

# 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.

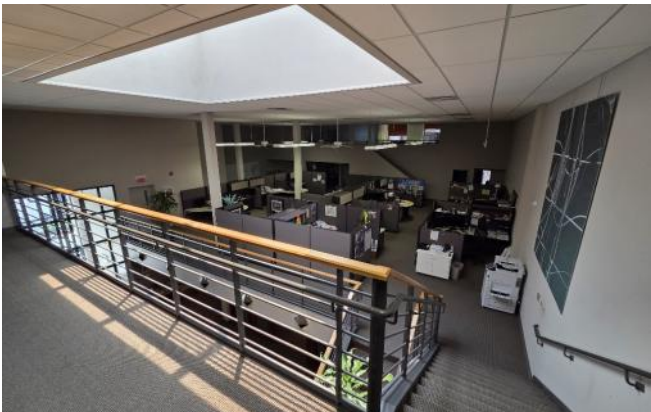
The building features 21,600 usable square feet (excludes unconditioned basement/storage area), currently occupied by a single office tenant through April 30, 2026. The tenant has provided notice to vacate at lease end.

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	\$4,700,000
LEASE PRICE	\$18.00 SF—Based on $\pm$ 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	$\pm$ 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>

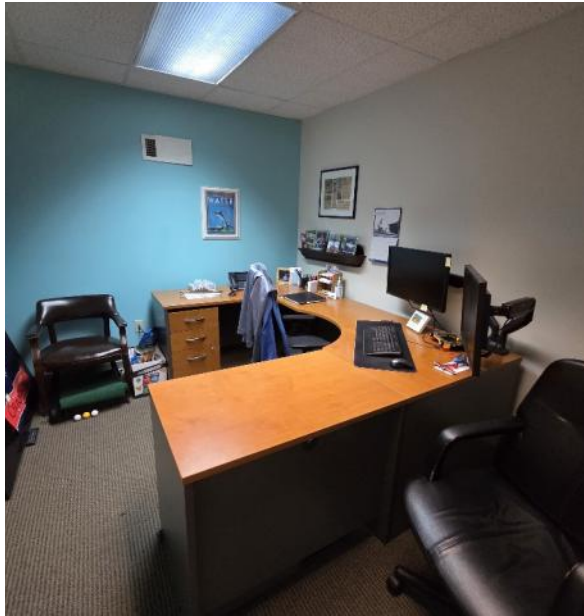


PHOTOS

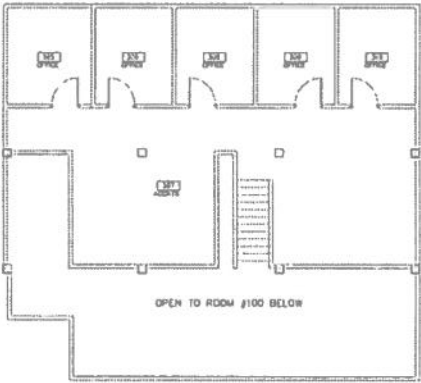




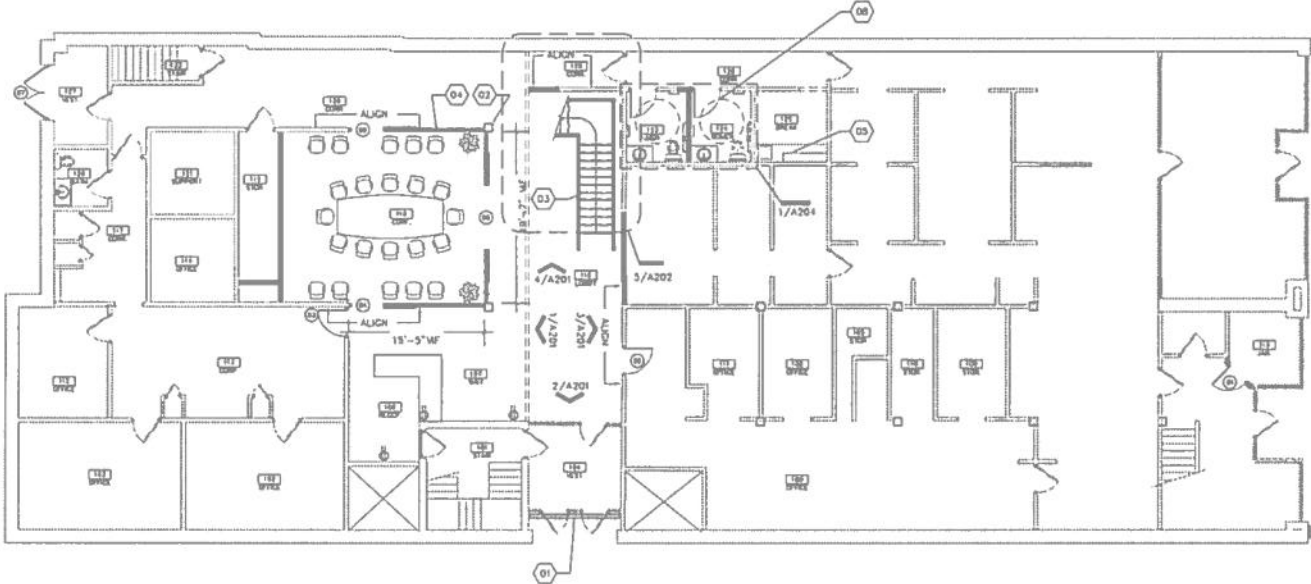
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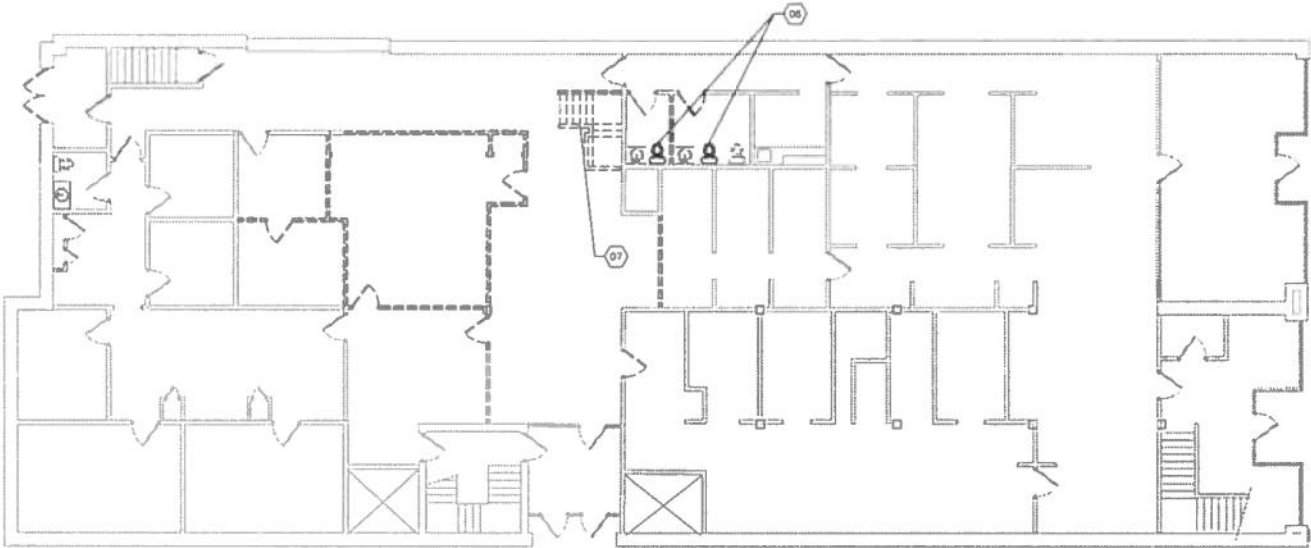
FLOOR PLAN



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

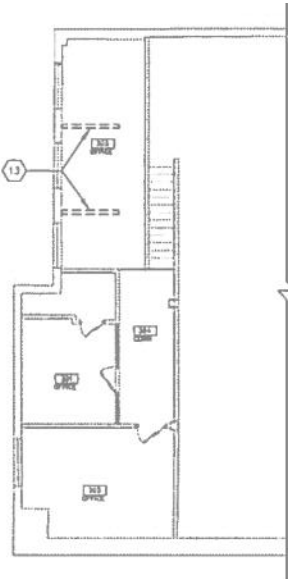


1 - GROUND FLOOR CONSTRUCTION PLAN  
1/8" = 1'-0"

