

THE PINES | 1838 SIR TYLER DRIVE, SUITE 203

± 1,688—4,160 SF OFFICE SPACE FOR SUBLEASE



Presented By:

Cape Fear Commercial
102 Autumn Hall Drive | Suite 210
Wilmington, NC 28403
(p) 910.344.1000 (f) 910.344.1020



PROPERTY OVERVIEW

1838 Sir Tyler Drive
Wilmington, NC



ADDRESS:

The Pines at Westfall Park
1838 Sir Tyler Drive, Suite 203
Wilmington, 28405
North Carolina | New Hanover County

AVAILABLE SF:

Suite 203: 1,688—4,160 SF

This entire office space is available for sublease, but can be subdivided as well. Suite 203 features several private offices, a conference room, a reception area and kitchen.

Sublease available through July 2025

RATE/EXPENSE TREATMENT:

\$30.00/SF | Full Service

DESCRIPTION:

Class A Office space in the Landfall/Mayfaire submarket available for sublease. The building common areas and entryways are newly renovated with major updates to bathrooms, lighting fixtures, walls, flooring and artwork.

The site provides signaled access on Sir Tyler Drive and abuts Landfall along the East property line. Located less than 4 miles from Wrightsville beach, and in close proximity to several shopping and dining options.

For more information, please contact:

F. Spruill Thompson, SIOR

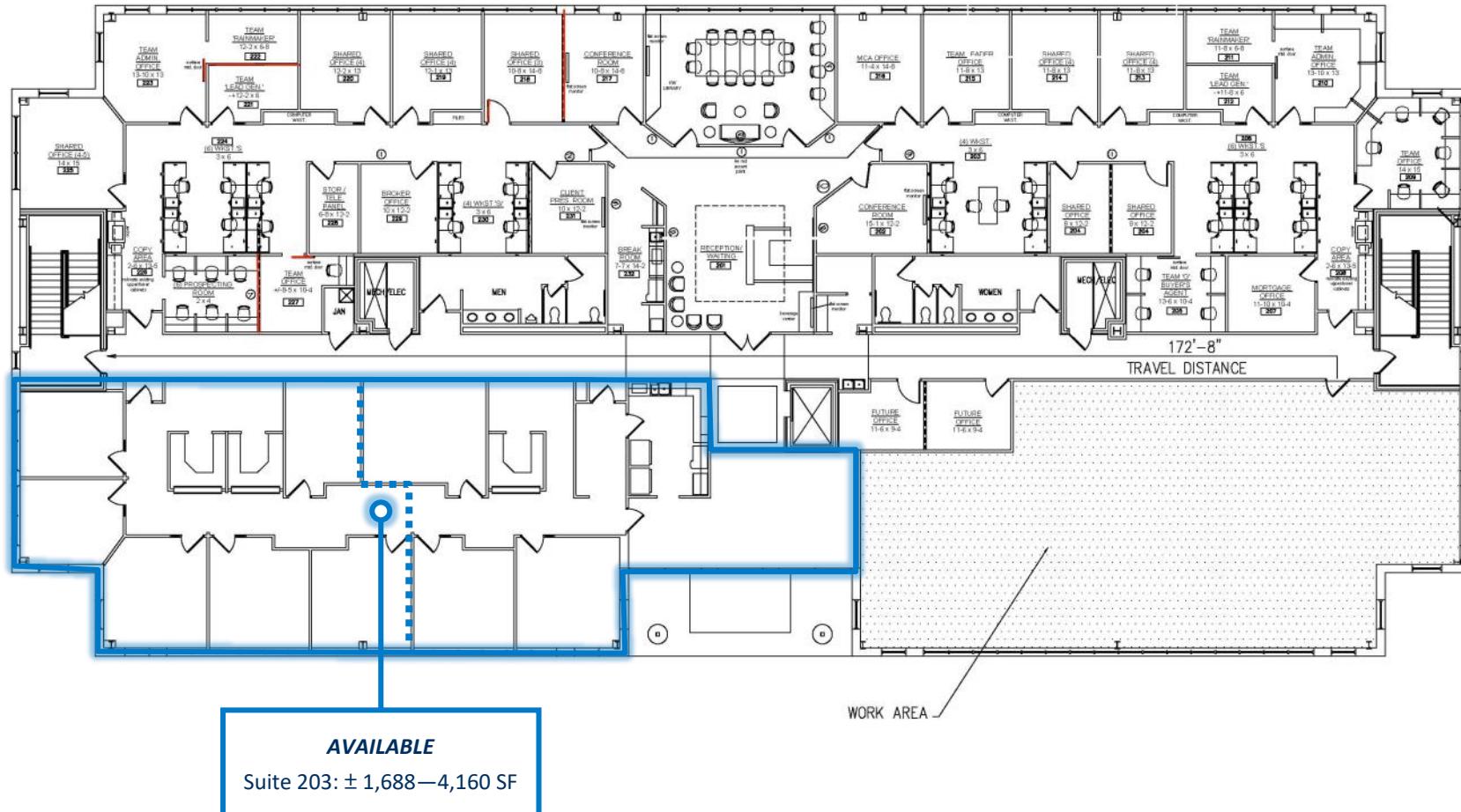
910.344.1012 (direct)

