



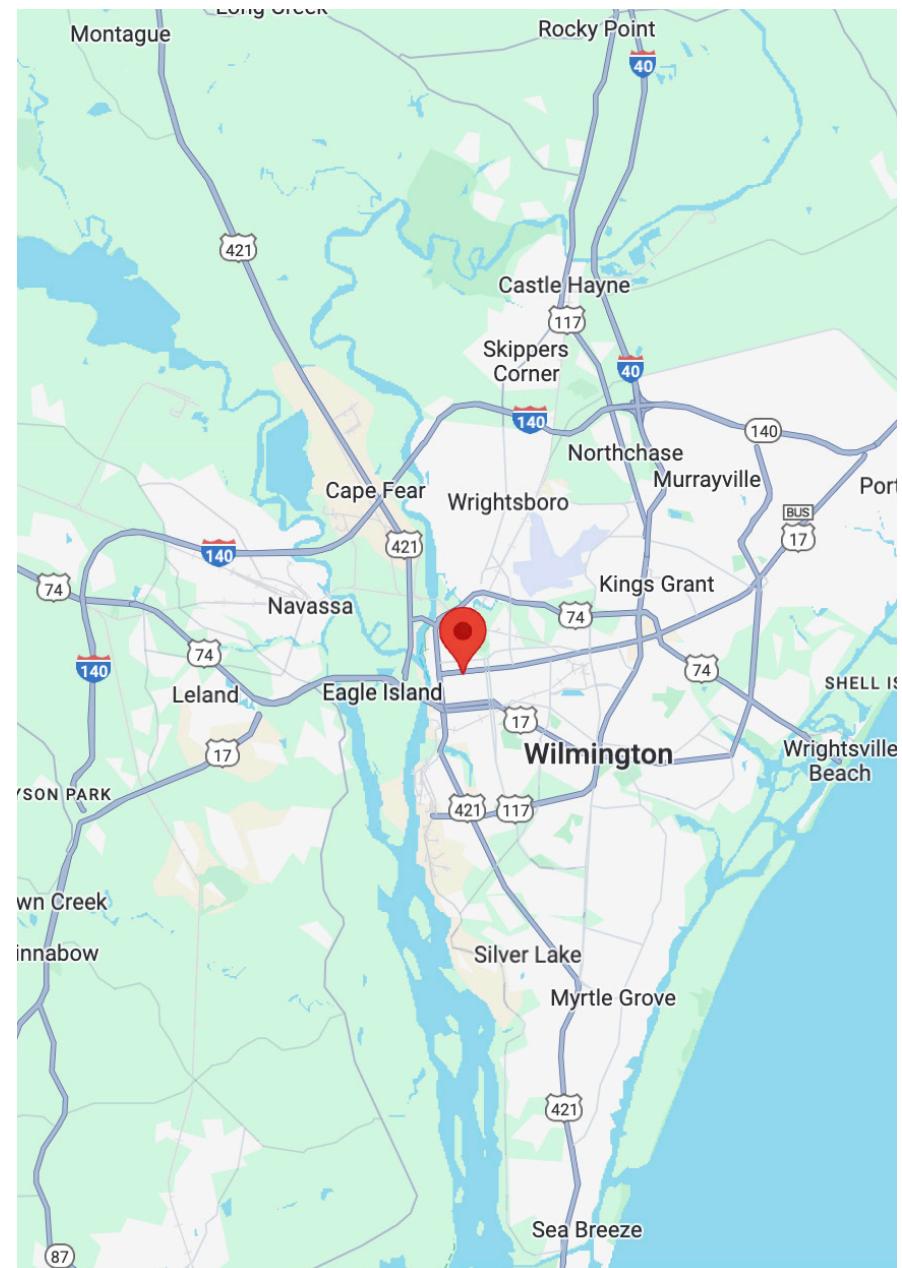
Bottle Works District Office  
**909 Market St.**  
For Lease | Wilmington, NC

**MAUS  
WARWICK  
MATTHEWS**   
& COMPANY  
Commercial & Investment Specialists

# Overview

<b>Status:</b>	For Lease
<b>Property Type:</b>	Office
<b>Size:</b>	8,516 SF
<b>Zoning:</b>	UMX
<b>County:</b>	New Hanover

Located in the vibrant Bottle Works District, 909 Market St benefits from Urban Mixed Zoning, making it a prime location for professional offices, educational spaces, medical offices or government offices near downtown Wilmington. The property features 12 offices, a media room, a copy room, and 17 cubicles. Additionally, 909 Market St offers on site parking, a spacious kitchen, and a large patio, providing both functionality and comfort in a sought-after location.

