Spring 1993, I bought 5041 office building, and the photo below is from 1993. The building was advertised as well landscaped, 18% occupancy, and no heating or air conditioning.   In addition to being an office building, it functioned as a movie set.   Known as a man who loves a challenge, I decided to buy the building.

Initially, I chose to focus on non-profits to give back to the community as part of my long-term plan. I installed the new HVAC system, repainted the exterior, and enhanced the landscaping. The property was subsequently occupied by various non-profit organizations, until government funding ceased a few years later. Today, we still have some non-profit organizations in the building.

Over time, the tenant portfolio has grown to encompass national organizations including IBM, ADT, Great Clips, Blue Water (Brunswick Corporation), various North Carolina state agencies and government offices, as well as numerous successful local businesses. Tenants stay for a long time thanks to our long tenured team of Alice (cleans the building daily), Bill (building manager), Jamie, and James (maintenance and landscaping). Which is to say, I could not have gotten along without them.

The building has undergone various renovations and improvements over the years. A few examples:

Total lobby remodel

Upgraded elevator

Improved lighting to LEDs inside and outside the building

Improved the air quality to eliminate Covid, Flu, smoke, static electricity, etc.

Iwave cold plasma generators installed in thirteen rooftop air conditioning units

Renovated the building entirely after Hurricane Florence

New carpets and flooring

Fiber optic cable in the entire building

Along the way, I have made many friends, enjoyed what me and my team has accomplished together and have been proud to have been involved in this venture. I admire all the business that have occupied the building and what they have done for Wilmington.

Now that I will soon be eighty-five, it is time for someone else to continue this work and enjoy the building as I have.

Jerry Cook