

OFFICE/RETAIL FOR LEASE

# 911 ARENDELL STREET

MOREHEAD CITY, NC 28557



**NAITRI** PROPERTIES

# PROPERTY OVERVIEW

Position your business in one of the most visible and vibrant locations in Morehead City. Located in downtown's busiest corridor, this versatile space can fit a variety of office and retail needs and is surrounded by walkable amenities.

<b>ADDRESS</b>	911 Arendell Street Morehead City, NC 28557
<b>BUILDING SIZE</b>	Approximately 5,880 RSF
<b>AVAILABLE SPACE</b>	4,360 RSF
<b>RENTAL RATE</b>	\$16.00/RSF, NNN
<b>PARKING</b>	Three (3) reserved spaces plus free 24-hour on-street parking
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"><li>• Six (6) offices</li><li>• One (1) conference room/large office</li><li>• Two (2) restrooms</li><li>• Breakroom</li><li>• Reception/lobby area</li><li>• Large open office workspace</li></ul>
<b>AMENITIES</b>	<ul style="list-style-type: none"><li>• High visibility frontage on Arendell Street, with 22,000 average vehicles per day</li><li>• Walkable restaurants and nearby shopping center anchored by Lowes Foods</li><li>• Downtown Morehead City is home to the NC Seafood Festival and the Big Rock Fishing Tournament that both attract thousands of visitors twice annually</li></ul>