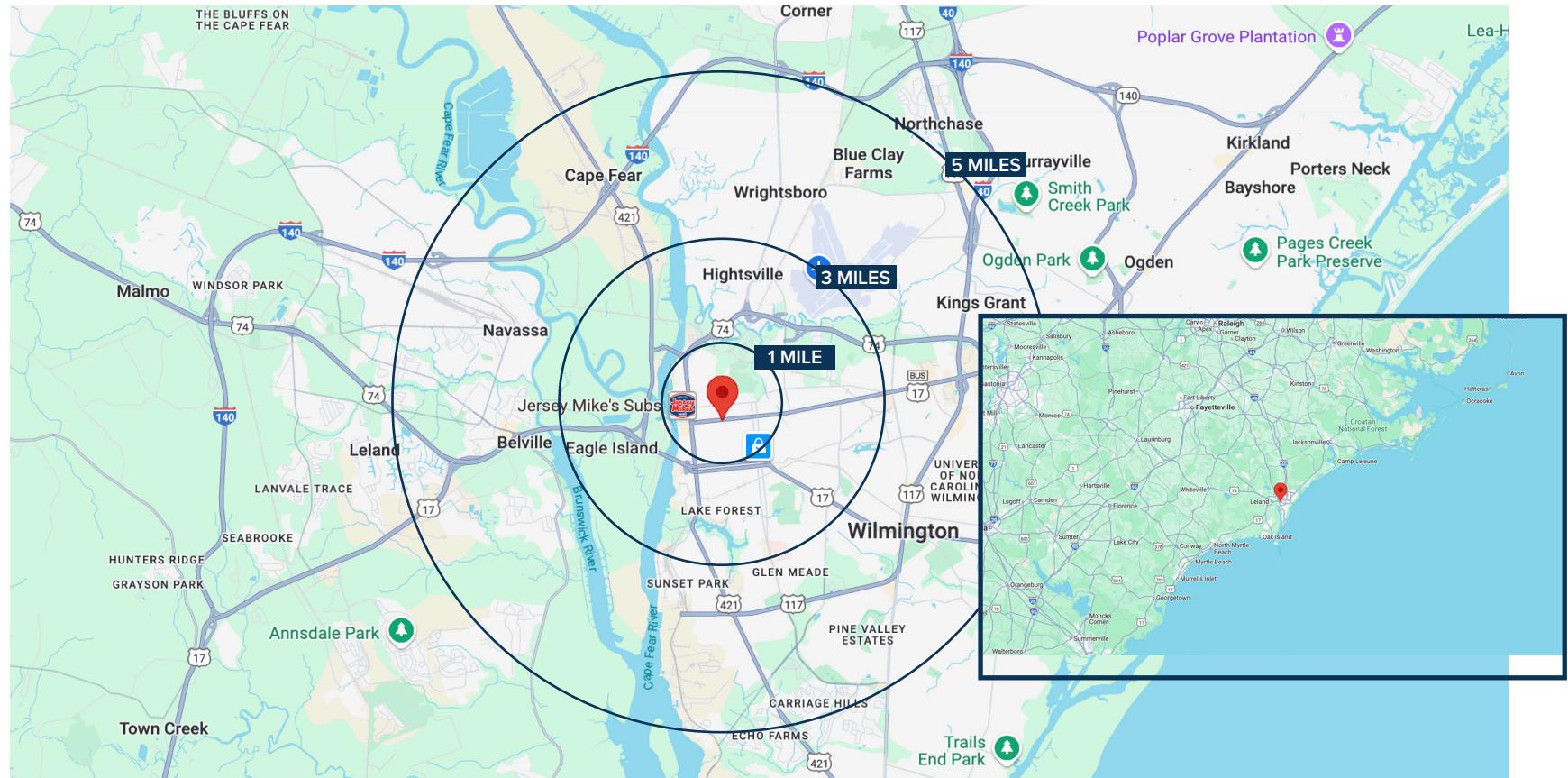


# Property Information

<b>Listing ID:</b>	41519343	<b>Parking Spaces:</b>	15
<b>Status:</b>	For Lease	<b>Zoning:</b>	UMX
<b>Property Type:</b>	Office	<b>County:</b>	New Hanover
<b>Primary Use:</b>	Office	<b>Parcels:</b>	3127-18-1834.000
<b>Sub Type:</b>	Mixed Use	<b>Nearest MSA:</b>	Wilmington
<b>Secondary Use:</b>	Retail, Govt/Public	<b>Building Status:</b>	Existing
<b>Sublease:</b>	No	<b>Land Size:</b>	1.7 Acres/ 74,052 SF
<b>Total Space:</b>	8,516 SF	<b># of Buildings:</b>	1
<b>Min Div/Max Contig:</b>	Not present/8,516 SF	<b># of Floors:</b>	1
<b>Asking Rate:</b>	\$14.50 Annual	<b>Year Built:</b>	1988
<b>Monthly Rate:</b>	\$10,290	<b>Primary Const Type:</b>	Masonry
<b>Lease Type:</b>	Modified Gross	<b>Occupancy Type:</b>	Single Tenant
<b>Lease Terms:</b>	3	<b>Building Class:</b>	B
<b>Signage:</b>	On building & free stan.	<b>Floor Size:</b>	8,736 SF
<b>Renewal:</b>	Yes	<b>Rentable Space:</b>	8,516 SF
<b>Divisible:</b>	Not present	<b>LEED Level:</b>	0
<b>Vacant:</b>	No	<b>Air Conditioned, Heated,</b>	Yes
<b>Offices:</b>	13	<b>Security System, Water,</b>	
<b>Entire Floor:</b>	Yes	<b>Sanitary Sewer, Natural</b>	
<b>Restrooms:</b>	3	<b>Gas, Rail Service</b>	

# Demographics

	POPULATION	HOUSEHOLDS	AVG. HH INCOME	EMPLOYMENT
<b>1 MILE</b>	8,687	6,718	\$39K	4,010
<b>3 MILES</b>	36,408	25,577	\$45K	17,009
<b>5 MILES</b>	85,766	54,725	\$48K	40,417



