

1160 E CUTLAR CROSSING

LELAND, NC 28451

FOR LEASE



PROPERTY OVERVIEW

PROPERTY DESCRIPTION

For Lease: Prime Office/Medical Office Space in Brunswick Forest - Leland, NC

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



1160 E CUTLAR CROSSING | LELAND, NC 28451

AREA OVERVIEW

THE VILLAGES AT BRUNSWICK FOREST

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



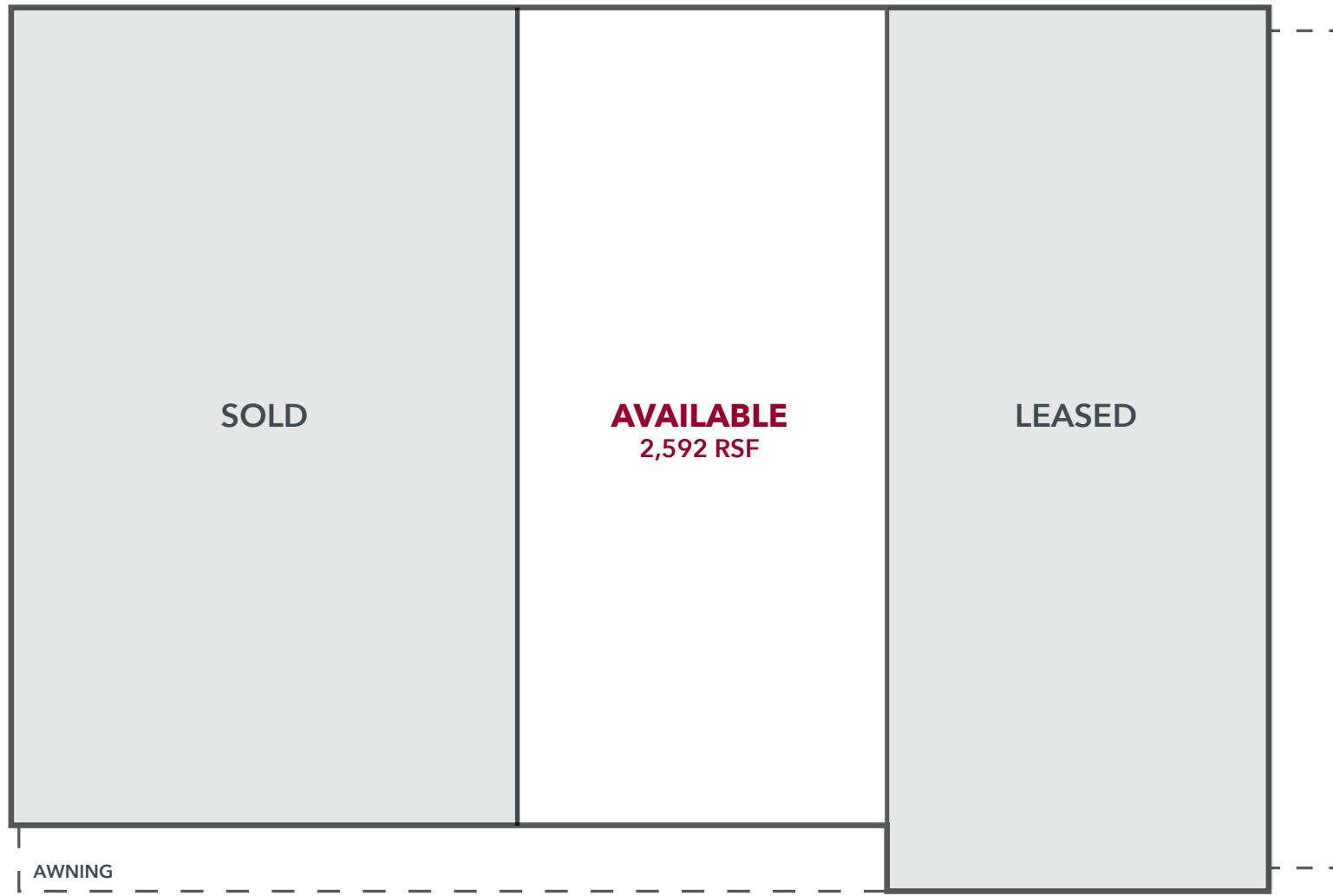
1160 E CUTLAR CROSSING | LELAND, NC 28451

