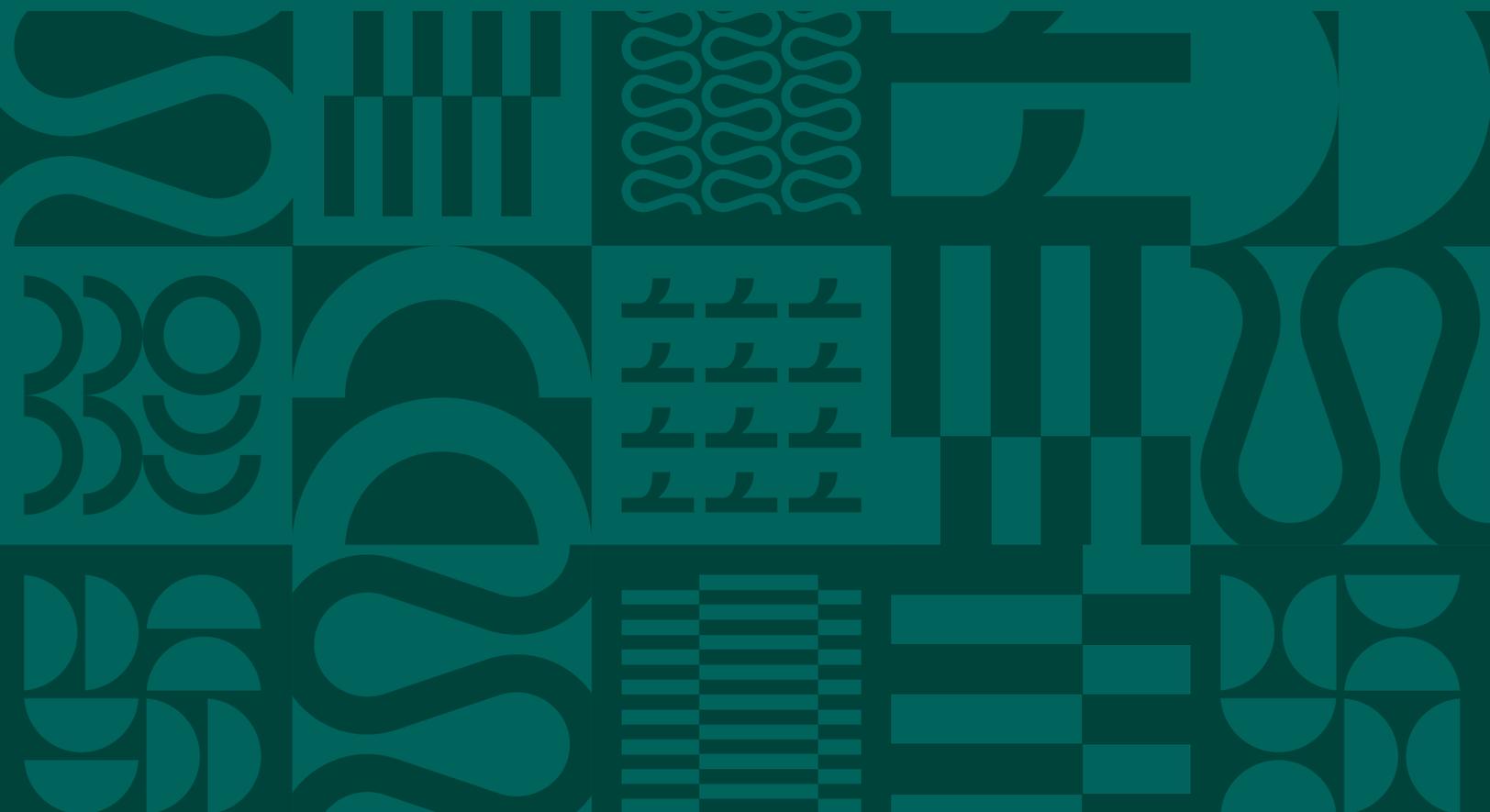


The Market Exchange Offering Memorandum

2705 MARKET STREET, WILMINGTON, NC





RENDERING

The Market Exchange Offering Memorandum *brought to you by:*



Eric Knight

Broker-In-Charge

Nest Realty

910.367.2253

eric@nestrealty.com

All interested prospects are strongly encouraged to perform their own due diligence. Information conveyed in this marketing package is believed to be accurate, however the listing broker and firm make no representations or warranties to the accuracy of the information herein. This document is for general information purposes only. Any and all subject matter and information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties.