# Submarket Overview



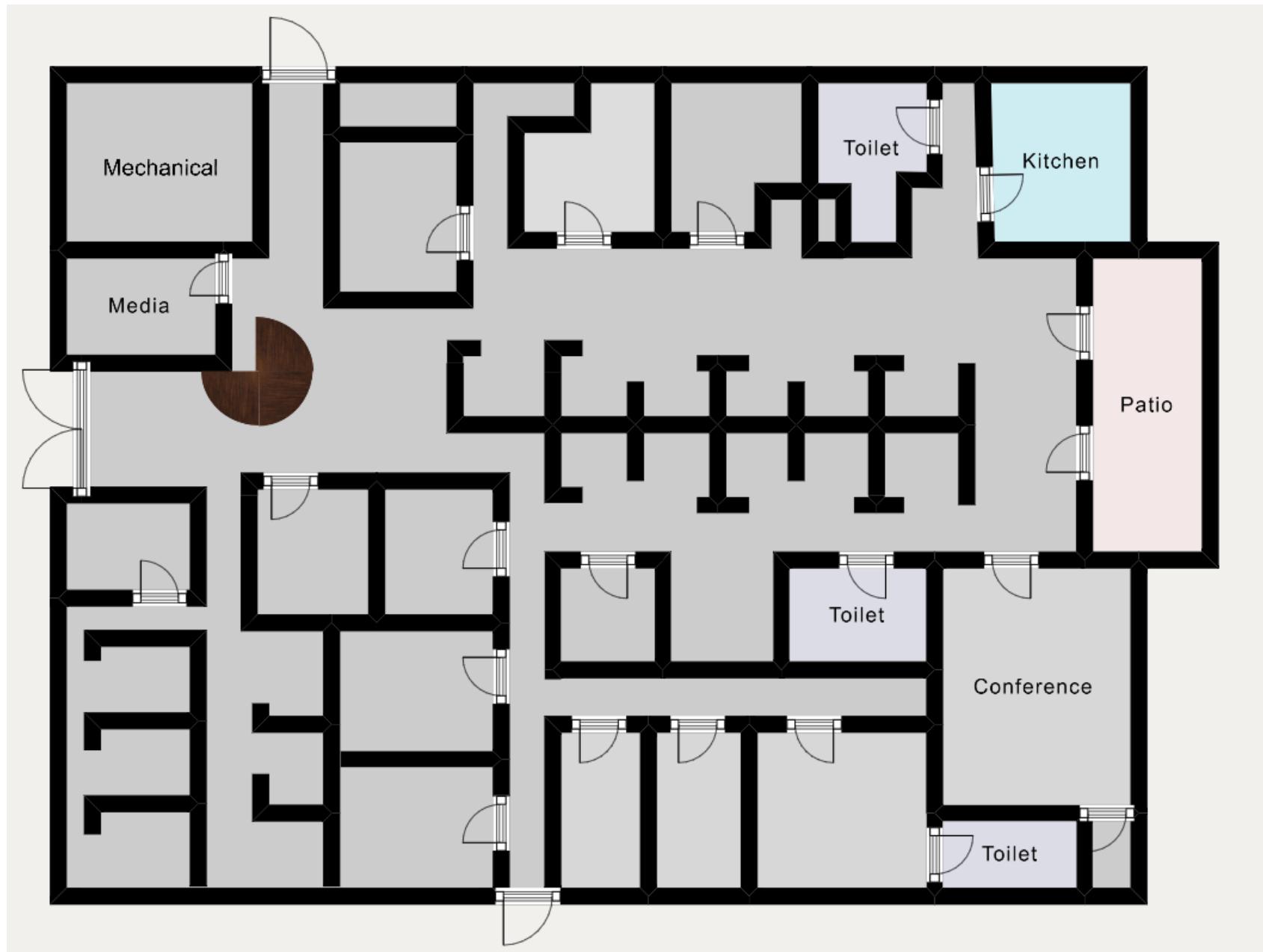
## Aerial

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## Floor Plans

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# Property Photos

