

1160 E CUTLAR CROSSING

LELAND, NC 28451

FOR LEASE



COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

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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



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 |



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PHOTOS



RENDERING



RENDERING



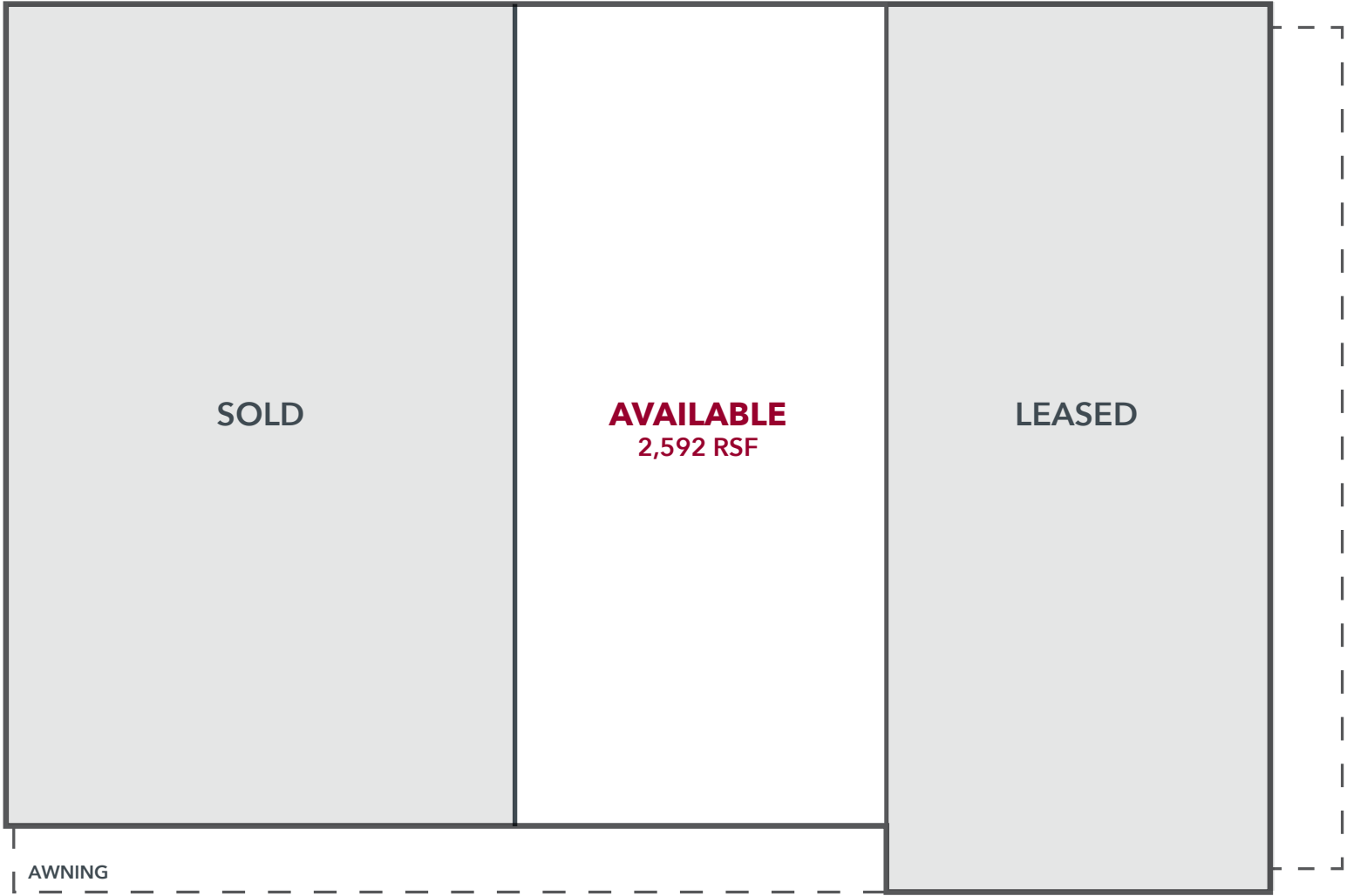
RENDERING



ACTUAL PHOTO

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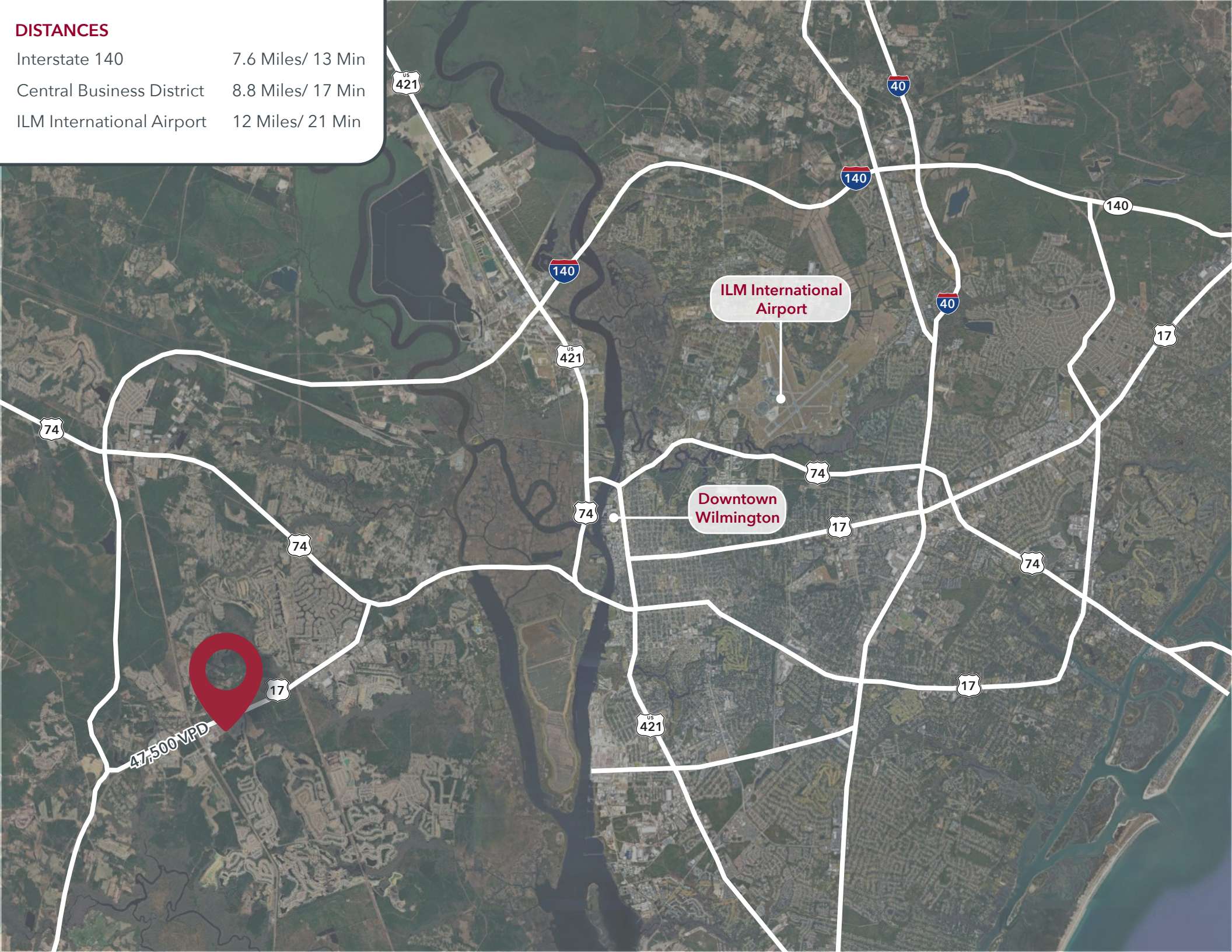
FLOOR PLAN



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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:

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