

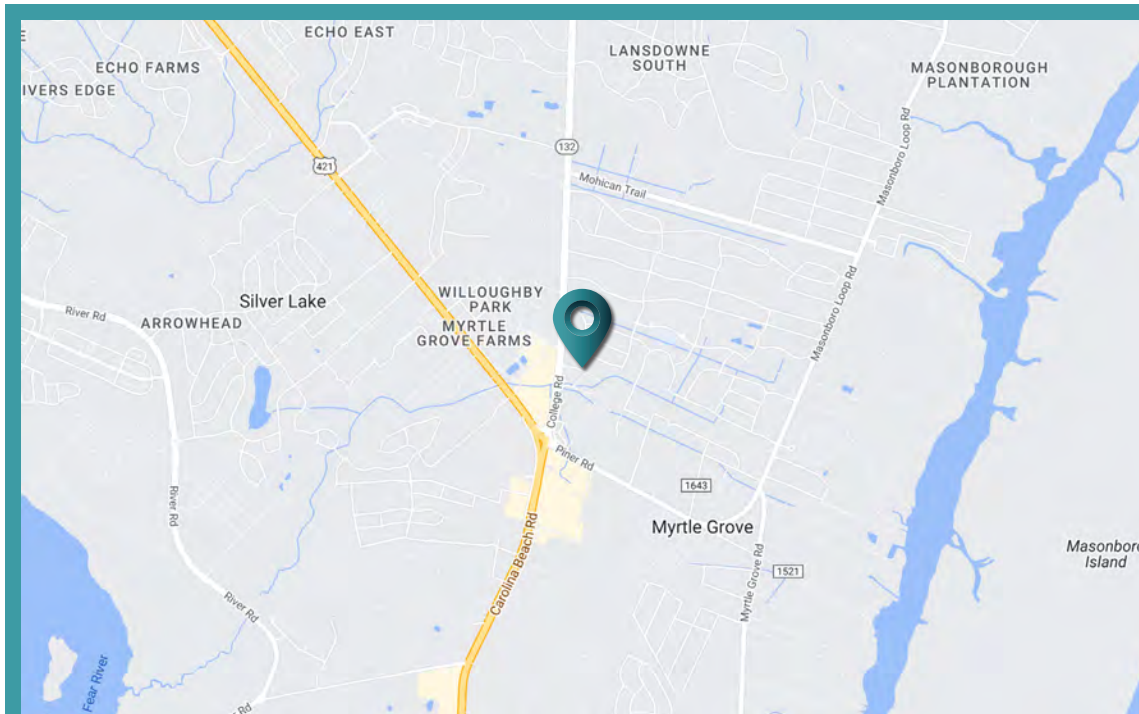


OFFICE CONDO FOR SALE | MONKEY JUNCTION SUBMARKET

**FOR SALE**







## 5215 Junction Circle, Suite 200 Wilmington, NC 28409

CENTER NAME	Junction Creek Condominiums
SPACE AVAILABLE*	2,053 SF
LIST PRICE	\$534,000
PROPERTY TAXES 2023	\$1,231
SUITE	200
FLOOR	Second
OWNER OCCUPIED	Yes
CONDO FEE	\$3,355.75 for 2024
OFFICES	4 plus open cubicle area
RESTROOMS	2
YEAR BUILT	2003
ZONING	NEW HANOVER COUNTY B-2

Introducing a prime commercial opportunity to purchase an office condo in Wilmington, NC's thriving Monkey Junction submarket: 5215 Junction Circle Suite 200. This condo has a spacious 2,053 square feet, with 4 large private offices, center cubicle/storage area, reception, breakroom and two private bathrooms. Elevator service ensures accessibility for clients and employees, enhancing convenience and professionalism. This property offers an ideal blend of a convenient location with a functional layout while being in a naturalistic setting with abundant natural light; all making this a standout choice for businesses seeking a strategic location in Wilmington's dynamic landscape.

The Junction Court Condominium Association is managed by CAMS. Current assessment for this Unit 200 is \$3,355.75 for 2024. Furniture in the unit is available subject to negotiation.

