



15894 HIGHWAY 17
P.O. BOX 56
HAMPSTEAD, NC 28443
910/270-5100 FAX: 910/270-5110

FOR SALE

PROFESSIONAL OFFICE

IN HOWE CREEK LANDING



**710 MILITARY CUTOFF ROAD, SUITE 250
WILMINGTON, NORTH CAROLINA**

This beautifully appointed office condo unit provides 3,210 rentable square feet in the Landfall/Mayfaire area's premier office facility. Available for occupancy on January 1st, this offering presents a rare opportunity in this very tight market.

**CALL
HENRY NADEAU
(910) 524-7184**

**CALL
MIKE NADEAU
(910) 620-1237**

Commercial & Investment Real Estate Specialists

email: info@creativecommercial.biz
www.creativecommercial.biz



710 MILITARY CUTOFF ROAD, SUITE 250

THE SUITE

- 3,210 Rentable Square Feet
- 2,748 Usable Square Feet
- Fully Heated And Cooled
- Shared Restrooms In Common Area
- Second Floor Southwest Corner
- Hardwood Floors
- Extensive Built In Cabinetry

LEGAL

- New Hanover County Deed Book 5242, Page 1567
- Unit 2A Per Condo Book 17, Page 175
- Howe Creek Landing Condo Declarations New Hanover County Deed Book 5192, Page 656 As Amended
- Tax Parcel ID: R05100-004-003-007

THE CONDO

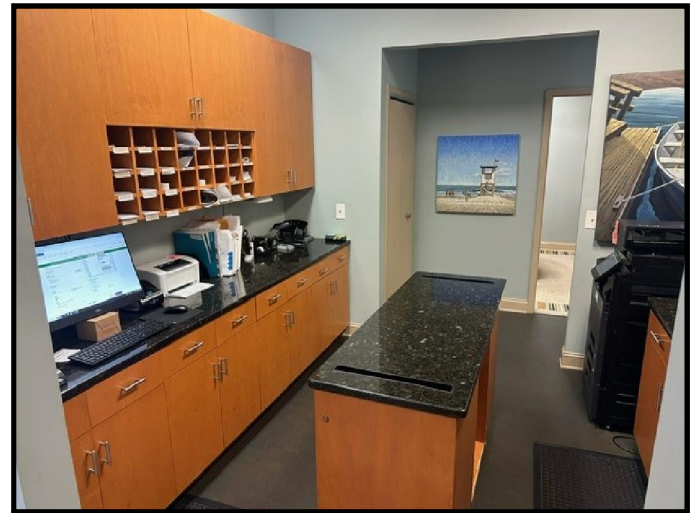
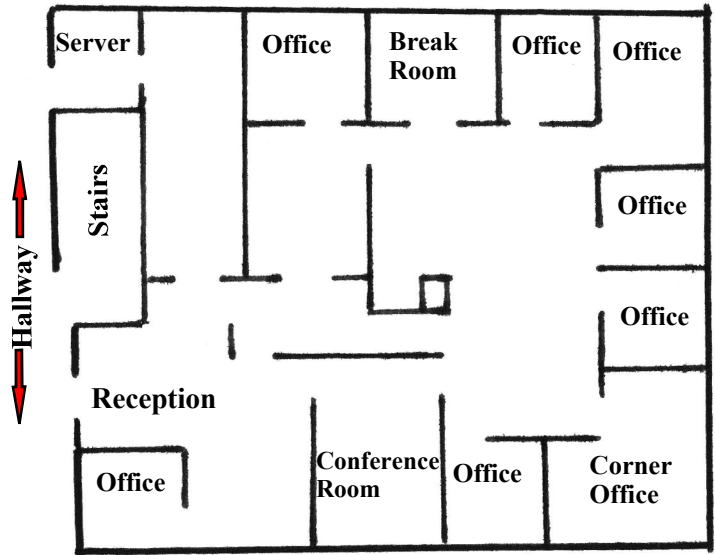
- Professionally Managed By CAMS
- Condo Dues: \$2,401/Mo Includes:
 - Landscaping And Parking Lot Maintenance
 - Janitorial In Common Areas
 - Building Insurance
 - Water, Sewer And Trash
 - All Electric
 - Roof Maintenance
 - Pest Control In Units
 - Elevator And HVAC Maintenance

THE OFFERING

\$1,095,000

NOTE

Current Occupant Earney & Co. Is Relocating To Larger Quarters Within Howe Creek Landing



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Creative Commercial Properties, Inc. reasonably believes the information in this brochure is fairly and accurately stated. However, any prospective purchaser is urged to independently confirm its accuracy and completeness.