

IRON GATE (PUBLIC OFFERING)

STABILIZED OFFICE SALE

2725 Iron Gate Drive | Wilmington, NC





OUR TEAM

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SUMMARY

2725 Iron Gate Drive is a newly constructed, **fully leased, Class-A office investment** located in a high-visibility, high-traffic corridor of Wilmington, North Carolina. Situated near Barclay Commons and surrounded by established professional and medical users, this property delivers immediate, stable cash flow.

HIGHLIGHTS

- + New, stabilized & 100% occupied, multi-tenanted Class-A office building.
- + Anchored by Waccamaw Dermatology & NC Farm Bureau Insurance
- + Unparalleled office market with strong fundamentals.
- + Nearly 9 years weighted avg lease term remaining
- + Net leases with personal guarantees for 2 (of the 3) tenants

LOCATION	Iron Gate 2725 Iron Gate Drive Wilmington, NC New Hanover County
PARCEL ID	R06020-001-046-000
ZONING	O&I
SIZE (Land)	1.49 acres
SIZE (Building)	± 20,846 SF
YEAR BUILT	2024
PARKING	95 onsite spaces
POA	Barclay Centre POA (stormwater & street lights)
OCCUPANCY	100%
NOI	\$575,936 (see PRIVATE OFFERING for further details)
PRICE	\$8,400,000
CAP RATE	6.86%

INVESTMENT SUMMARY

TENANTS

- + Waccamaw Dermatology
- + NC Farm Bureau Insurance
- + Palmetto Infusion

MARKET HIGHLIGHTS

- + Market office vacancy rates <5% with rising rents (CoStar, Q2 2025)
- + Limited new supply (planned and under construction)
- + Strong barriers to entry
- + Located in the midtown submarket near the business node of Barclay Commons
- + Wilmington continues to attract new residents, businesses, and investment, supporting demand for office and medical users

INVESTMENT HIGHLIGHTS

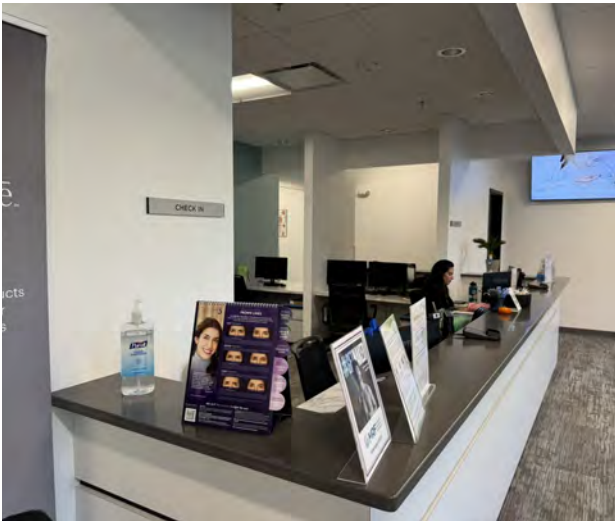
- + Stable cash floor - 100% leased asset with **nearly 9 years of weighted average lease term** remaining ("WALT", as of Jan 1, 2025)
- + Best-in-class tenants w/ diverse industries
- + Favorable lease terms incl. annual escalations and net lease structures
- + Guarantees for 2 (of the 3) tenants
- + Brand new, Class-A building w/ superior construction and warranties