\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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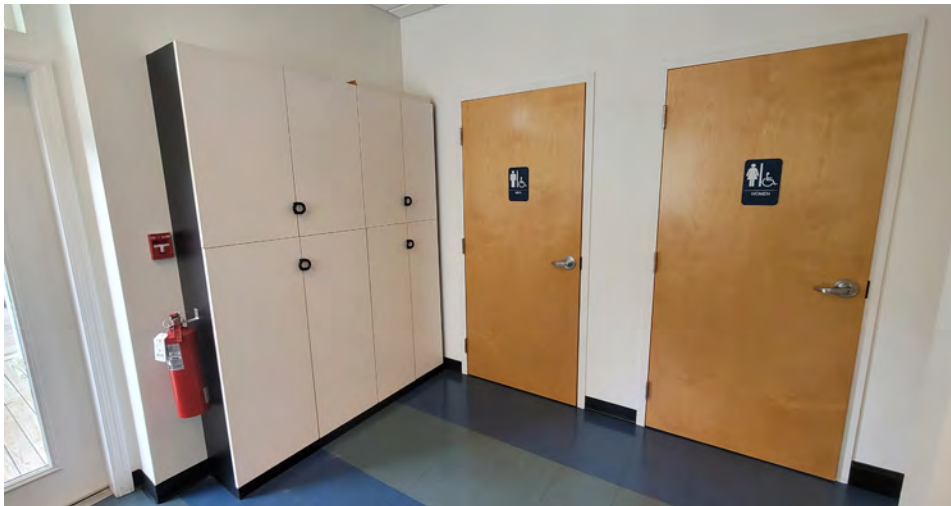
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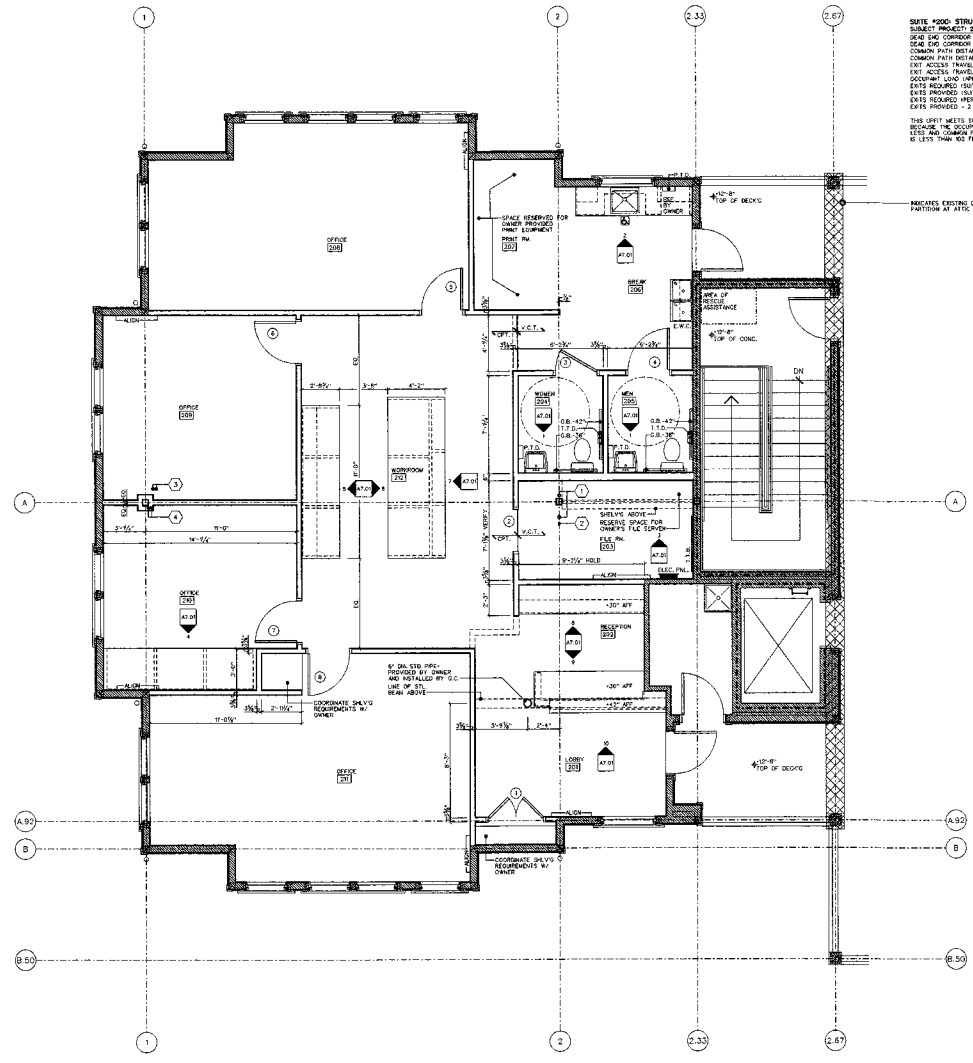
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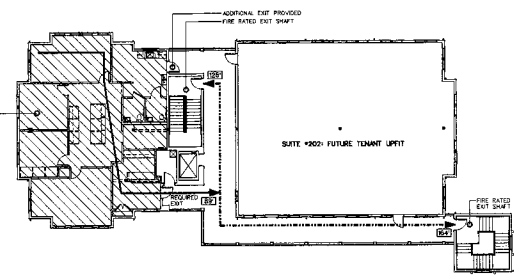


