

# FOR LEASE: ± 2,581 SF OFFICE FLEX SPACE

5740 PARK AVENUE

WILMINGTON, NC | NEW HANOVER COUNTY





## SUMMARY

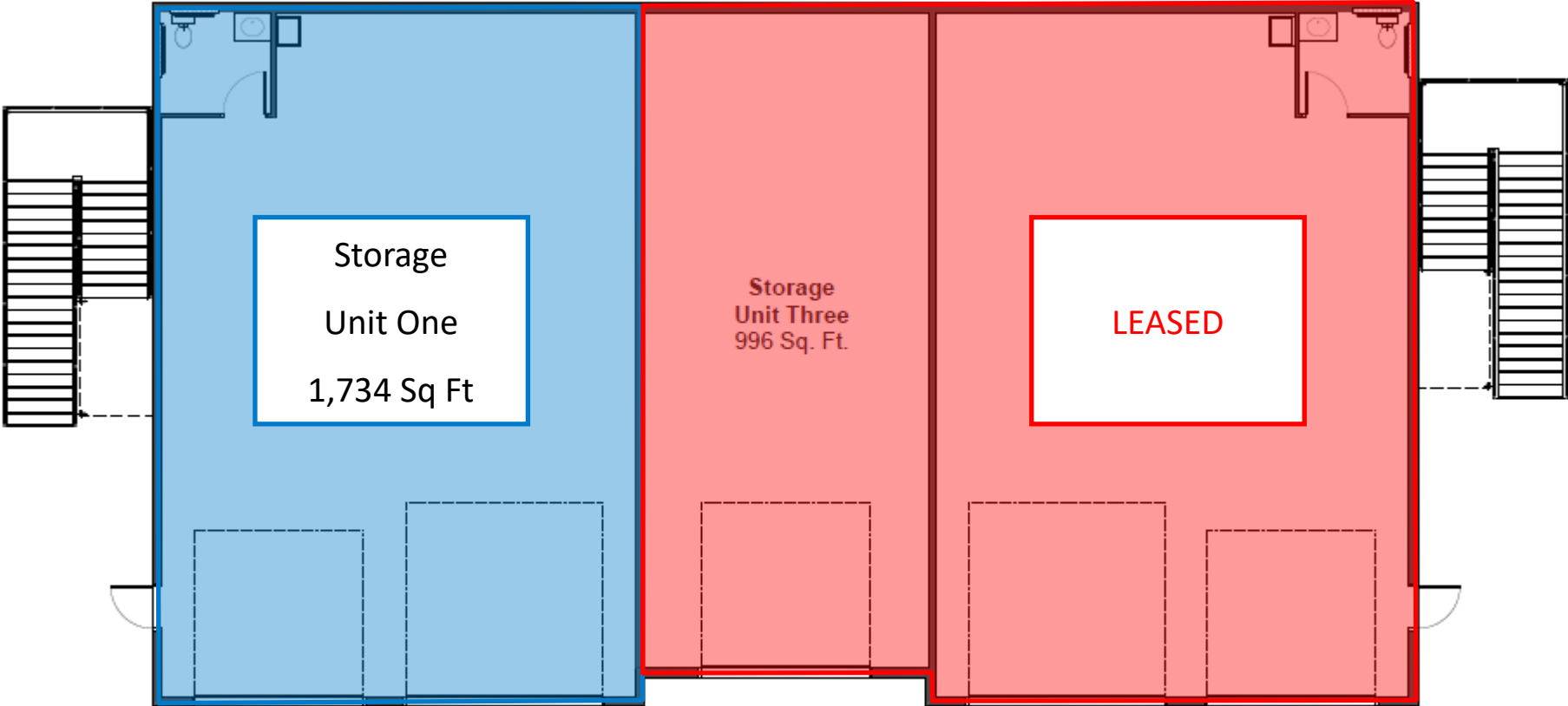
Well-positioned on the east side of town in the desirable Seagate community, this office/flex space offers an ideal location for businesses seeking versatility and convenience. The space totals  $\pm$  2,581 SF, featuring first-floor storage or workspace and second-floor office space. With flexible layout options, the property is well-suited for a variety of professional or light industrial uses. The space features three 11 1/2' x 11 1/2' Roll-up doors and two 13 1/2' x 13 1/2' roll-up doors with 14 1/2' foot eaves. Located near major corridors and residential neighborhoods, it provides both accessibility and visibility.