PROPERTY PHOTOS



INTERIOR PHOTOS





SHIPYARD BLVD

INDEPENDENCE BLVD

SHIPYARD BLVD

Novant Coastal
OB/GYN

Novant Employee
Fitness Center

Wilmington
Pediatric Dentistry

ASHTON DRIVE

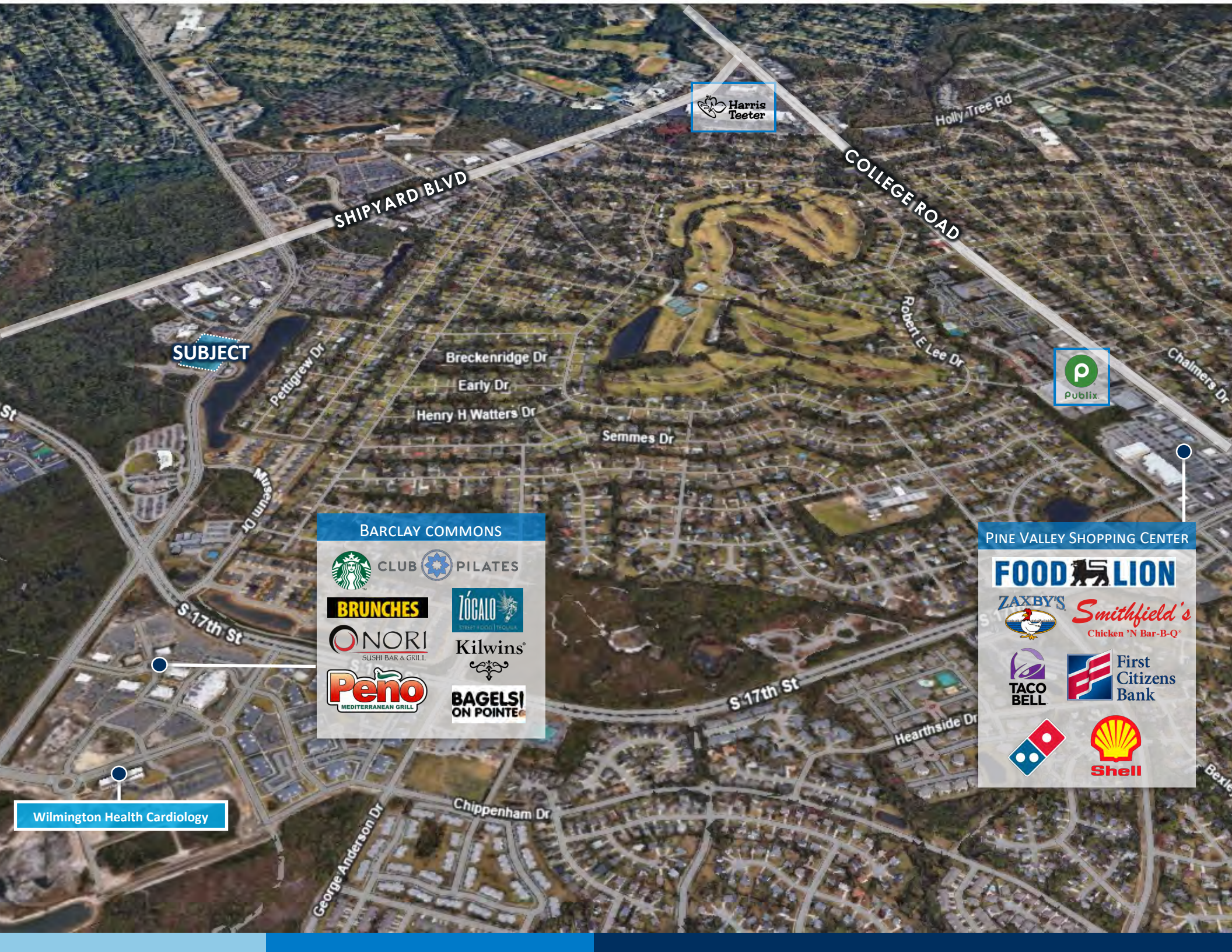
IRON GATE DRIVE

SUBJECT

Atlantic Brain
& Spine

Wilmington Surgical
Associates
(future site)

