



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

359 NORTH FRONT STREET
P.O. BOX 215
WILMINGTON, NC 28402
910/251-2211 FAX: 910/251-2218

FOR SALE OR LEASE WILMINGTON PROFESSIONAL OFFICE



**3505 CONVERSE DRIVE SUITES 200 & 235
THE CREST BUILDING
WILMINGTON, NORTH CAROLINA**

The Crest Building at Shipyard Commons offers a beautifully landscaped, modern office space in a central location. This 9,791 square foot 2nd floor condo is divided into two exceptional office suites. With 7,266 square feet available to occupy and the balance leased, this offering is an ideal opportunity for an owner/investor.

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

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

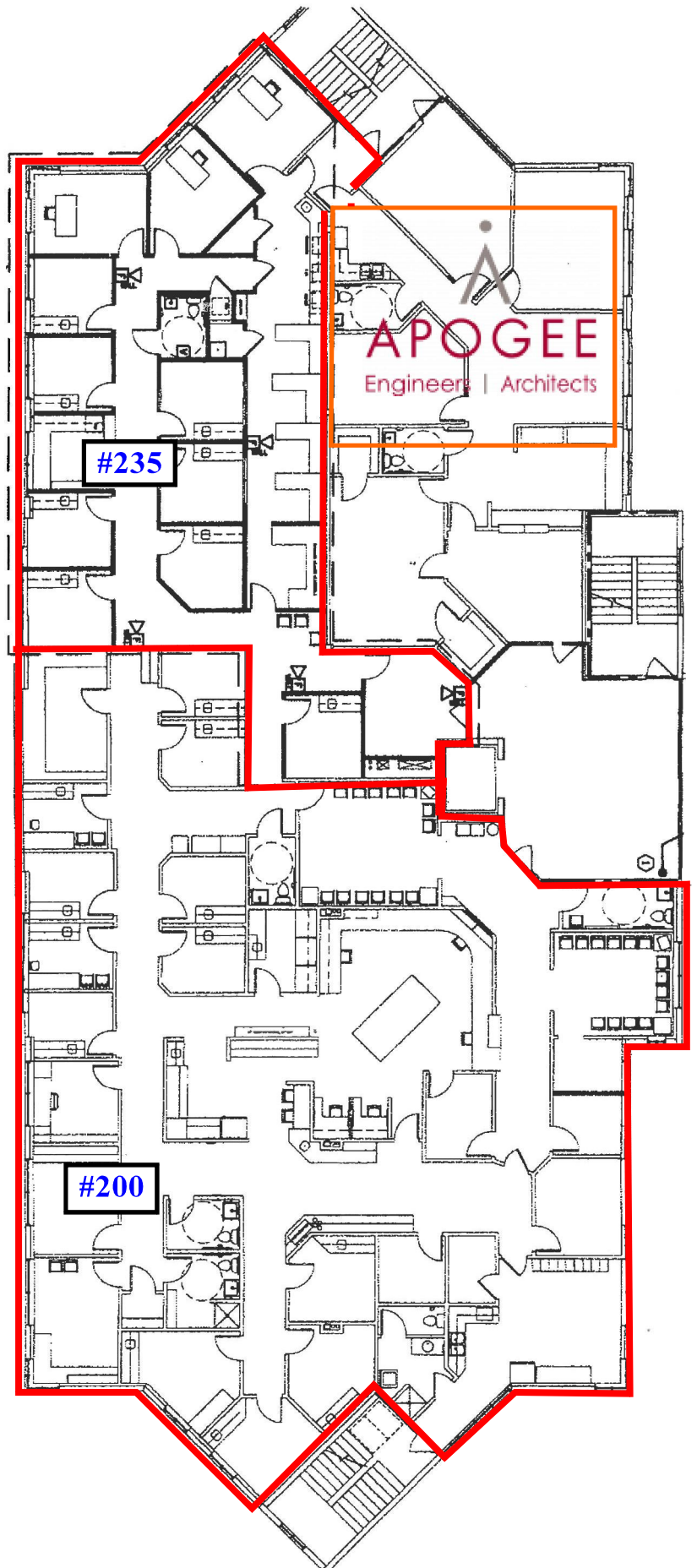
Commercial & Investment Real Estate Specialists