PHOTOS



1160 E CUTLAR CROSSING | LEELAND, NC 28451

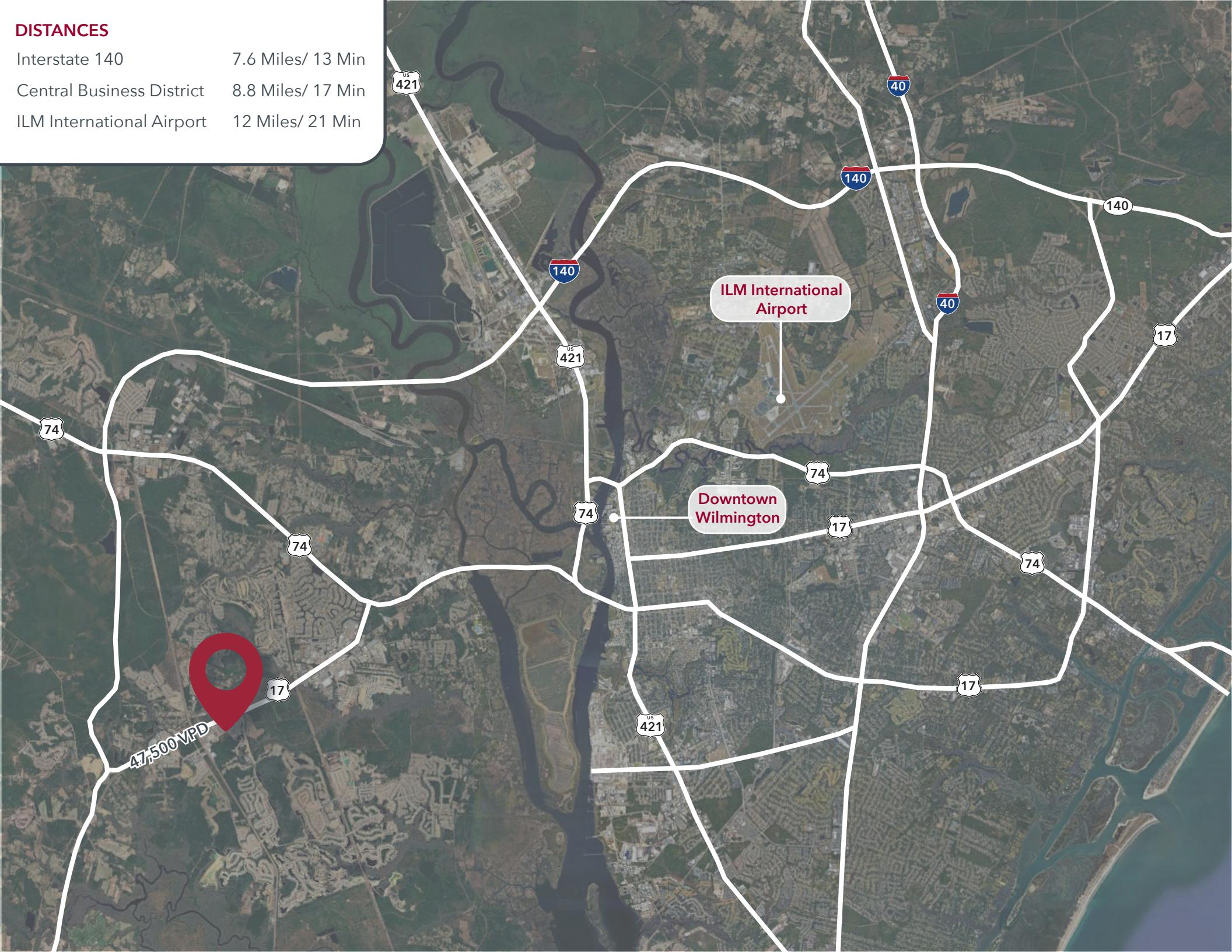
FLOOR PLAN



1160 E CUTLAR CROSSING | LEELAND, NC 28451

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



6781 Parker Farm Dr. | Wilmington, NC 28405 | 919-576-2500 | 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.