Executive Summary

Presenting The Market Exchange, offering +/- 1,770 to 11,652 rsf of retail and office space in the highly visible Market St. corridor. This thoughtfully designed adaptive reuse project offers a diverse range of space options to fit a variety of uses. The ground floor can be demised into one to three units, while the second floor will encompass 5,933 rsf of open office space.

An additional +/-1,860 sf. of wired storage space at the rear of the building is available for any future tenant at an additional rate or can be leased by a separate user. The spaces will be delivered as warm vanilla shell, with completion expected between the end of Q1 and beginning of Q2 2026.

Property Information:

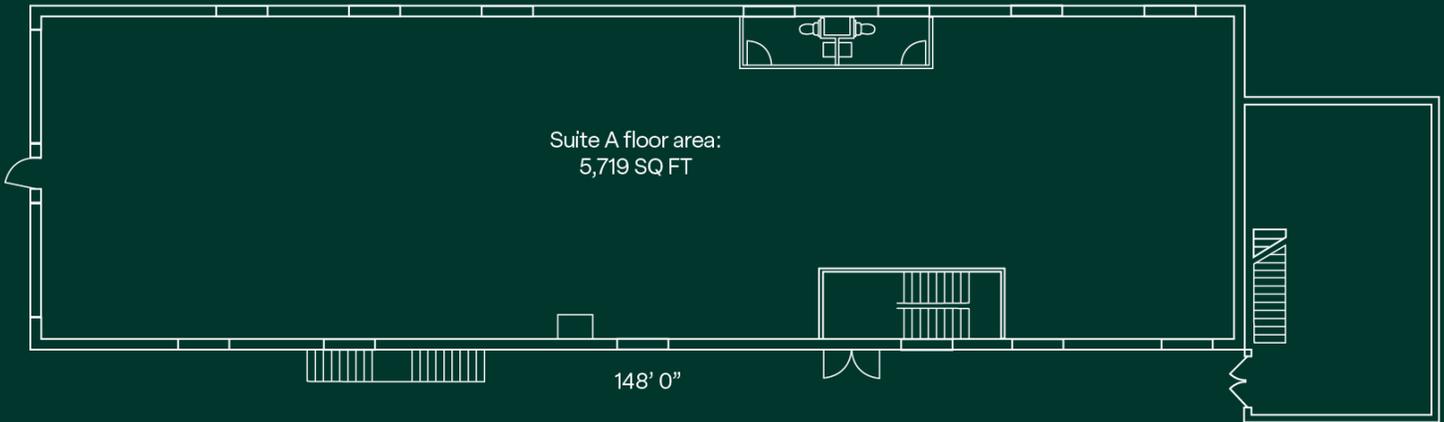
Address: 2705 Market Street, Wilmington, NC