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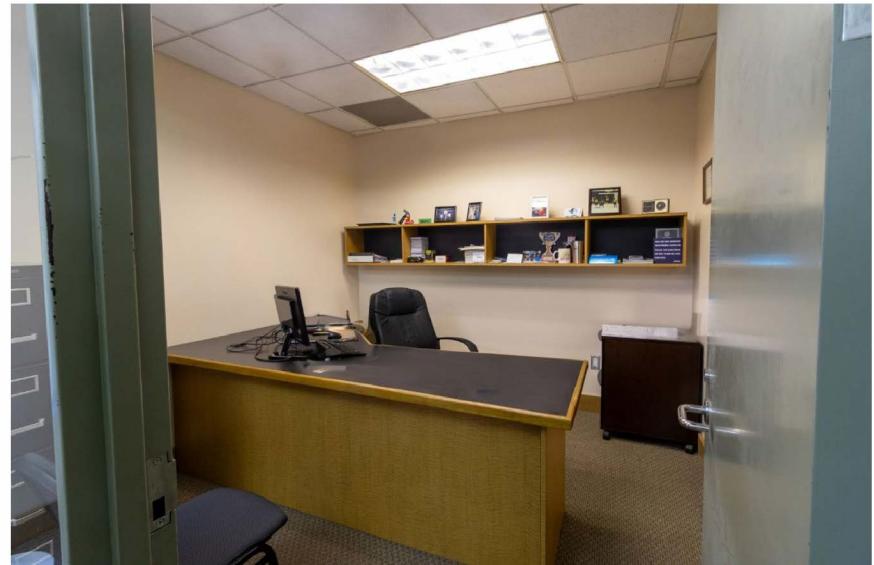


# Property Photos

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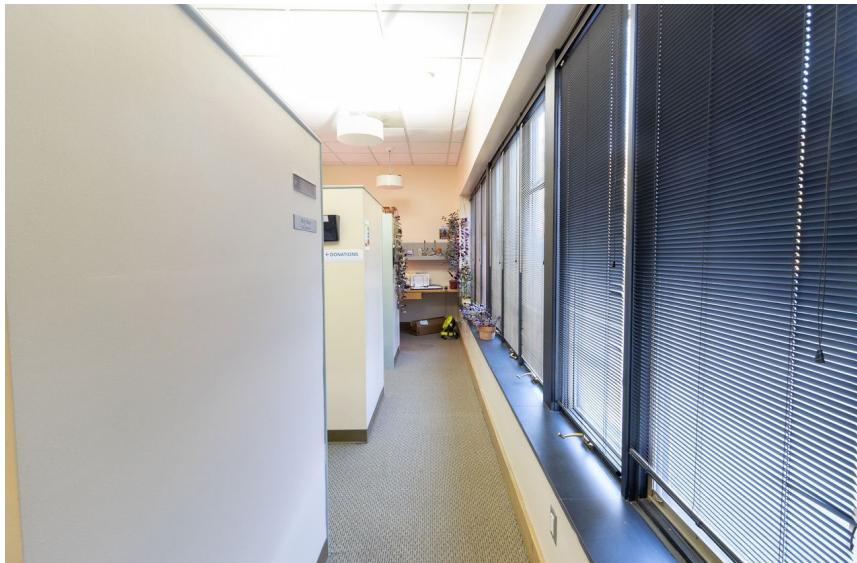