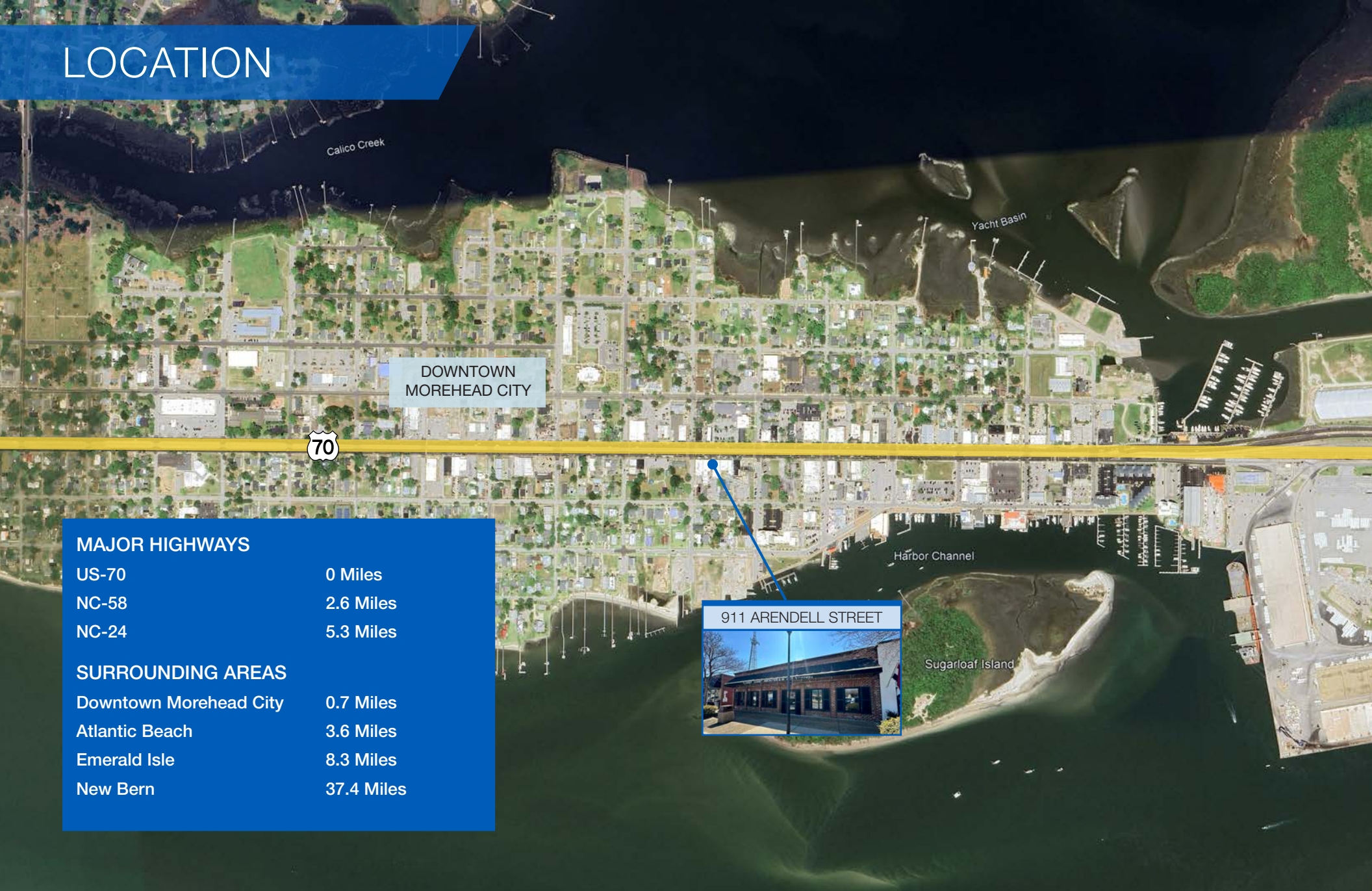
## CONTACT

LEE BISHOP | 919.609.6331 | lbishop@triprop.com

**NAITRI** PROPERTIES



# LOCATION



DOWNTOWN  
MOREHEAD CITY



## MAJOR HIGHWAYS

US-70	0 Miles
NC-58	2.6 Miles
NC-24	5.3 Miles

## SURROUNDING AREAS

Downtown Morehead City	0.7 Miles
Atlantic Beach	3.6 Miles
Emerald Isle	8.3 Miles
New Bern	37.4 Miles



## CONTACT

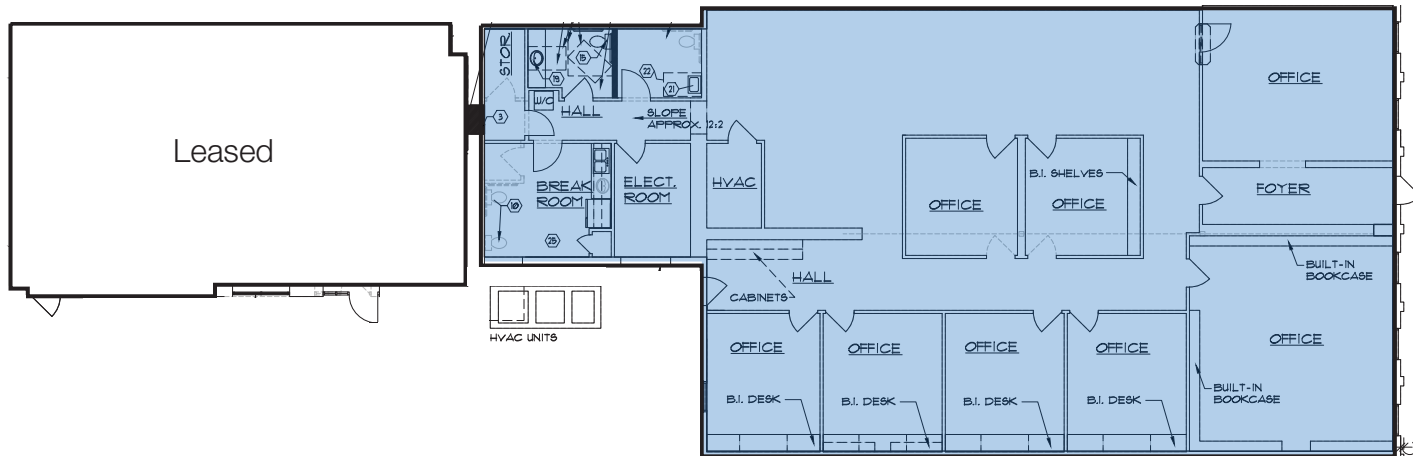
LEE BISHOP | 919.609.6331 | lbishop@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

# FLOOR PLAN

Arendell Street →

Available 4,360 RSF

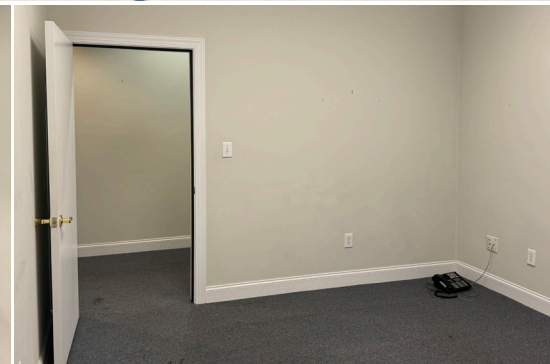


## CONTACT

LEE BISHOP | 919.609.6331 | lbishop@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI** TRI PROPERTIES



**CONTACT**

LEE BISHOP | 919.609.6331 | lbishop@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