Space Available: +/- 1,770 to 11,652

Lease Rate: \$18-26/sf Modified Gross

The Market Exchange

Floor Plans



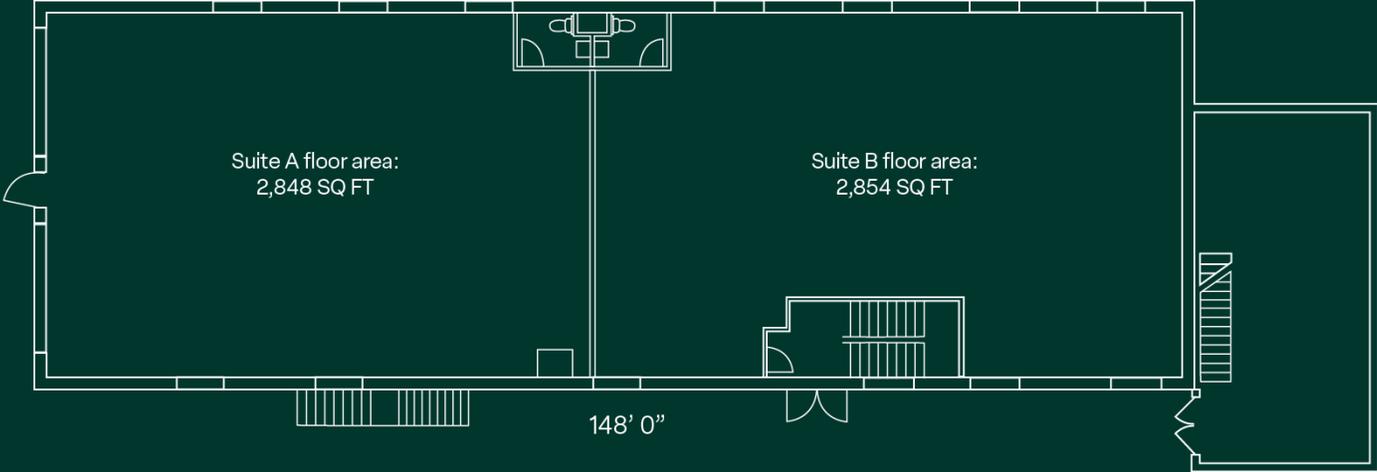
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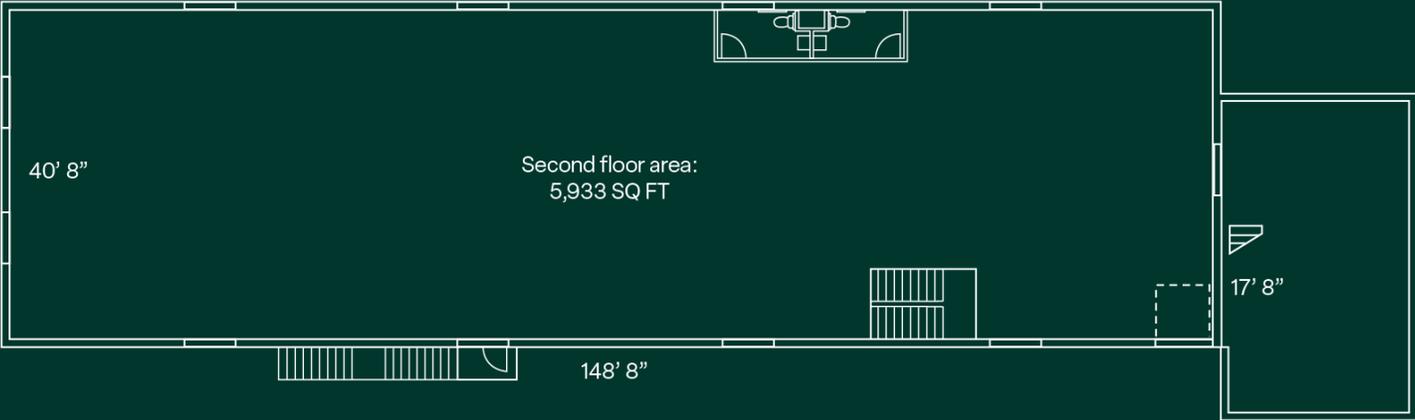
SECOND FLOOR