ADDRESS	<b>5740 Park Avenue</b> Wilmington, NC   New Hanover County
PARCEL ID:	R03400-004-007-000
ZONING:	CB
AVAILABLE SF:	$\pm$ 2,581 SF
ACREAGE:	$\pm$ 0.40 Acres
LEASE RATE:	\$18 SF/ NN TICAM– TBD estimated at \$3.00/SF

PICTURES

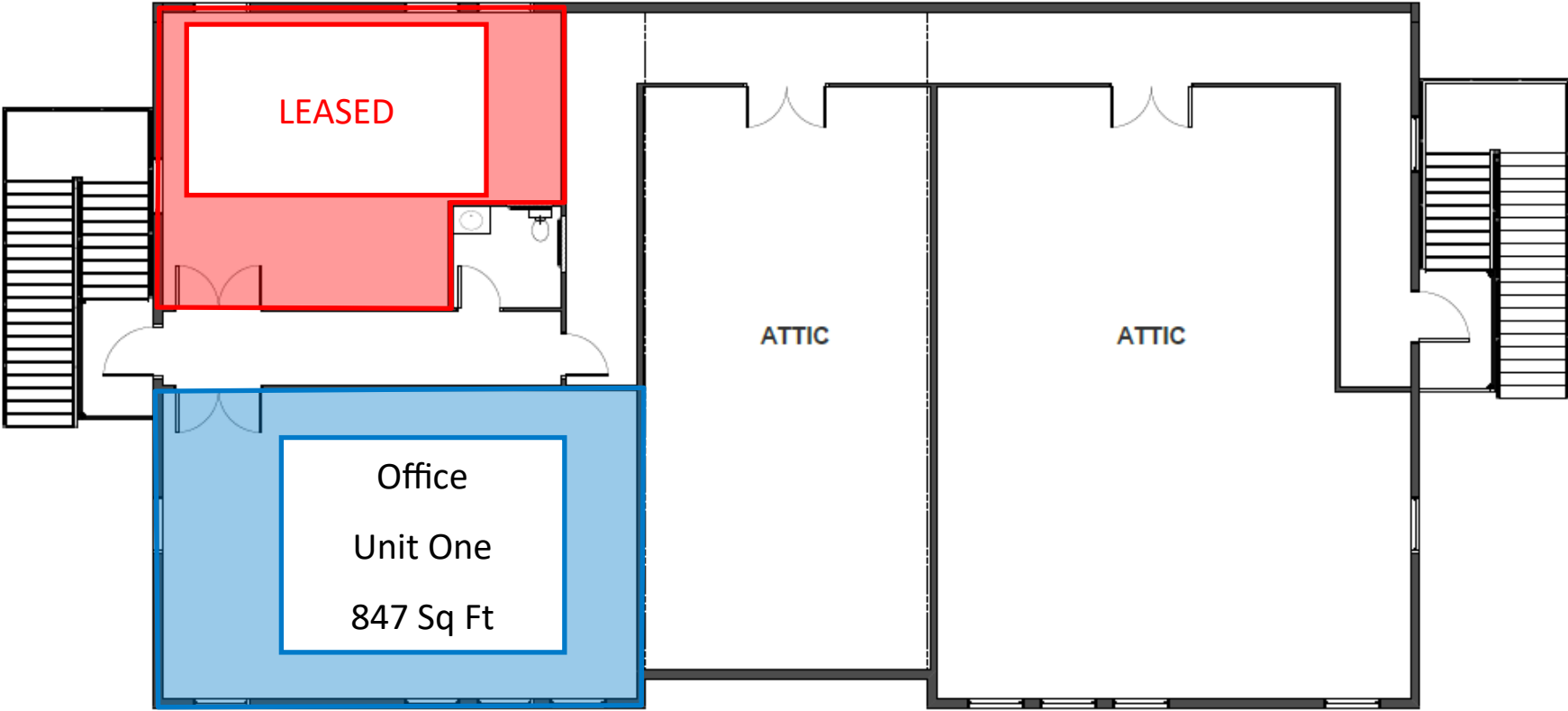