# WALKABLE AMENITIES



## AMENITIES WITHIN A 10-MINUTE WALK:

- Big Rock Cafe
- Casa San Carlo
- Catch 109
- Full Circle Cafe
- Jack's On The Waterfront
- Next Door Deli
- Parrott's On Eleventh
- Promise Land Market
- RedFish Grill & Bar
- Southern Salt Seafood Company
- Sugarloaf Island Bakery
- The Club at the Webb
- The Infusion Cafe
- Tight Lines Pub & Brewing Company

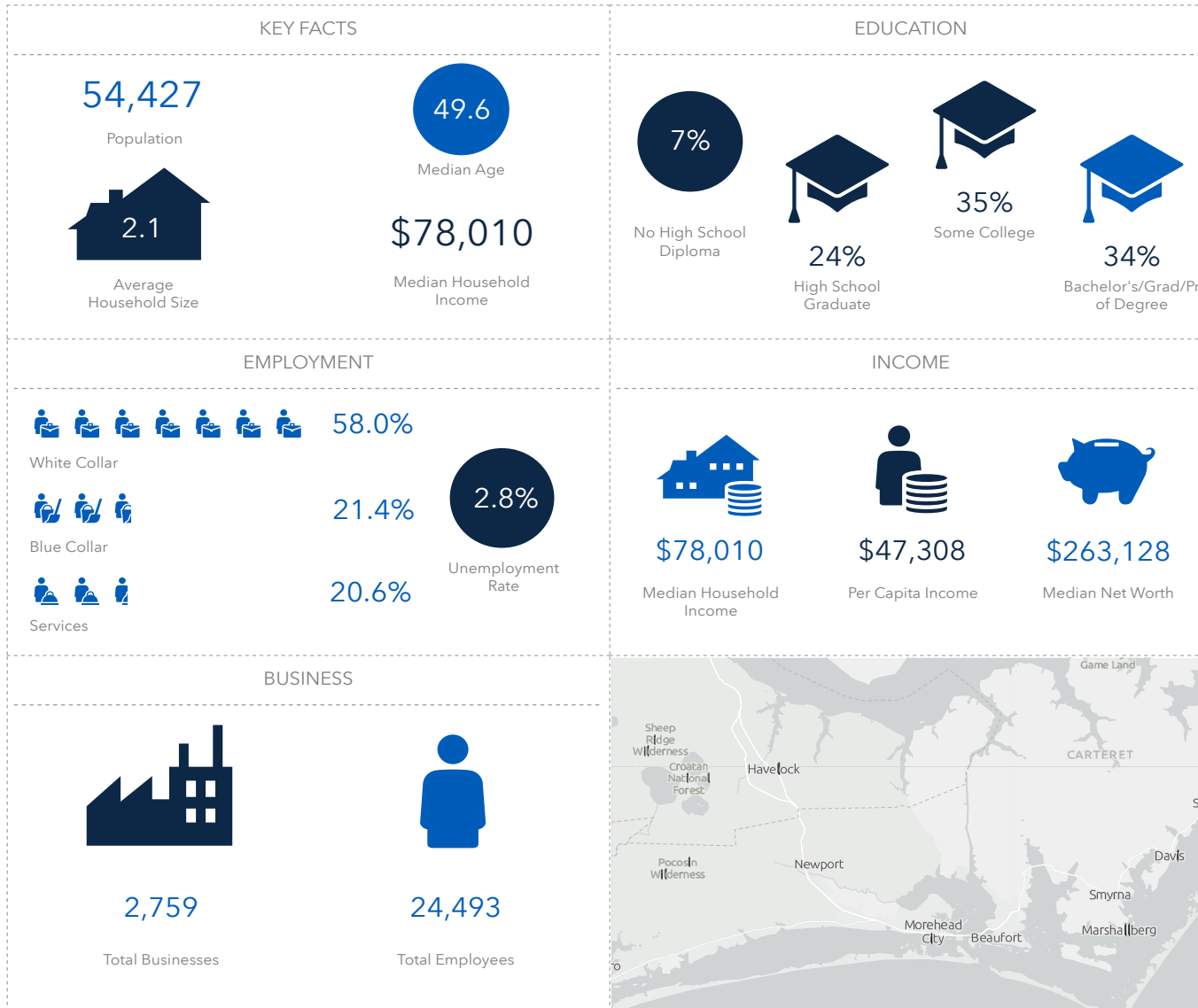
## CONTACT

LEE BISHOP | 919.609.6331 | lbishop@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

# DEMOGRAPHICS

## 27 MINUTE AVERAGE COMMUTE DRIVE TIME



### CONTACT

LEE BISHOP | 919.609.6331 | lbishop@triprop.com



All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.