

FOR LEASE: ± 1,980 SF CLASS A OFFICE SPACE

714 S KERR AVENUE

WILMINGTON, NC | NEW HANOVER COUNTY

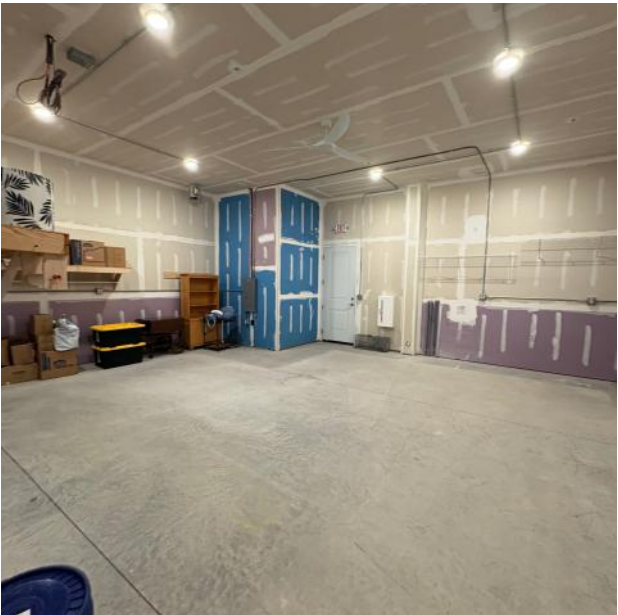
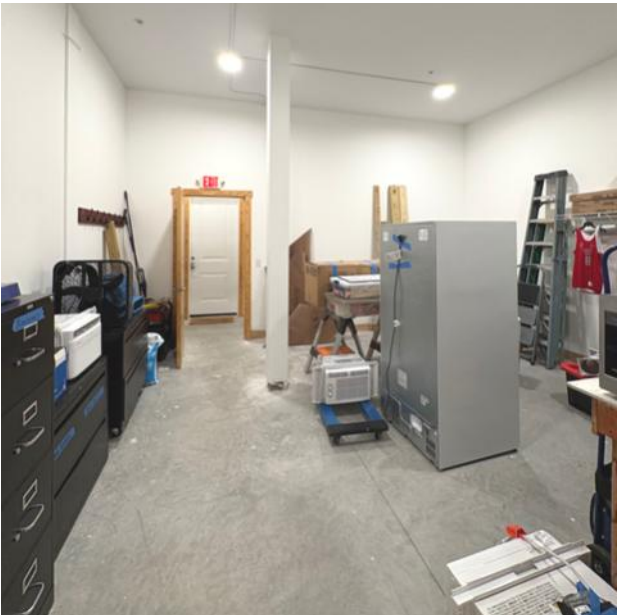




SUMMARY

ADDRESS	THE VARSITY 714 S Kerr Avenue Wilmington, NC 28403 New Hanover County
PARCEL ID	R05511-001-001-000
ZONING	O & I—Office and Institution
AVAILABLE SF	± 1,980 SF <i>consisting of ± 1,641 SF of office and ± 340 SF of storage. Additional storage area is available (at an additional rate)</i>
LEASE RATE	\$3,990 per month
EXPENSES	Tenant pays water/sewer and electric
BUILDING SIGNAGE	Yes (facing S Kerr Avenue)
AVAILABLE	September 2026
FEATURES	+ 3 large private offices + Open area for cubicles + Kitchenette + Roll-up glass garage door giving access to a small patio + 2nd entry directly into the rear storage area + Large storage area, perfect for equipment

