



LELAND, NC 28451

1160 E CUTLAR CROSSING

OFFICE FOR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

LANNIN BRADDOCK
lbraddock@lee-associates.com
O 910.800.2259
C 910.508.3886

PROPERTY DESCRIPTION

For Lease: Prime Office/Medical Office Space in Brunswick Forest

An exceptional opportunity to secure space in a brand-new 10,000 SF office/medical office building in Brunswick Forest, one of Leland, NC's fastest-growing communities. The recently completed building offers 2,592 RSF available for lease. Located along highway 17 in The Villages at Brunswick Forest. High Visibility in one of Leland's largest mixed-use communities. Approximately one mile away from the new Novant Surgical Center and within walking distance from Novant Physicians Group Medical Office, Emerge Ortho, and Wilmington Eye.

PROPERTY DETAILS

- 2,592 RSF Available for lease
- Ideal for medical, dental, professional office, or wellness services
- Tenant Improvement (TI) packages available
- Flexible floor plans available to accommodate office or medical office users
- High-end new construction, designed for modern professional or healthcare needs
- Ample parking to support staff and clientele
- Convenient access to retail, dining, and lifestyle amenities in Brunswick Forest
- Premier location adjacent to Lowe's Foods, the anchor of a thriving shopping center
- Surrounded by strong demographics and a rapidly expanding residential base
- Easy access to major corridors, just minutes from Wilmington and coastal North Carolina
- Lease rate: \$27.00 PSF/Annual NNN
- TICAM estimate: \$4.00 PSF
- Cold dark shell delivery Q1 2026





FLOOR PLAN



AREA OVERVIEW

THE VILLAGES AT BRUNSWICK FOREST

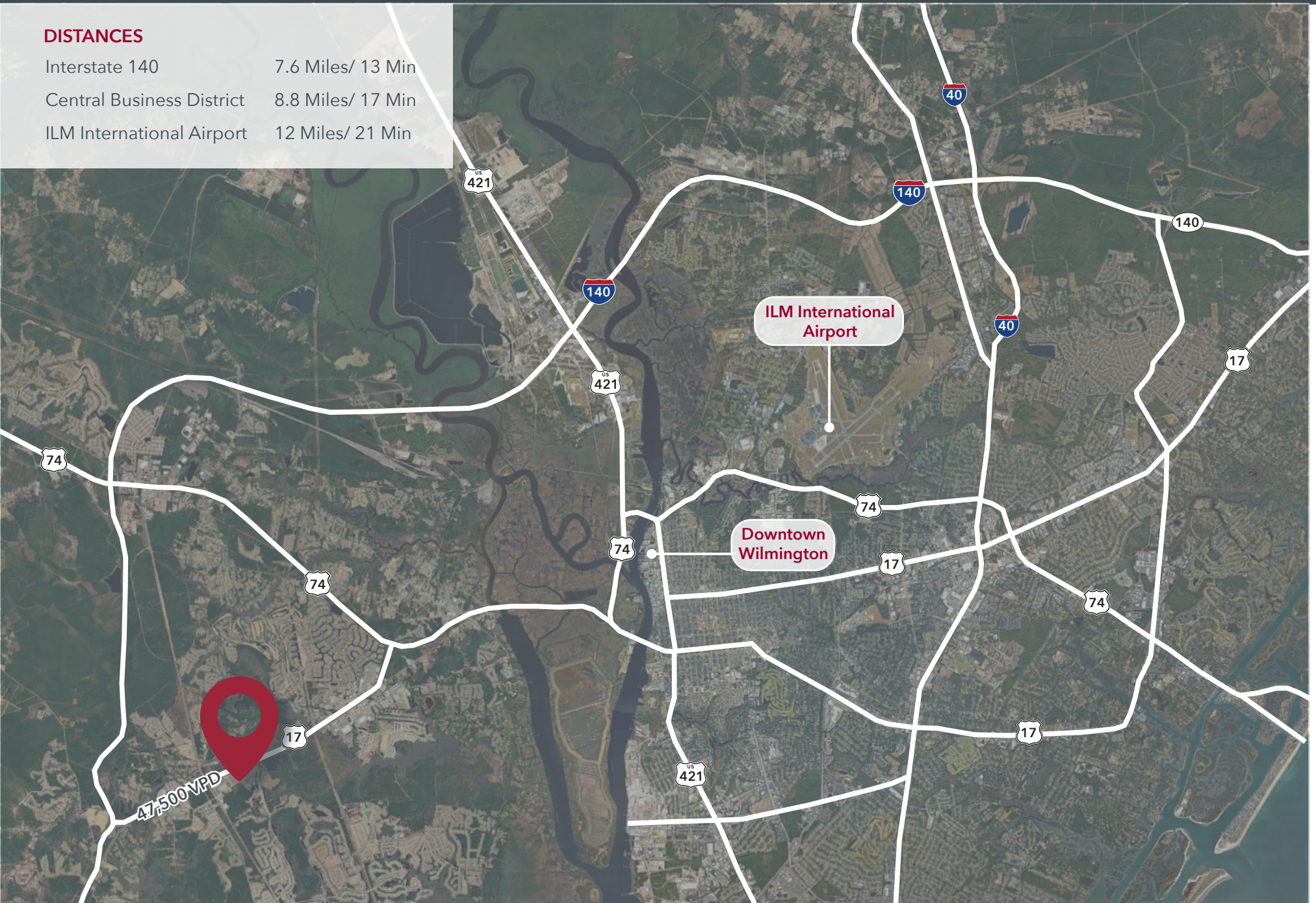
- | | | | |
|--|--|--|---|
| 1 Chipotle | 3 CVS Pharmacy | 7 FOCUS Broadband
NC Farm Bureau Insurance
Hamptons Boutique
Aye! Toro Tacos & Tequila | 10 Shuckin' Shack Oyster Bar
True Homes Design Studio |
| 2 Lowes Foods
Edward Jones
Hairology Salon
Shoe Center
Pizzetta's | 4 Family Dog Naturals
Hollywood Nails & Spa
Farmhouse Kitchen | 8 BlueWave Dentistry
Brunswick Beer and Cider | 11 Campbell Covington &
Icenhour Orthodontics |
| 5 Port City Java | 6 Truist Bank | 9 Novant Health | 12 EmergeOrtho |
| | | | 13 Wilmington Eye |



AREA OVERVIEW

DISTANCES

Interstate 140	7.6 Miles/ 13 Min
Central Business District	8.8 Miles/ 17 Min
ILM International Airport	12 Miles/ 21 Min



PRESENTED BY:

LANNIN BRADDOCK

lbraddock@lee-associates.com

O 910.800.2259

C 910.508.3886



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

6781 Parker Farm Dr. | Wilmington, NC 28405 | 910.685.7800 | leewilmington.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.