

# FOR SALE/LEASE: +/- 23,750 SF OFFICE BUILDING

243 N FRONT STREET

WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA





## SUMMARY

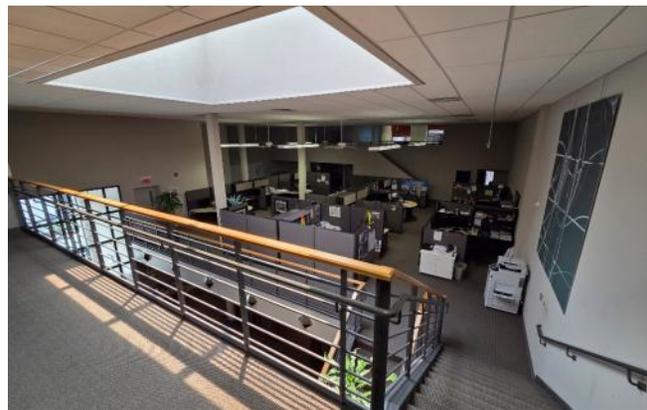
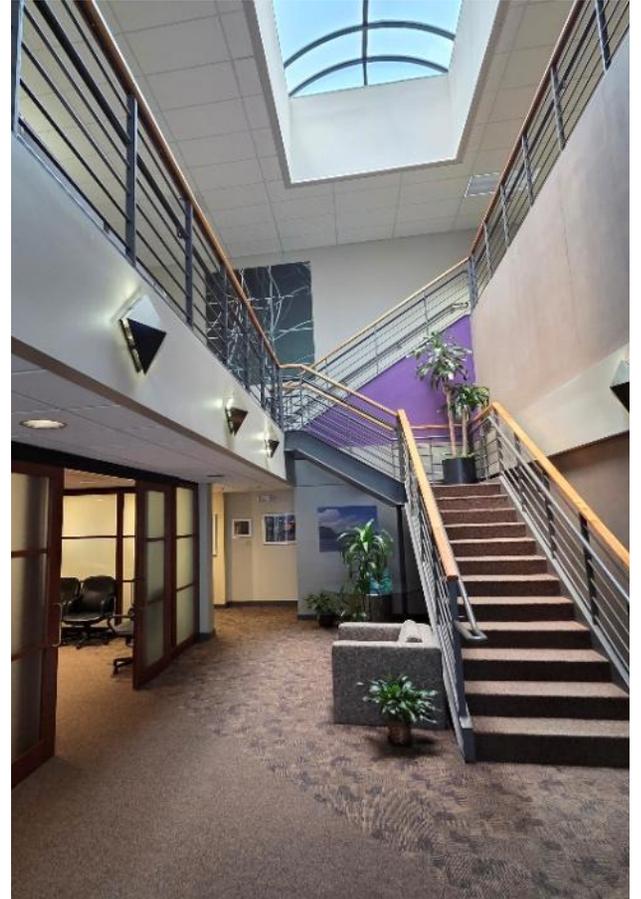
Rare opportunity to own an entire 23,750 SF building prominently located in the heart of downtown Wilmington. Situated on a 0.19-acre parcel zoned Central Business District (CBD), this property offers exceptional flexibility and potential for both owner-occupants and investors.

The building features 21,600 usable square feet (excludes unconditioned basement/storage area), currently occupied by a single office tenant through April 30, 2026. The tenant has provided notice to vacate at lease end.

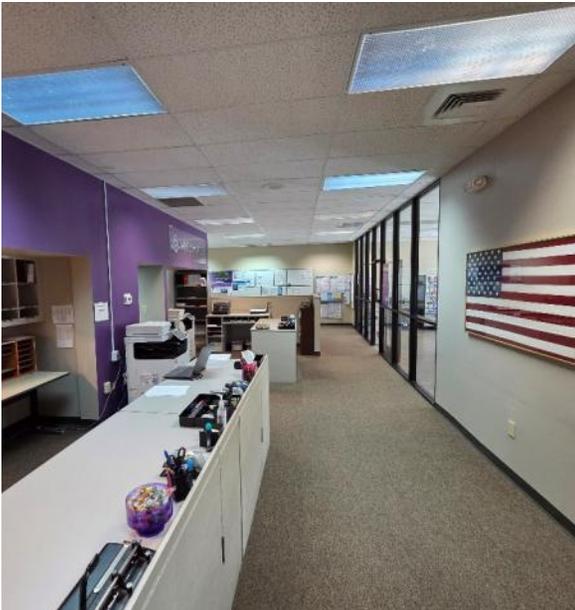
With dual access from both Front Street and Bijou Park, the property is well-suited to accommodate multiple future tenants. The ground floor layout is ideal for conversion to retail use, enhancing income potential.