PROPOSED FIRST FLOOR PLAN



GROUND FLOOR PLAN

SECOND FLOOR PLAN



SECOND FLOOR PLAN

GIS AERIAL





BRADLEY CREEK STATION

HEAD-TO-TOE  
DAY SPA SKIN CARE

FARM BUREAU INSURANCE

Crabby Chic

First  
Carolina Bank

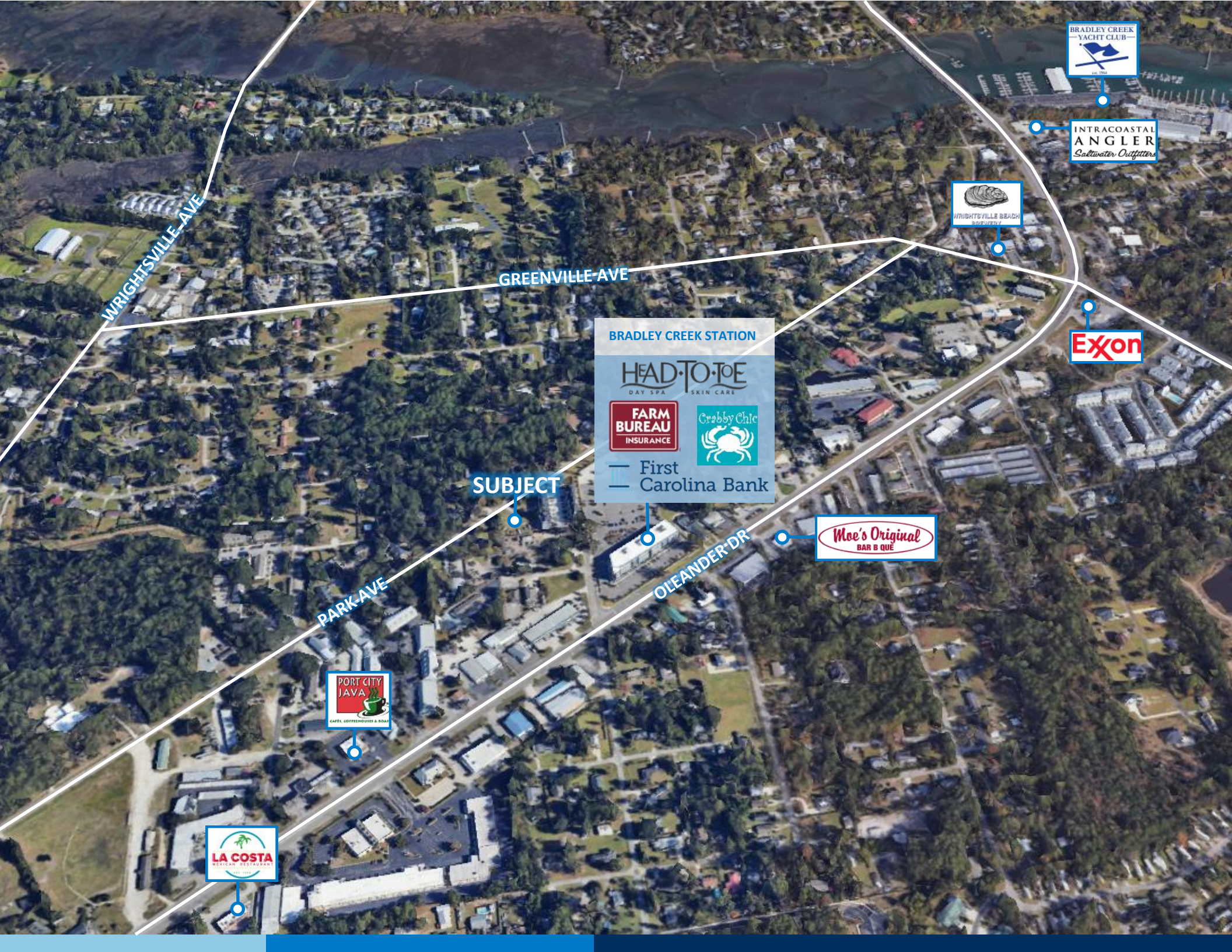
SUBJECT

WRIGHTSVILLE AVE