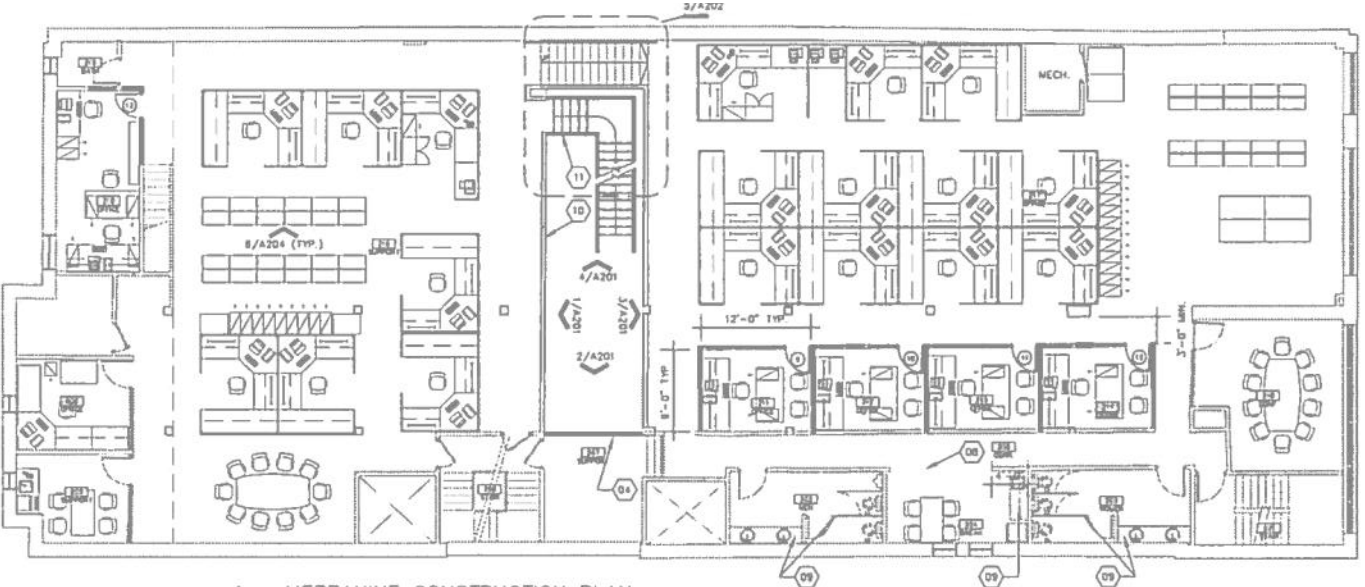




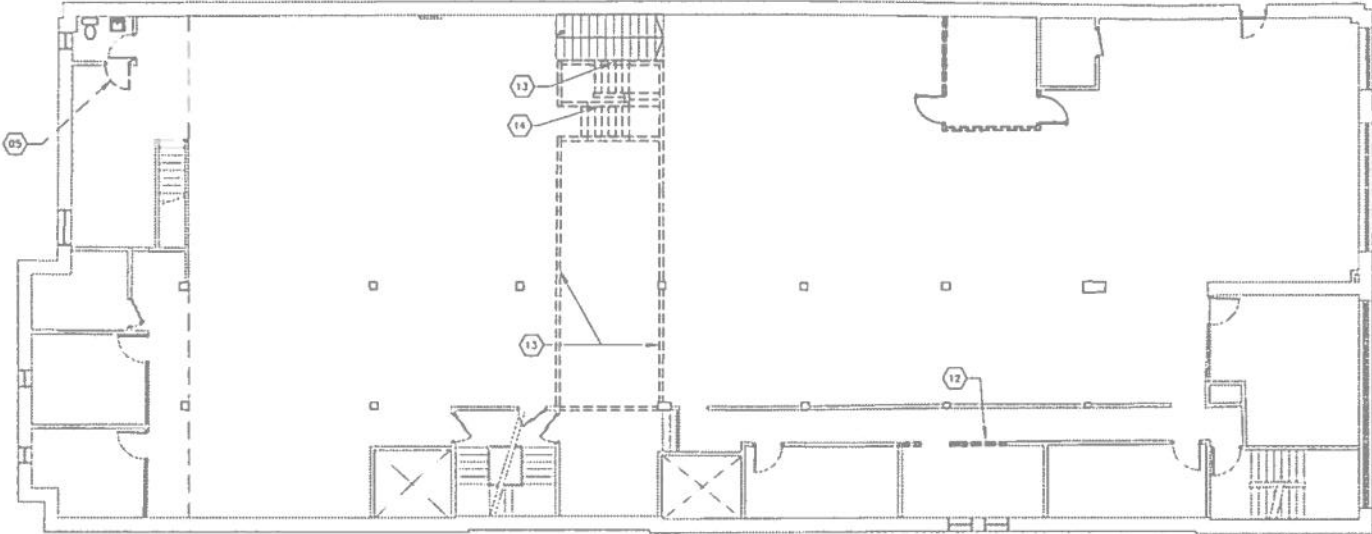
FLOOR PLAN



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



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



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

GIS AERIAL







CAPE FEAR RIVER

HOTEL BALLAST

N WATER STREET

CAPE FEAR  
COMMUNITY  
COLLEGE

WALNUT STREET

THE MURCHISON  