INDEPENDENCE BLVD



SUBJECT



BARCLAY COMMONS

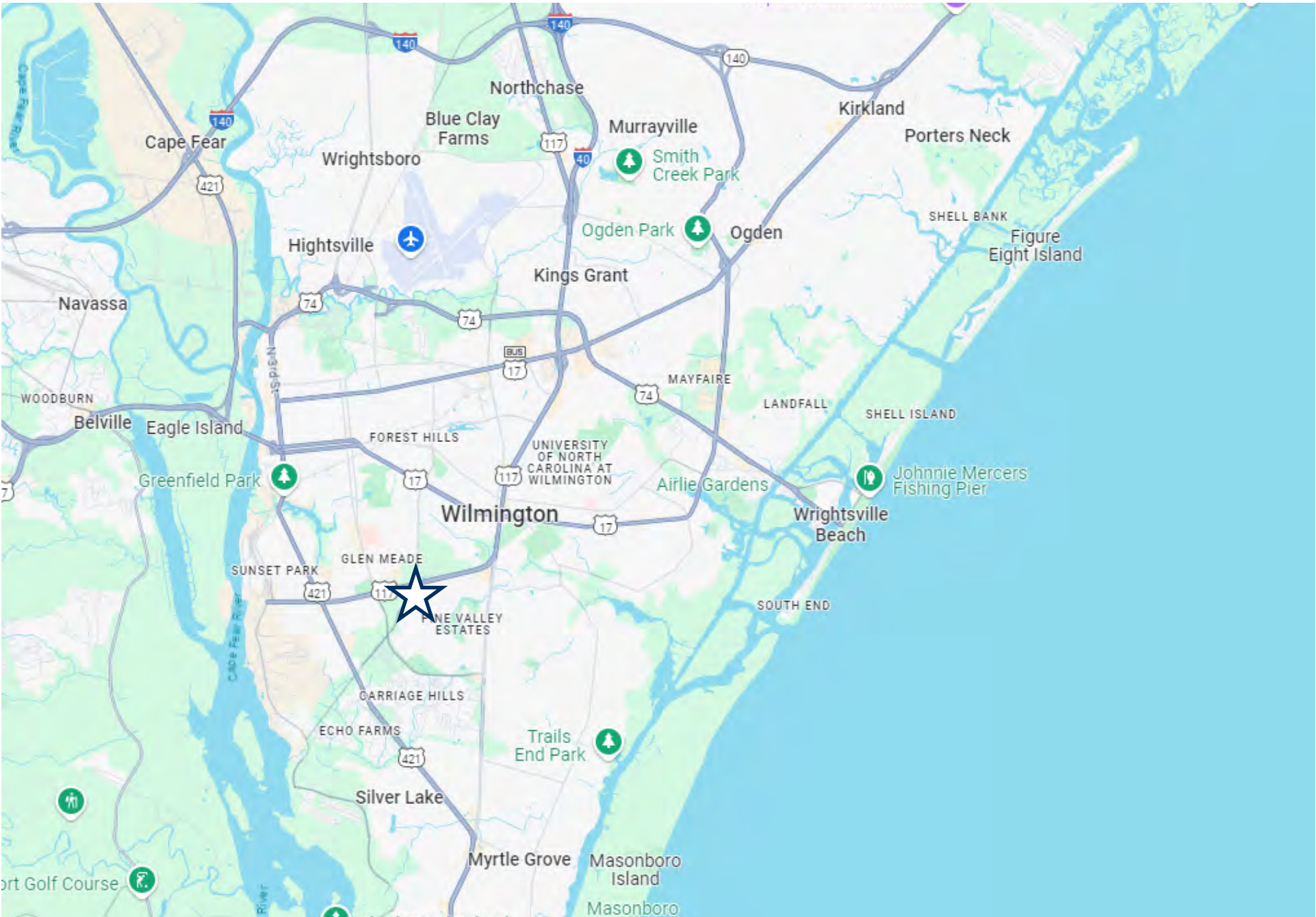
	CLUB		PILATES
BRUNCHES			ZÓCALO
	NORI	Kilwins	
SUSHI BAR & GRILL			
	Peño	BAGELS	ON POINTE
MEDITERRANEAN GRILL			

PINE VALLEY SHOPPING CENTER

FOOD LION	
	<i>Smithfield's</i>
	Chicken 'N Bar-B-Q'
TACO BELL	First Citizens Bank
Domino's	Shell

Wilmington Health Cardiology

LOCATION MAP





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