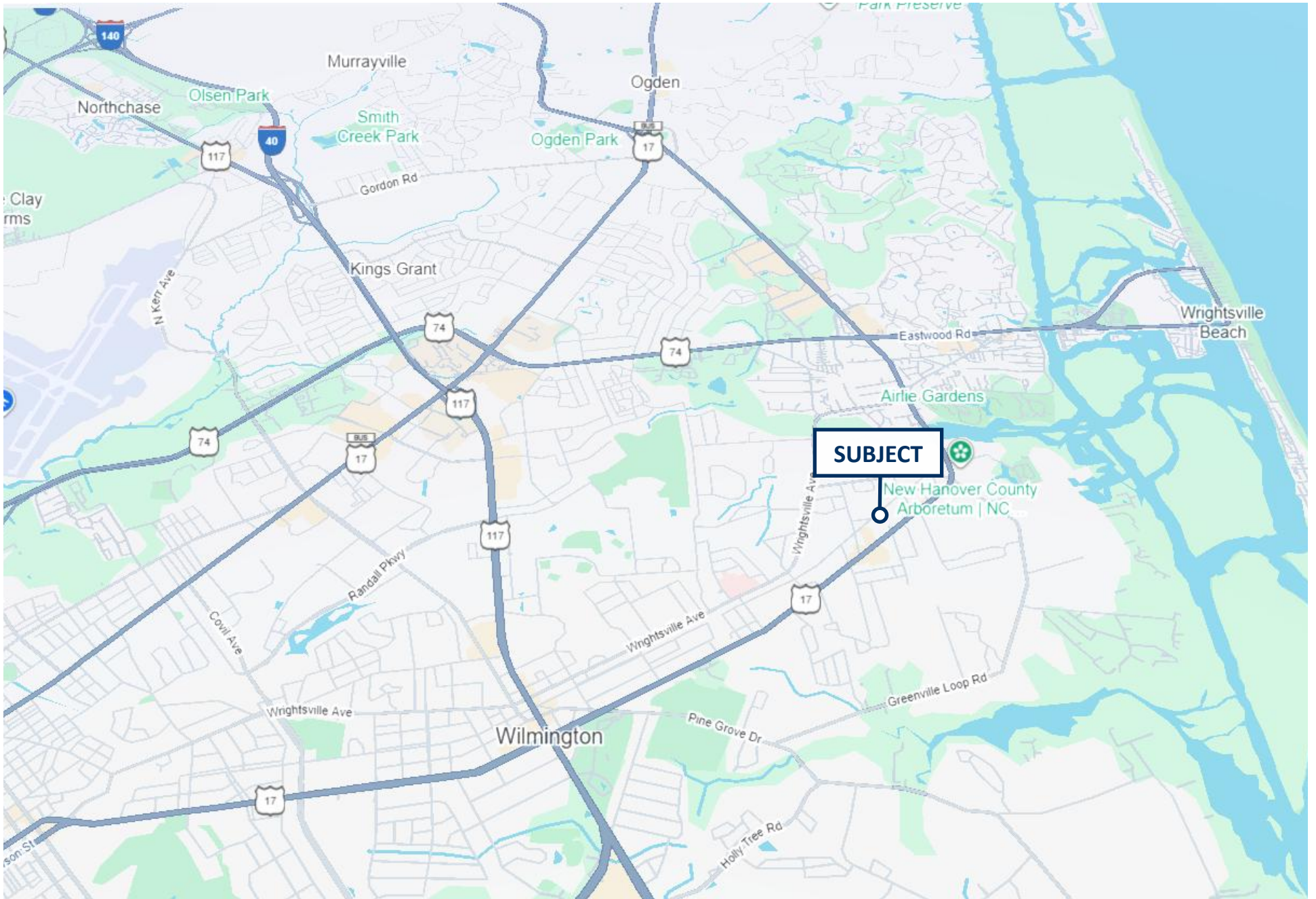
GREENVILLE AVE

PARK AVE

OLEANDER DR



# LOCATION MAP





**PATRICK RILEY**

910.344.1018 direct

910.264.2158 mobile

patrick@capefearcommercial.com



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

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