ADDRESS	<b>243 N Front Street</b> Wilmington, NC   New Hanover County
SALES PRICE	\$4,950,000
LEASE PRICE	\$18.00 SF—Based on ± 21,600 usable square feet. <i>Excludes unconditioned basement/storage area</i>
LEASE TYPE	NN—Estimated at \$2.67/SF. Landlord is responsible for roof and major HVAC repair/replacement.
SIZE	± 23,750 SF
ZONING	CBD—Central Business District
NOTES	<i>Contact listing brokers for lease details and to schedule a tour. Please do not disturb the tenant, minimum 24 hours' notice required.</i>

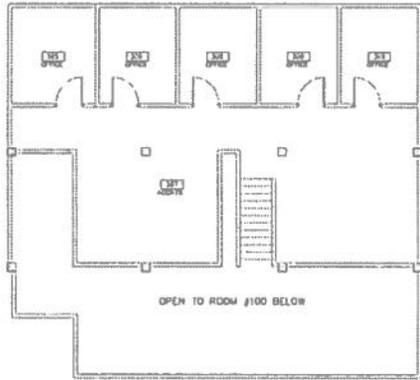
# PHOTOS



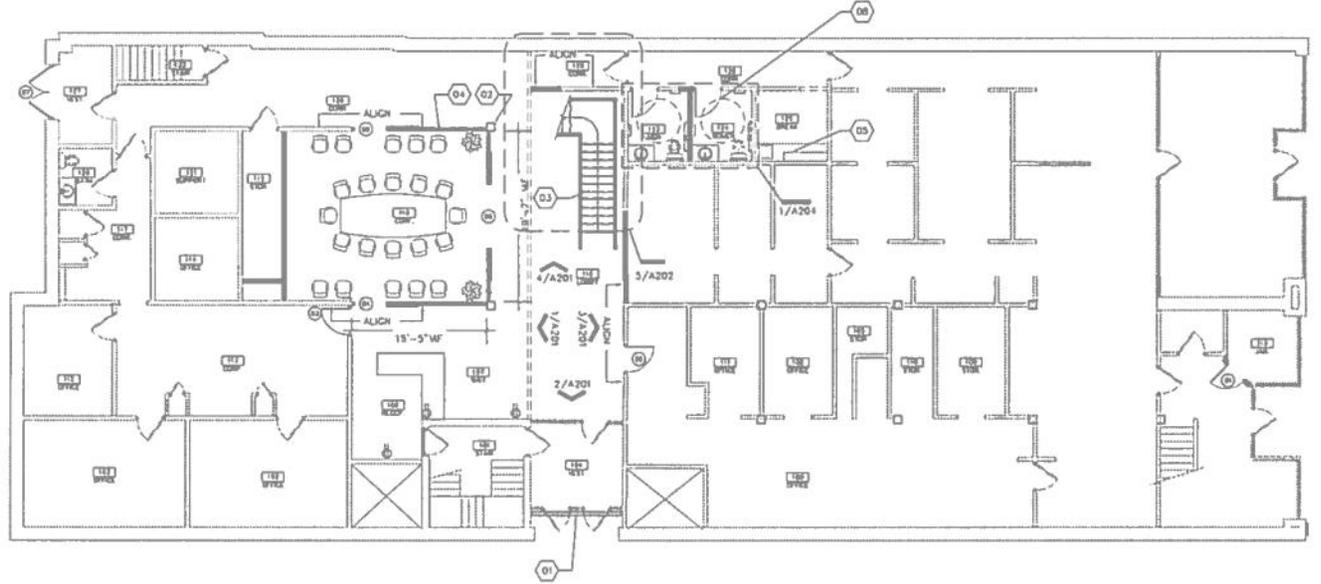
PHOTOS



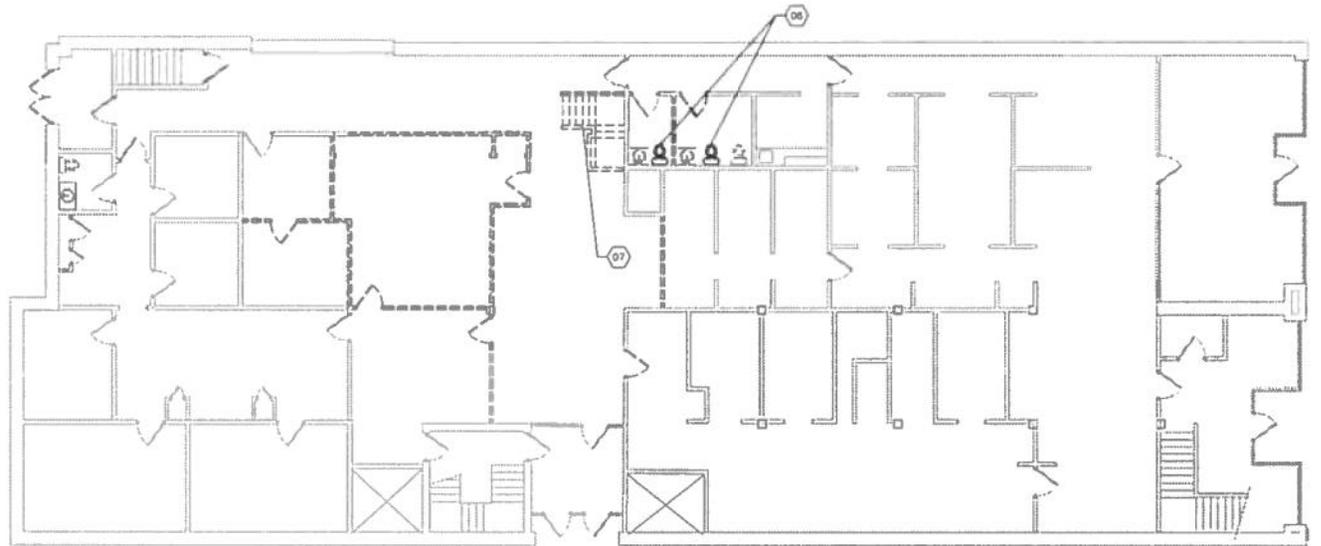
# FLOOR PLAN



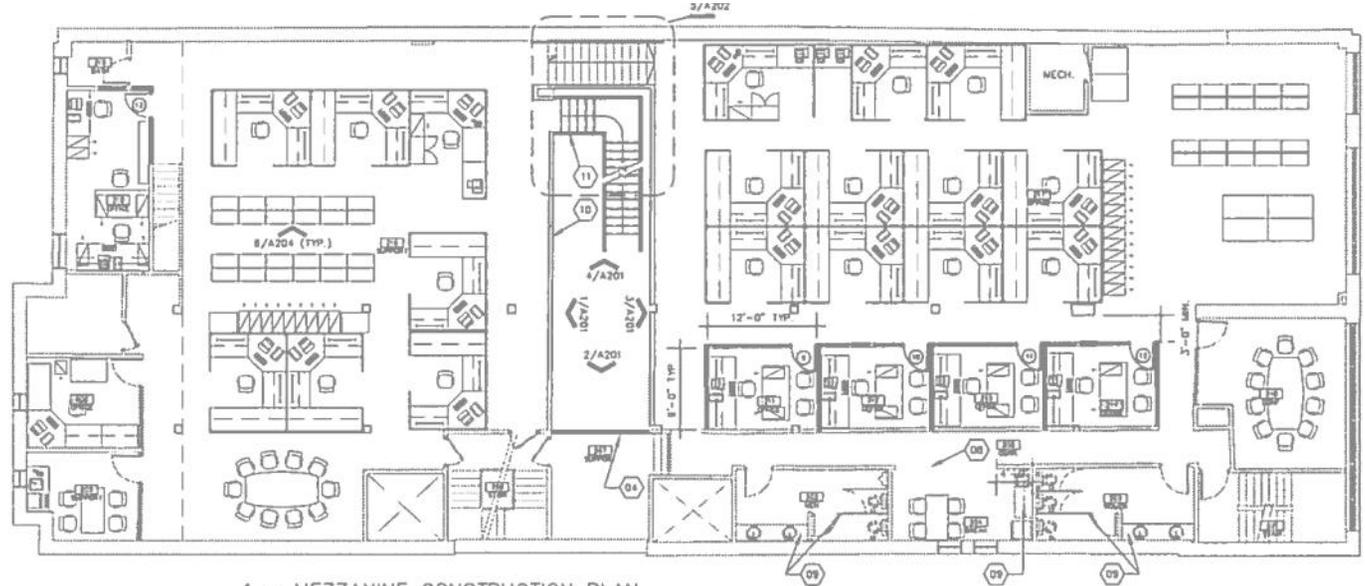
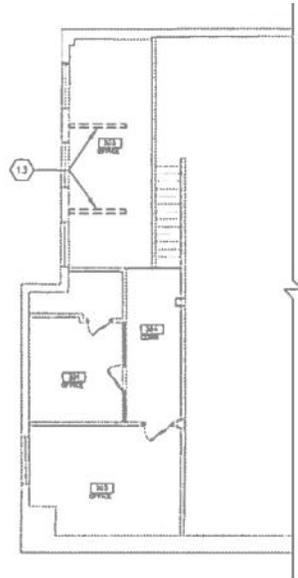
5 - LOFT PLAN  
(HR/ ACCOUNTING)  
1/8" = 1'-0"