# Property Photos



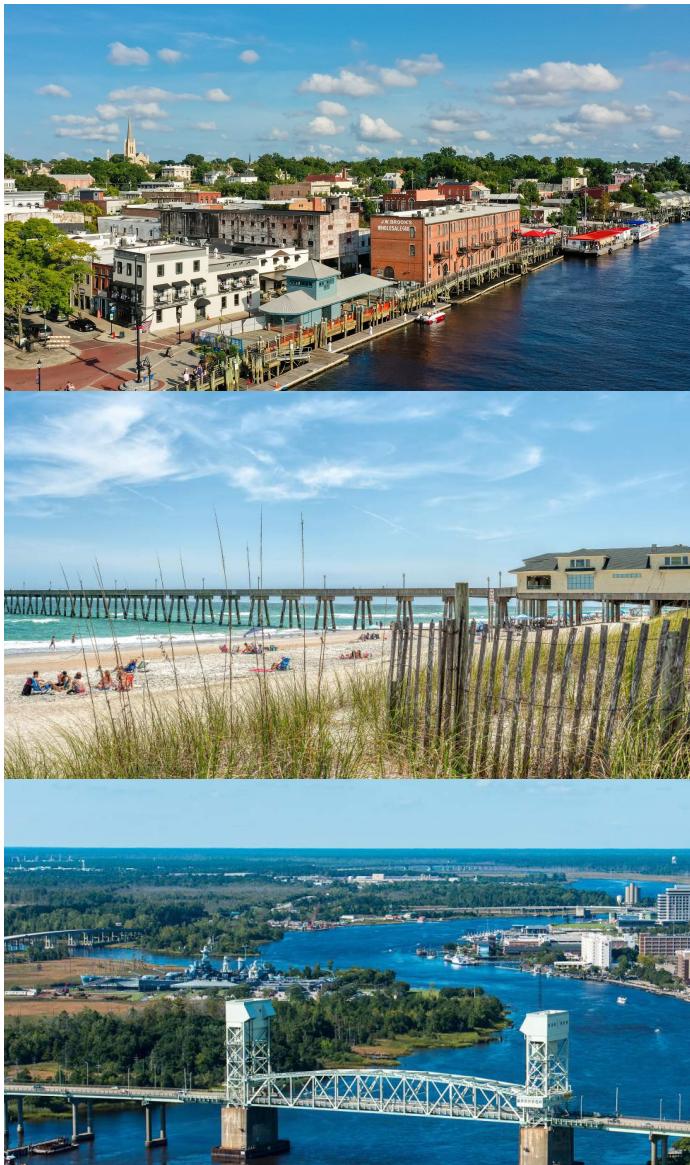
# Property Photos

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## Local Information

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### Wilmington, NC

Wilmington, North Carolina, is a thriving coastal city offering a blend of rich history, modern amenities, and a vibrant economy. Nestled along the Cape Fear River and just minutes from the Atlantic Ocean, Wilmington boasts an enviable location with stunning natural beauty. The area is a hub for diverse activities, from exploring the historic downtown district with its charming riverwalk and cultural attractions to enjoying outdoor adventures at nearby Wrightsville Beach. Wilmington's economy is robust, driven by a mix of industries including film production, education, healthcare, and a growing tech sector. The city's well-connected infrastructure, anchored by the Port of Wilmington and Wilmington International Airport, supports both business growth and tourism. With a welcoming community, excellent schools, and a range of recreational options, Wilmington offers an ideal environment for both businesses and residents, making it a prime location for commercial investment.

## Contact Info

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### Office

2524 Independence Blvd.  
Wilmington NC 28412

910-791-0400

[www.mwmrealestate.com](http://www.mwmrealestate.com)

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### Listing Agent

Ginny Dunn

901-428-4873

[ginny@mwmrealestate.com](mailto:ginny@mwmrealestate.com)



Scan the QR code below for  
more information about this  
listing.



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