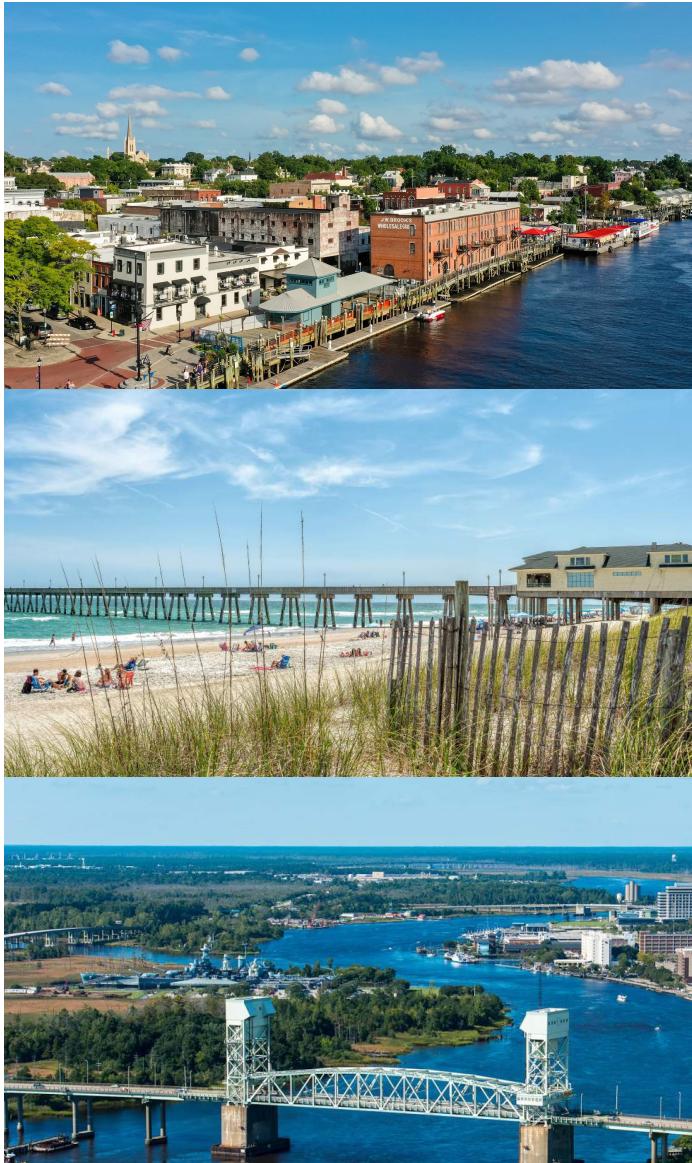


## Property Photos

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## 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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### Office

2524 Independence Blvd.  
Wilmington NC 28412

910-791-0400

[www.mwmrealestate.com](http://www.mwmrealestate.com)

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### Listing Agent

Jack Kilbourne

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