1 - GROUND FLOOR CONSTRUCTION PLAN  
1/8" = 1'-0"

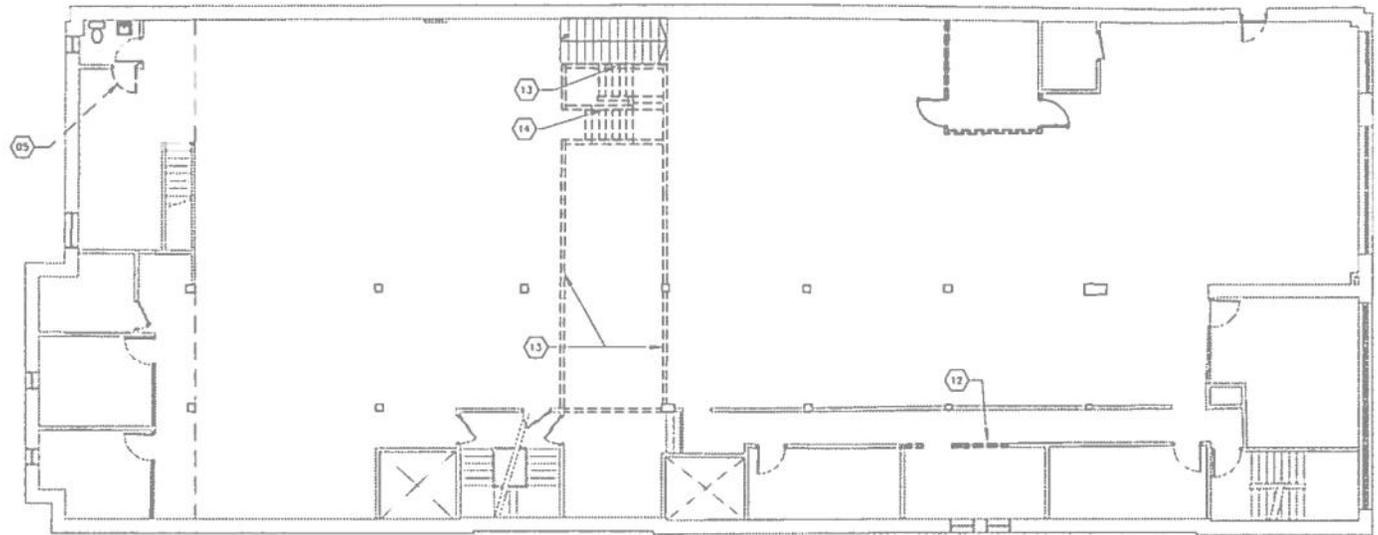


# FLOOR PLAN



1 - MEZZANINE CONSTRUCTION PLAN  
1/8" = 1'-0"

3 -LOFT PLAN  
(BUSINESS DEVELOPMENT/  
MARKETING)  
1/8" = 1'-0"



2 - MEZZANINE DEMOLITION PLAN  
1/8" = 1'-0"