910.431.8280 (mobile)

spruill@capecommercial.com

FLOOR PLAN

1838 Sir Tyler Drive
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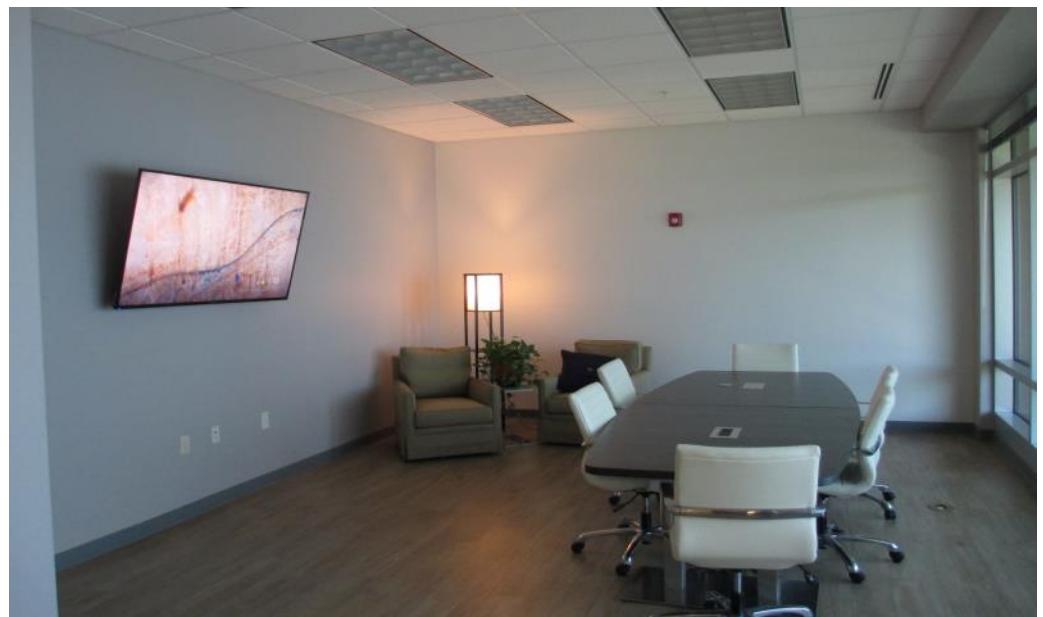
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PHOTOS

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AERIAL VIEW

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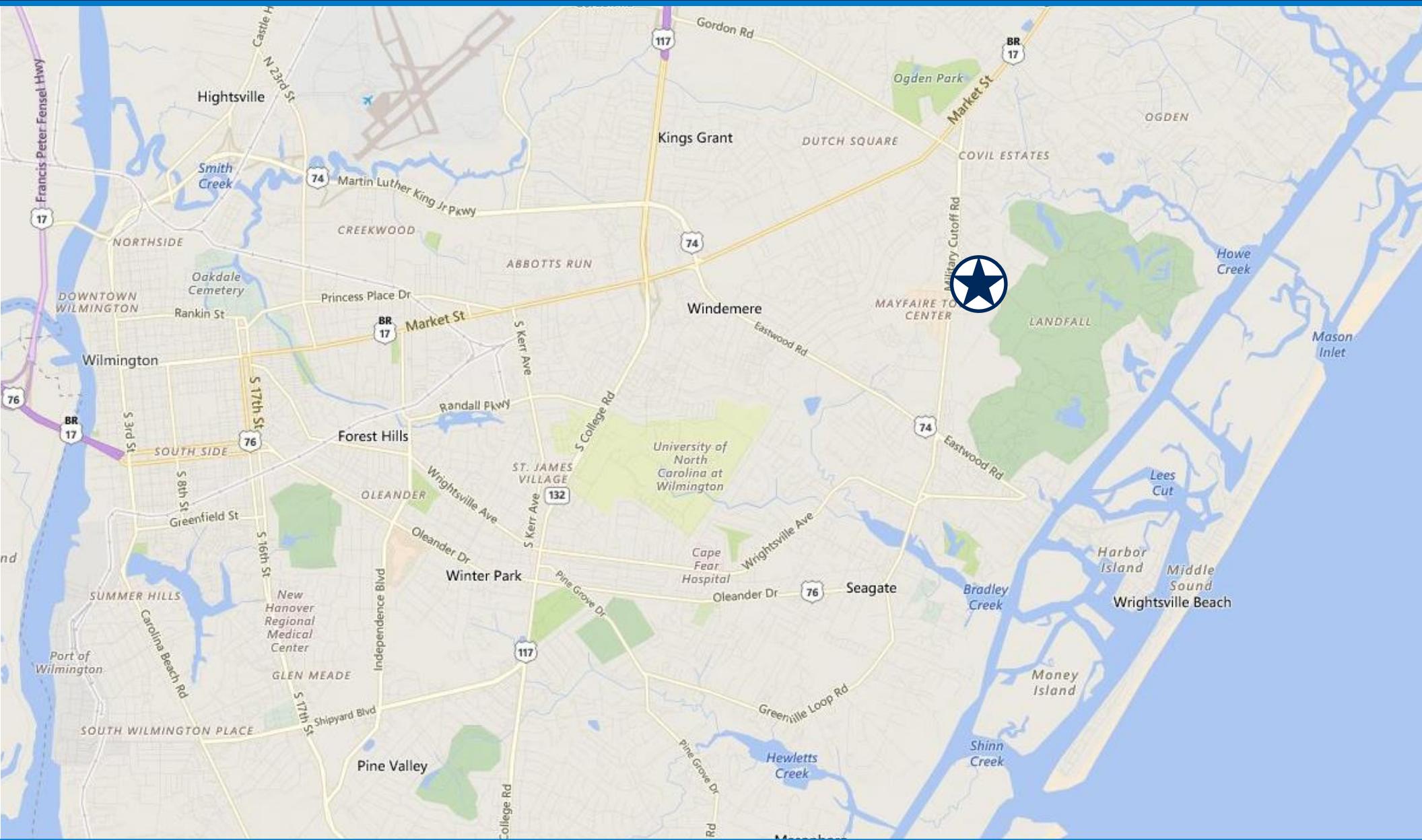
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LOCATION MAP

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