PHOTOS



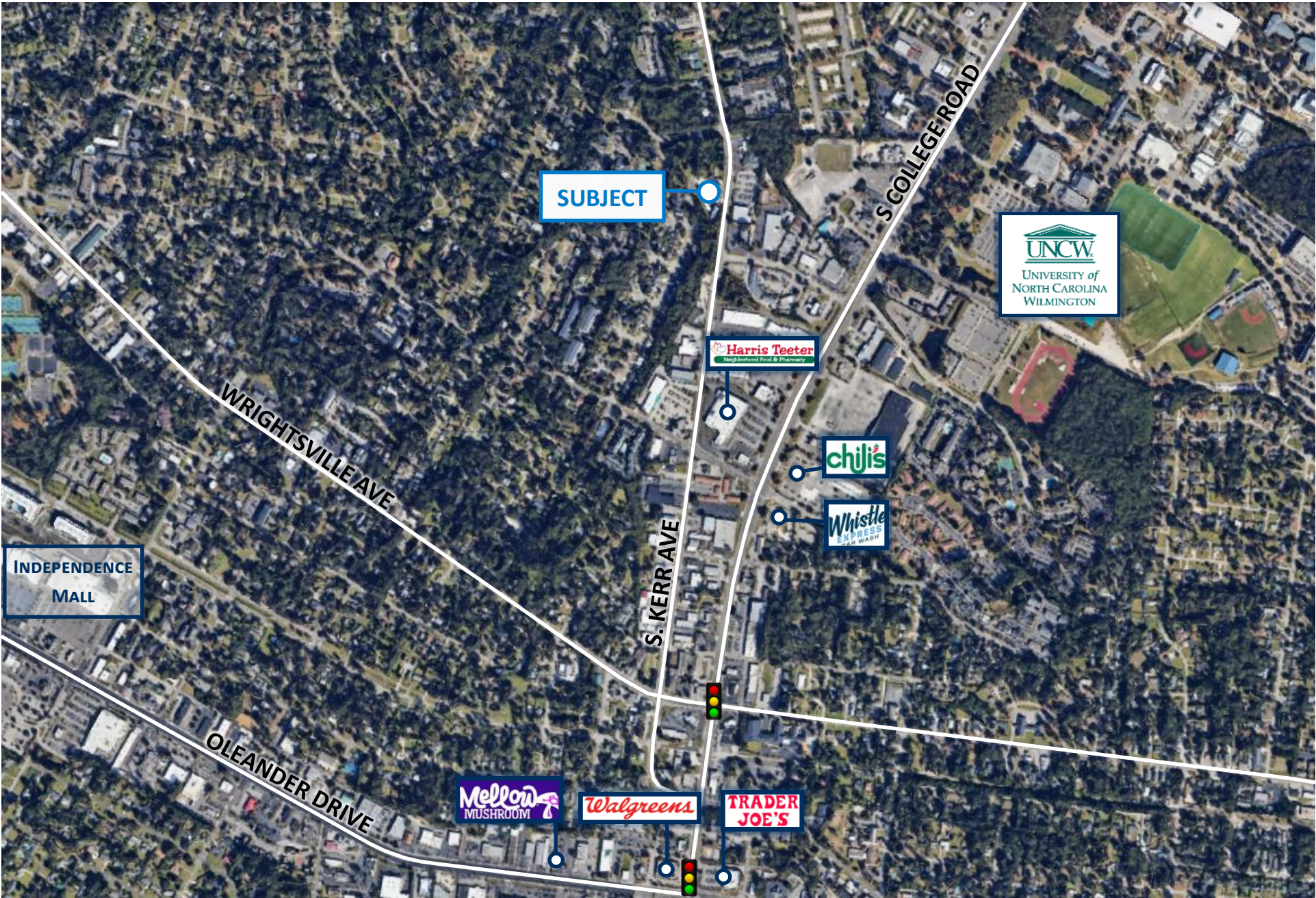
6700171



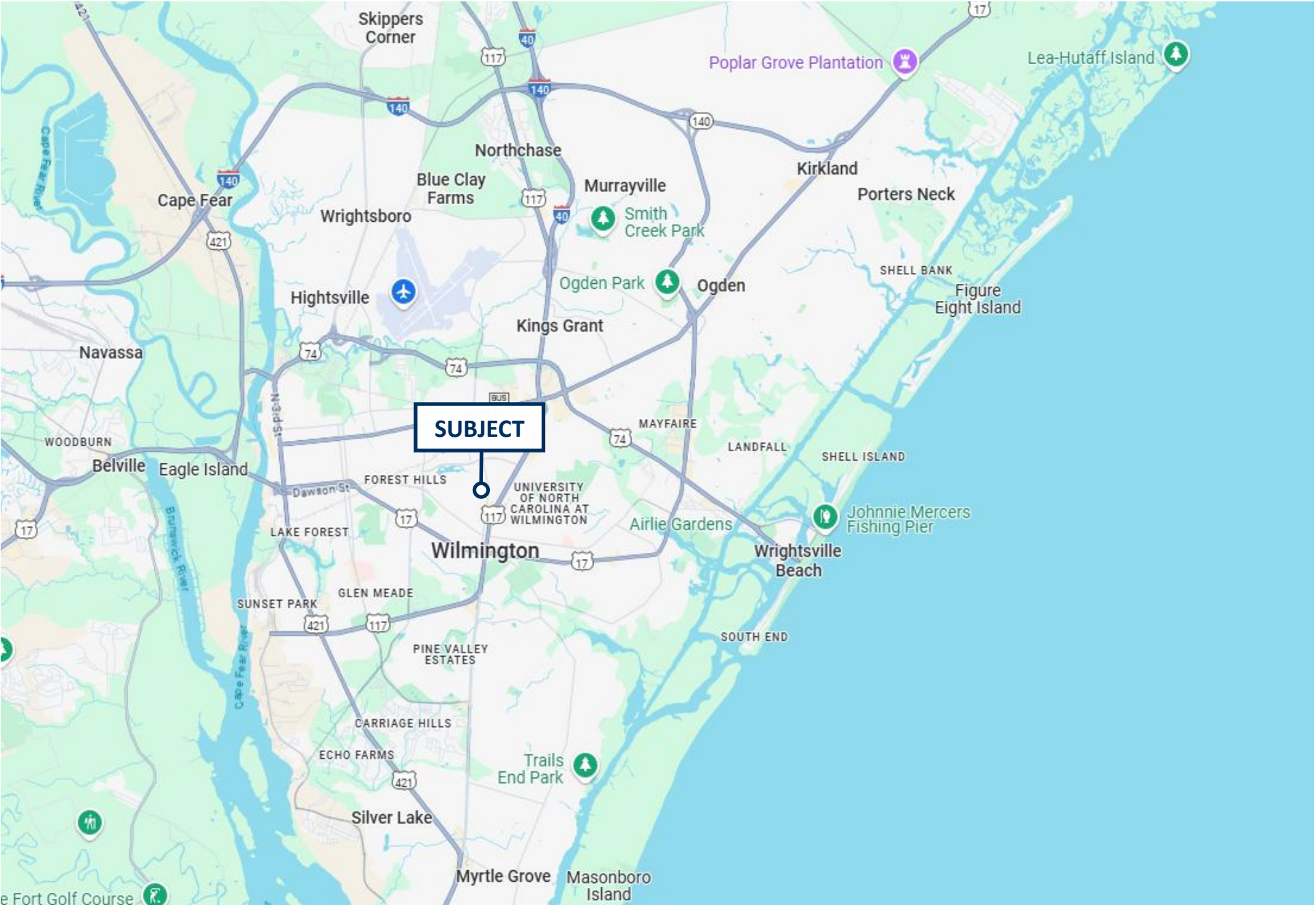
GIS AERIAL



AERIAL MAP



LOCATION MAP





JULIA ECKEL SHUETT

Broker

910.899.6660 cell

jeckel@capefearcommercial.com

PAUL S. LOUKAS, SIOR, CCIM

Partner & Broker-In-Charge

910.344.1008 cell

paul@capefearcommercial.com



102 Autumn Hall Drive | Suite 210 | Wilmington, NC 28403
capefearcommercial.com

© 2023 Cape Fear Commercial, LLC. All rights reserved. The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Cape Fear Commercial and should not be made available to any other person or entity without the written consent of Cape Fear Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the Subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Cape Fear Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the Subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminate substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or the business prospects of any tenant's plans or intentions to continue its occupancy of the Subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Cape Fear Commercial has not verified, and will not verify, any of the information contained herein, nor has Cape Fear Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the Information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.