**ABBREVIATIONS**

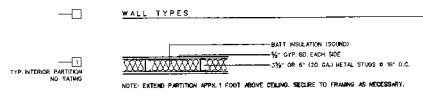
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
APPR.	APPROXIMATE
B.O.	BACK OF OR BOTTOM OF
B.R.	BRICKER ROD
CONC.	CONCRETE
C.J.	CONSTRUCTION JOINT
CONTR. JOINT	CONTROL JOINT
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
CER. TILE	CERAMIC TILE
DN	DOWN
D.S.	DOWN SLOUT
D/W	DOWNWAGER
EA.	EACH
E.O.S.	EDGE OF SLAB
E.S.	EDGE OF STEEL
E.W.C.	ELECTRIC WATER COOLER
E.W.H.	ELECTRIC WATER HEATER
F.E.C.	FIRE EXTINGUISHER CABINET
F.B.	FLOOR BEAM
F.C.C.	FIRE SEPT. CONNECTION
FIN.	FINISH
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STEEL SHD.
F.O.B.	FACE OF BRICK OR BLOCK
F.V.D.	FIELD VERT. DIMENSION
GA.	GANCE
GL.V.	GRAVELLED
G.C.	GENERAL CONTRACTOR
G.B.	GRAB BAR
G.P.B.	GYP. BR.
G.W.B.	GYP. WALL BOARD
H.O.R.	HORIZONTAL
H.W.L.	HORIZONTAL
M.W.O.	MACHINE
M.O.	MASONRY OPENING
M.W.L.	MARBLE
M.R.	MOISTURE RESISTANT
M.C.	NOT IN CONTRACT
P.F.D.	PRINTED
P.F.D.	PAPER FOWEL DISPENSER
P.T.O.	PRESSURE TREATED
R.L.W.	PLASTIC LAMINATE
R.L.	FAN LEADER
REF.	REFRIGERATOR
REC.	RECORDS
R.O.	ROUGH OPENING
S.D.	SOUP DISPENSER
S.H.V.S.	SHOVELS
S.H.G.	SHEATHING
SM	SMALL
S.H.O.	SEWING MACHIN. DISPOSAL
T.B.D.	TO BE DETERMINED
T.B.	TOP OF
T.G.W.	TOP OF WALL
T.T.S.	TELEPHONE TERMINAL BOARD
T.T.S.	TOILET TISSUE DISPENSER
TYP.	TYPICAL
VERT.	VERTICAL



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**2nd FLR. REFERENCE and LIFE SAFETY PLAN**  
SCALE: 1/4" = 1'-0"



**LEGEND OF SYMBOLS**

- 1 WALL TYPE DESIGNATOR - SEE SHEET A102
- 2 INTERIOR DOOR AND FRAME DESIGNATION
- 3 INTERIOR ELEVATION DESIGNATOR - NUMBER AND SHY
- 4 NEW RATED WALL CONSTRUCTION (NOT APPLICABLE)
- 5 EXISTING CONSTRUCTION TO REMAIN
- 6 EXISTING UN-RATED CONSTRUCTION TO REMAIN
- 7 NEW INTERIOR WALL CONSTRUCTION

**GENERAL NOTES**

1. ALL INTERIOR TRIMMARIETTES SHALL BE NEARUP TO WALL-FINE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF METAL STUD UNLESS NOTED OTHERWISE.
3. PROVIDE SOUND ATTENUATION EVALUATION AT ALL INTERIOR WALL HEIGHT, CEILING PARTITIONING.
4. SEPARATION OF REGULAR FLOORING MATERIALS SHALL OCCUR PRIOR TO INSTALLATION OF DOOR THRESH.
5. PROVIDE SOLE BLOCKING AS REQUIRED TO SECURE CEILINGING INDICATED.