The Market Exchange

Floor Plans



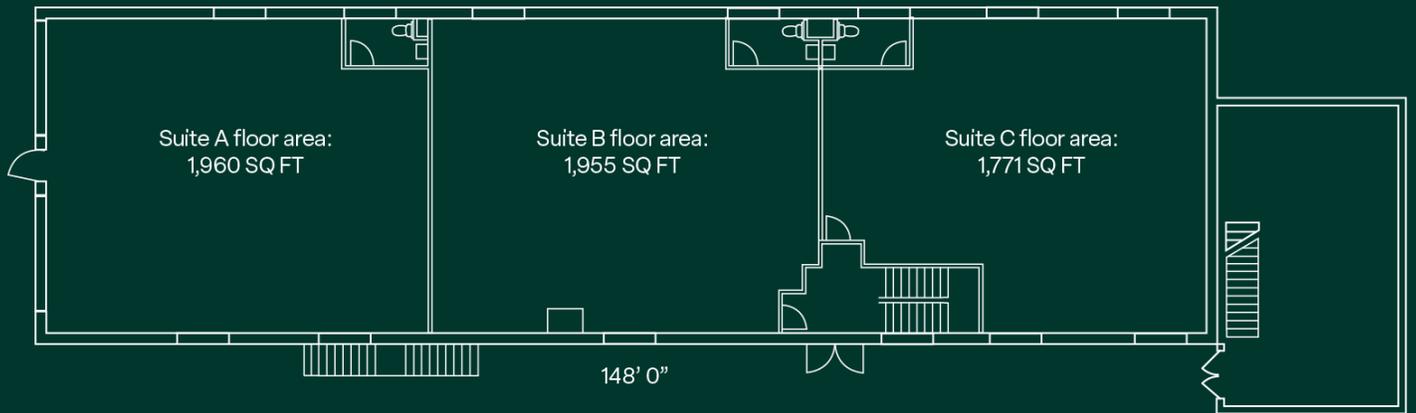
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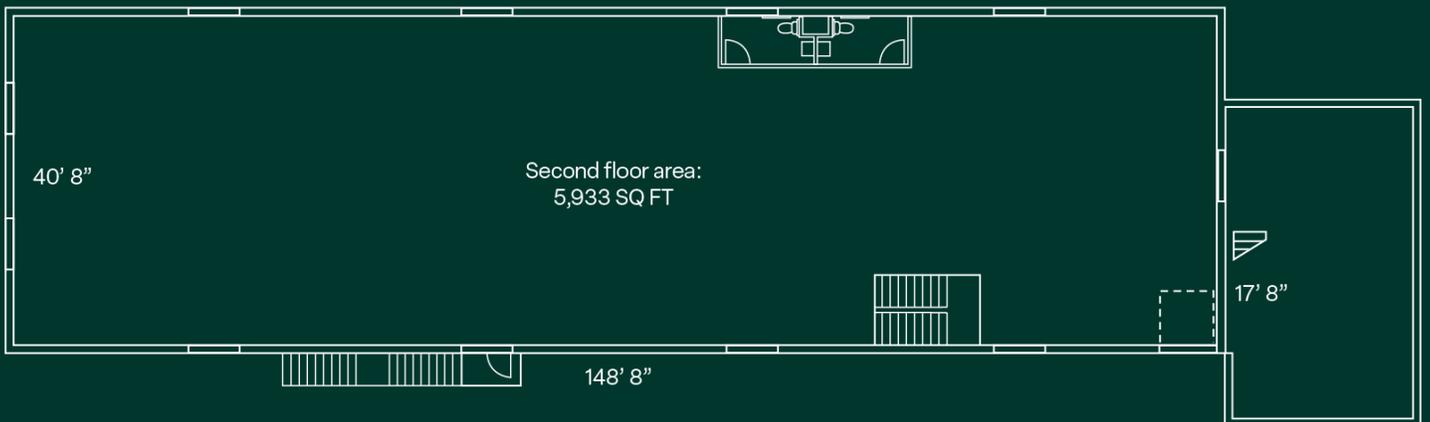
SECOND FLOOR