BUILDING

SUBJECT

N FRONT STREET

GRACE STREET

N WATER STREET

USPS

CHESTNUT STREET

2ND STREET  
PARKING GARAGE

HAMPTON INN

PROJECT GRACE

N 2ND STREET

PUBLIC  
LIBRARY

UNITED BANK

N 3RD STREET

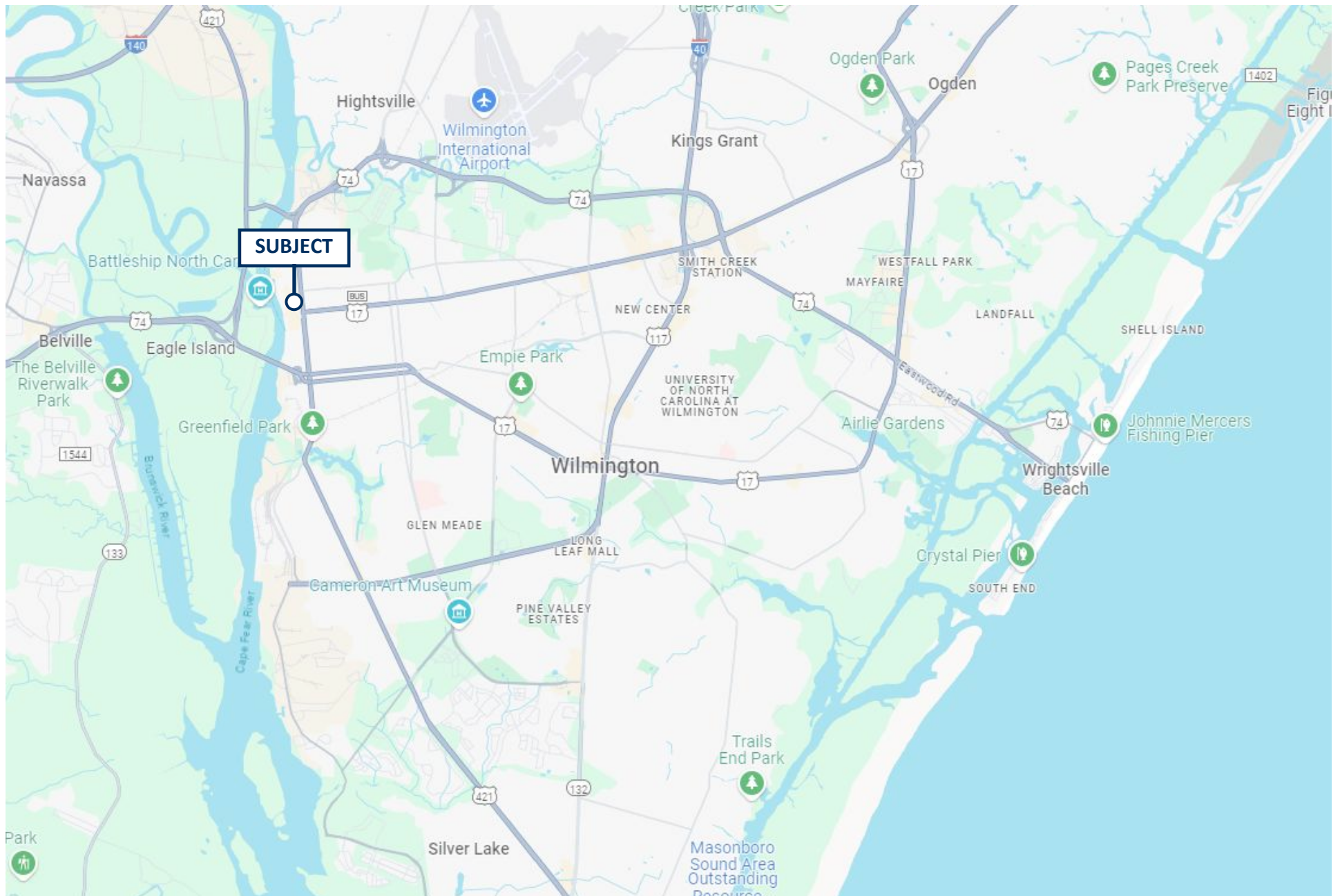
N FRONT STREET

PRINCESS STREET

PARKING DECK



## LOCATION MAP







## CONTACT



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