**NUMBERED NOTES**

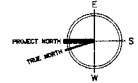
1. RELOCATE EXISTING PVC VENT STACKS AS TO BE ADJACENT STEEL COLUMN AS PHYSICALLY POSSIBLE.
2. RELOCATE EXISTING SMV PIPE CONDOR AS NEAR TO ADJACENT STEEL COLUMN AS PHYSICALLY POSSIBLE.
3. RELOCATE EXISTING WIND LINE NETS AS NEAR TO ADJACENT STEEL COLUMN AS PHYSICALLY POSSIBLE.
4. PROVIDE THE NECESSARY BRACING AND PROTECTION AROUND EXISTING PVC CONDENSATE DRAIN.



**STRUCTURAL SYSTEMS, INC.**  
SUITE 200  
JUNCTION GREEN COURT  
5105 Junction Circle  
Wilmington, North Carolina

**KOT AND MURPHY ARCHITECTS**  
214 Walnut Street  
Wilmington, North Carolina  
28401  
910.772.5934

Sheet: **A3.01**  
Scale: As Noted  
Date: 0 APRIL 2008  
CONSTRUCTION DWGS.



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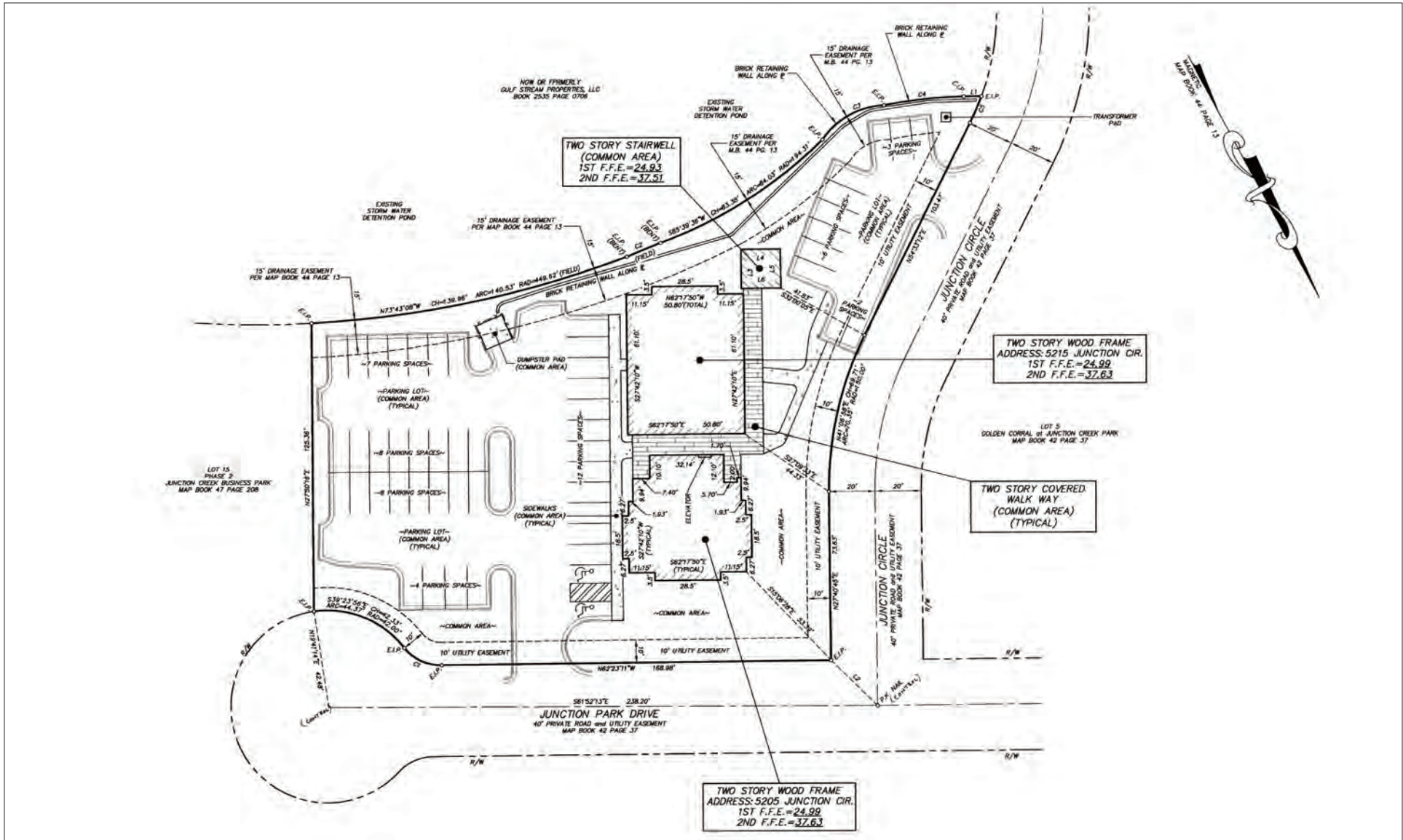
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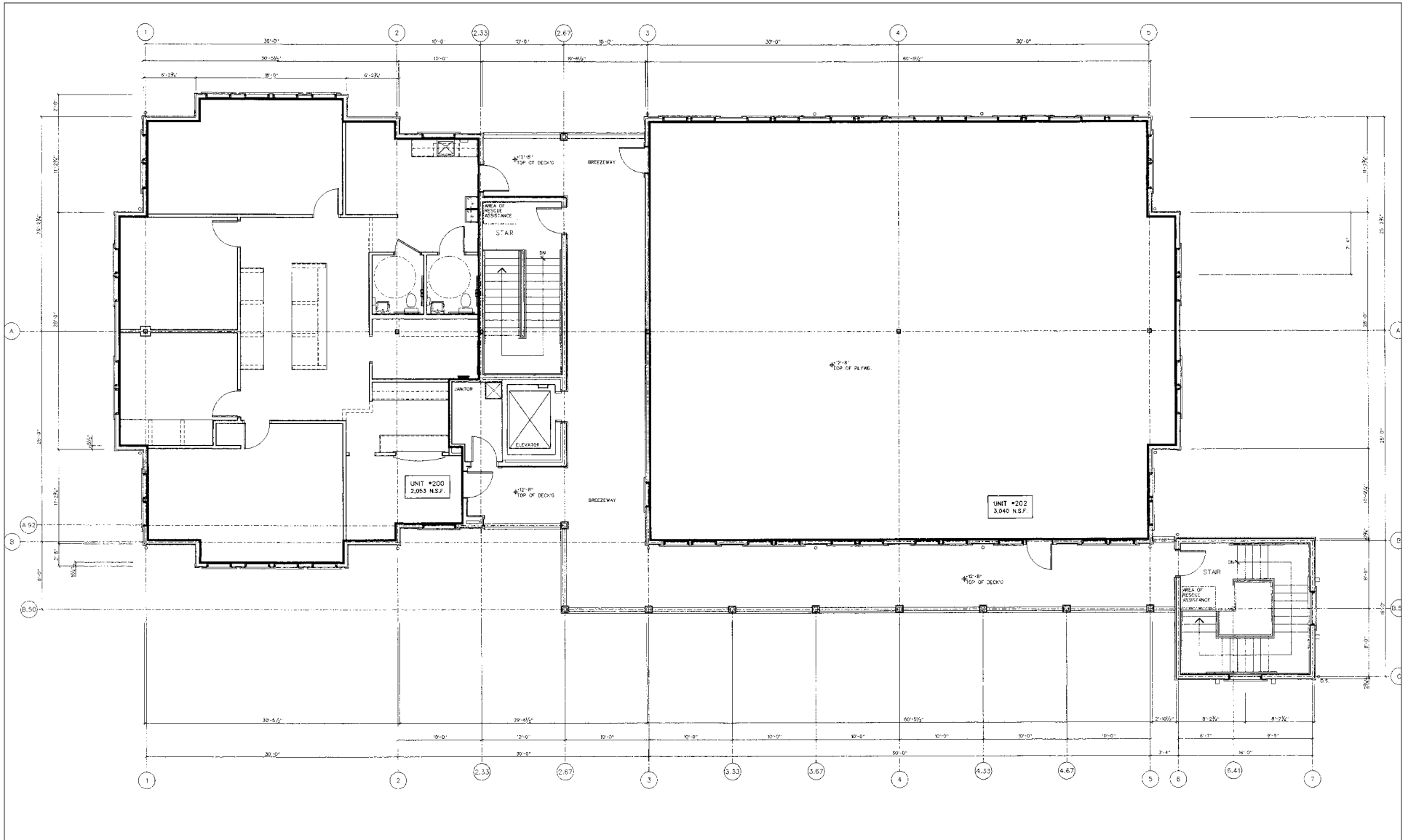
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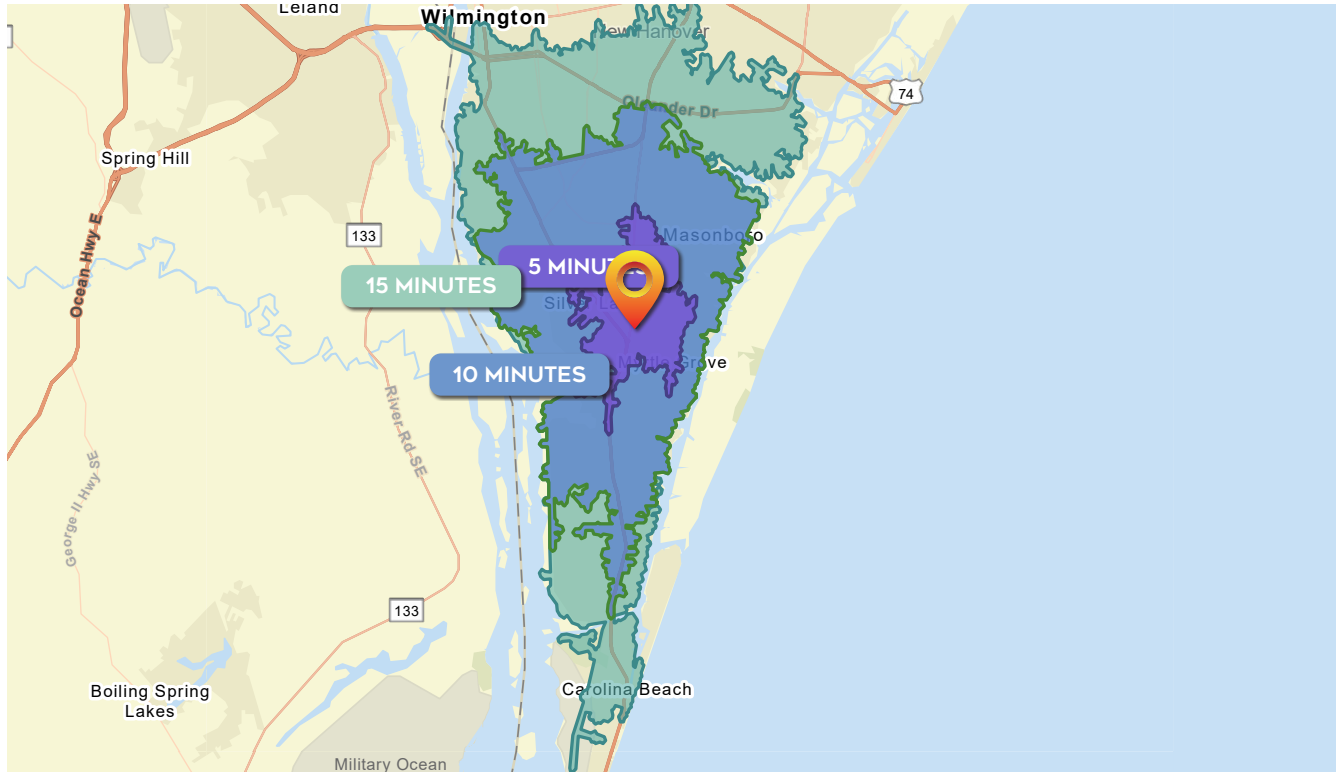
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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	13,361	69,657	117,780
Average Age	40.5	42.6	41.2
Households	5,844	30,037	52,274
Average HH Size	2.31	2.30	2.23
Median HH Income	\$78,962	\$77,506	\$66,632
Average HH Income	\$106,619	\$112,357	\$103,942
Per Capita Income	\$45,263	\$48,504	\$46,310

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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