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



#235
**2,525 Rentable
Square Feet
Leased To
Kingoff
Acupuncture
Through May
Of 2025**

#200
**7,266 Rentable
Square Feet
Available
Immediately For
Owner
Occupant Or
Lease**



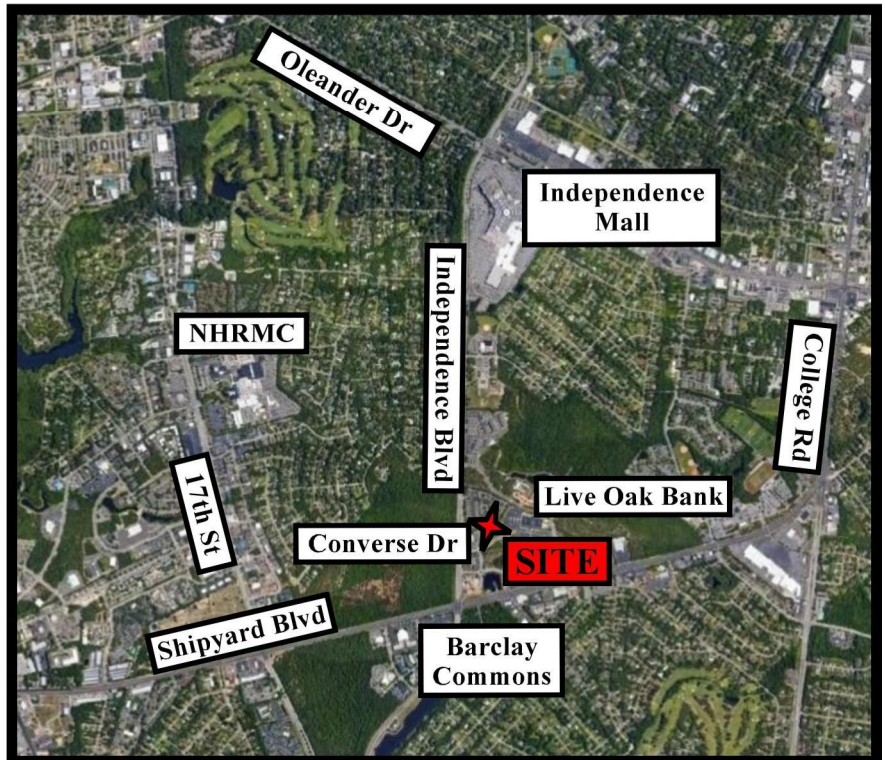
3505 CONVERSE DRIVE, SUITES 200 & 235

SUITES #200 And #235

- 9,791 Rentable Square Feet Total
- 8,379 Usable Square Feet Total
- Suite #235 Leased To Kingoff Acupuncture Through May Of 2025
- Tax Parcel ID:R06113-001-007-004
- Extensive Medical Upfit In Place Including Lab Space, Multiple Waiting Rooms And 21 Wet Exam Rooms
- 6 Restrooms
- Condo Dues \$2,923.46/Mo

THE CREST BUILDING

- 2.24 Acres
- Current Occupants Include:
Kuzmo Advanced Dentistry;
Dimock, Weinberg & Cherry
Pediatric Dentistry; Edward
Jones And Apogee Consulting
Engineers
- Ample Parking
- Condo Declarations Recorded In
Book 2579, Page 2630
- City Of Wilmington Regional
Business (RB) Zoning
- Elevator Access



THE OFFERINGS

FOR SALE COMBINED SUITES: \$1,779,000

FOR LEASE (SUITE #200): 7,266 Rentable

Square Feet Asking - \$8,291/Mo

Tenant Pays All Expenses

CREATIVE COMMERCIAL PROPERTIES, INC.

CALL



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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.