The Market Exchange

Floor Plans



FIRST FLOOR



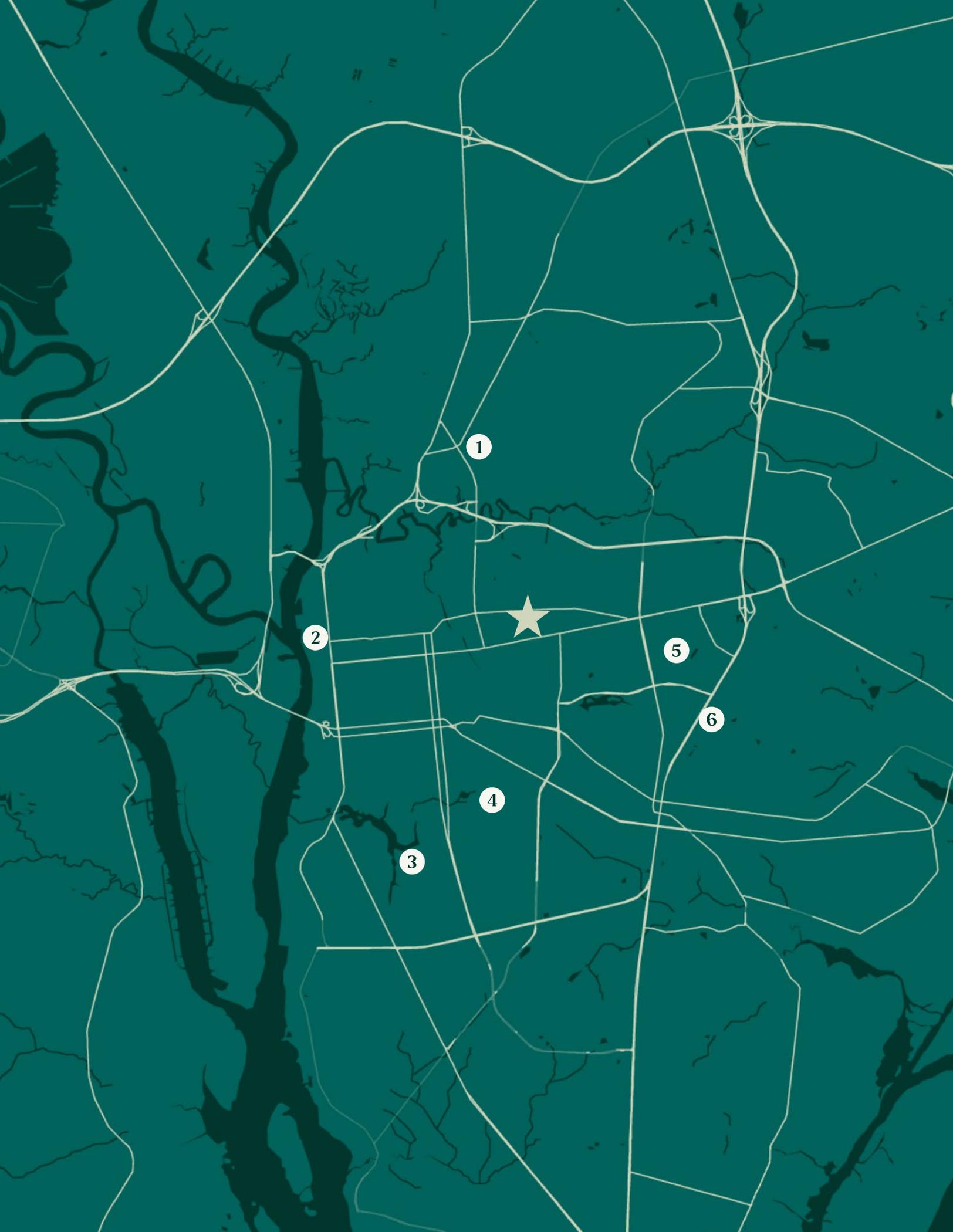
SECOND FLOOR

The Market Exchange

Area Map

Area Highlights:

- 1. Wilmington International Airport**
- 2. Downtown Wilmington**
- 3. New Hanover Regional Medical Center**
- 4. Independence Mall**
- 5. University Center**
- 6. UNCW**



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