GIS AERIAL





CAPE FEAR RIVER

NUTT STREET

HOTEL BALLAST

N WATER STREET

CAPE FEAR  
COMMUNITY  
COLLEGE

WALNUT STREET

THE MURCHISON  
BUILDING

SUBJECT

N FRONT STREET

GRACE STREET

HAMPTON INN

N WATER STREET

USPS

2ND STREET  
PARKING GARAGE

PROJECT GRACE

CHESTNUT STREET

PUBLIC  
LIBRARY

N 2ND STREET

N FRONT STREET

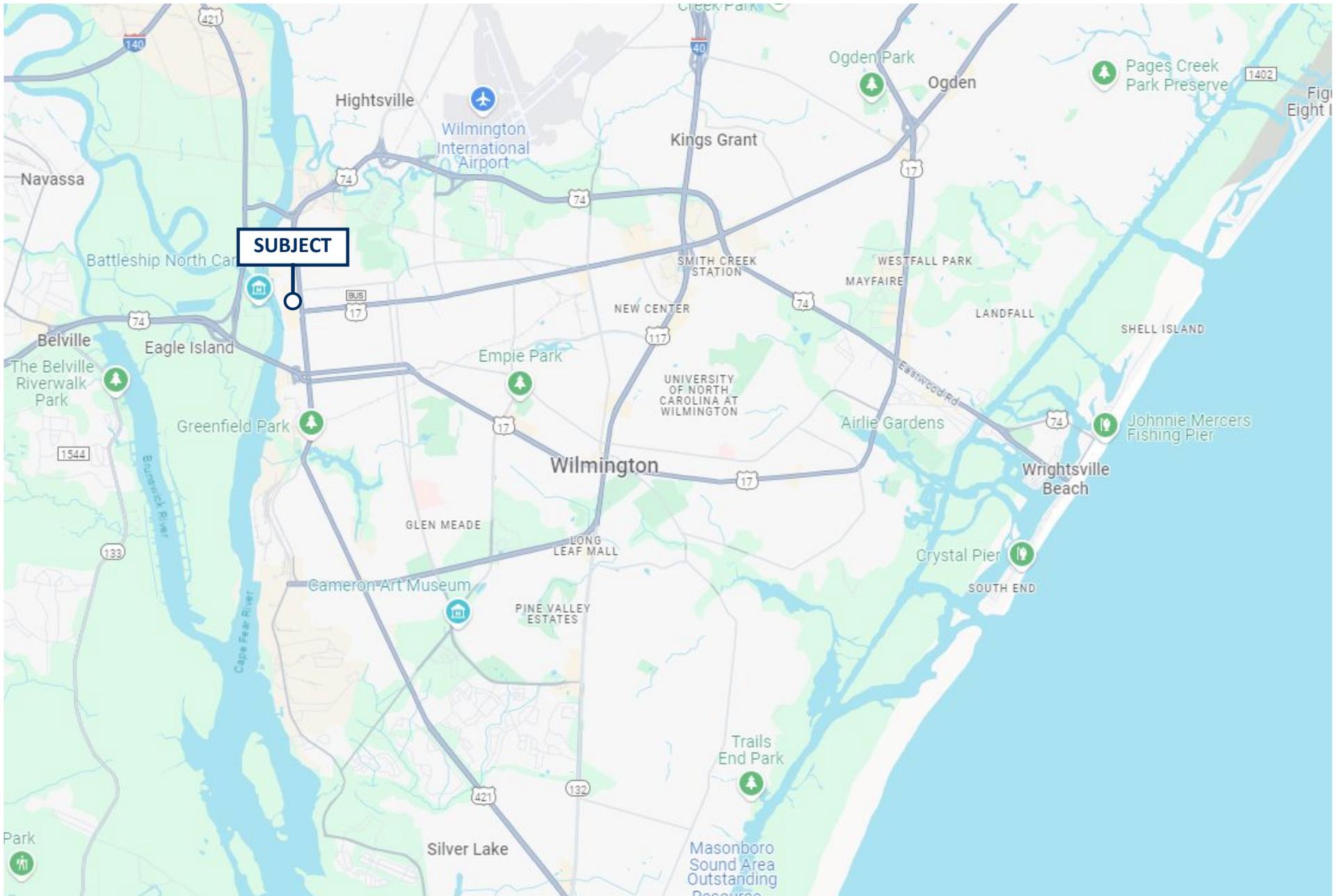
PRINCESS STREET

UNITED BANK

N 3RD STREET

PARKING DECK

# LOCATION MAP





## CONTACT



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