



FOR LEASE

CBCSUNCOAST.COM

32 N FRONT STREET

Wilmington, NC 28401

Scott Serkin
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AVAILABLE SPACE*: 690 SF

LEASE RATE: \$1,900 Monthly

COLDWELL BANKER COMMERCIAL
SUN COAST PARTNERS
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910.350.1200



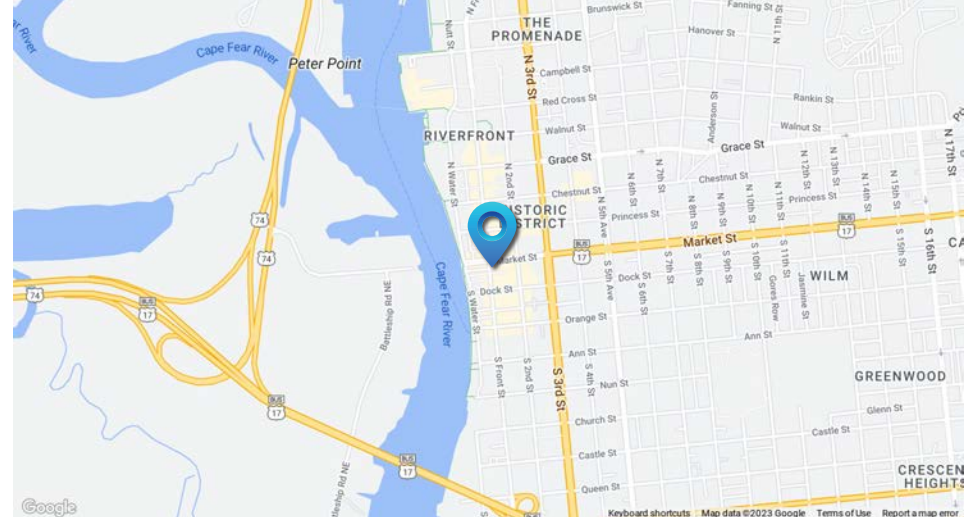
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OFFERING SUMMARY

Available Space*	690 SF
Lease Rate:	\$1,900 Monthly
Lease Type:	Gross
Zoning:	CBD

PROPERTY OVERVIEW

Beautiful third floor shared office for lease. First and second floor is landlord-occupied by a financial services company who is offering the opportunity for a complimentary business to share their workspace. The available third floor offers almost 700 square feet of usable furnished space. The large common area provides room for conference, cubicle workspaces, restroom and a comfortable seating area. A glass-enclosed private office has modern design and benefits from plenty of sunlight, an ideal working environment for any professional.

Additional tenant perks include a dedicated internet network and scheduled use of an additional conference room on the first floor.

Two-year lease includes all utilities and maintenance.

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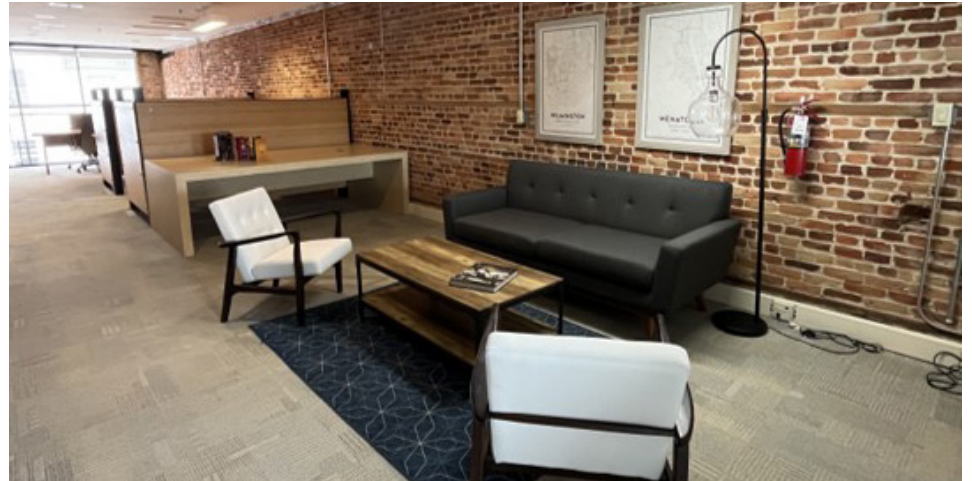
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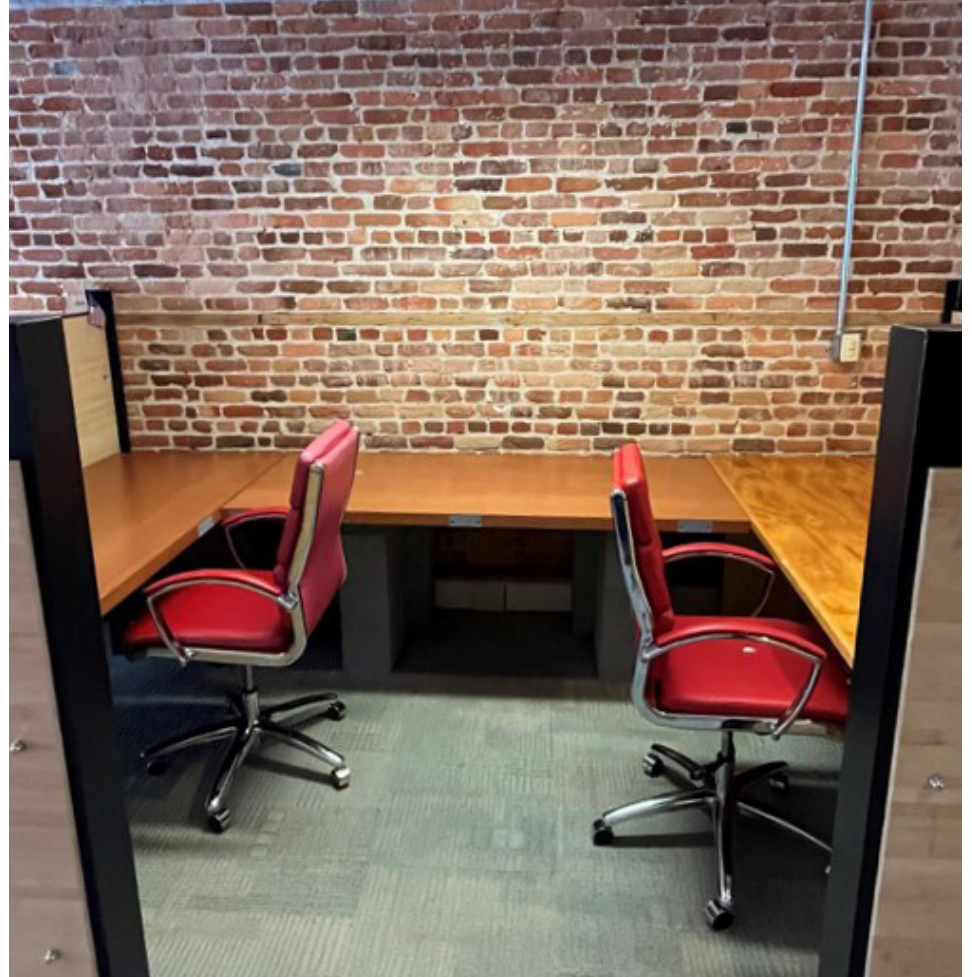
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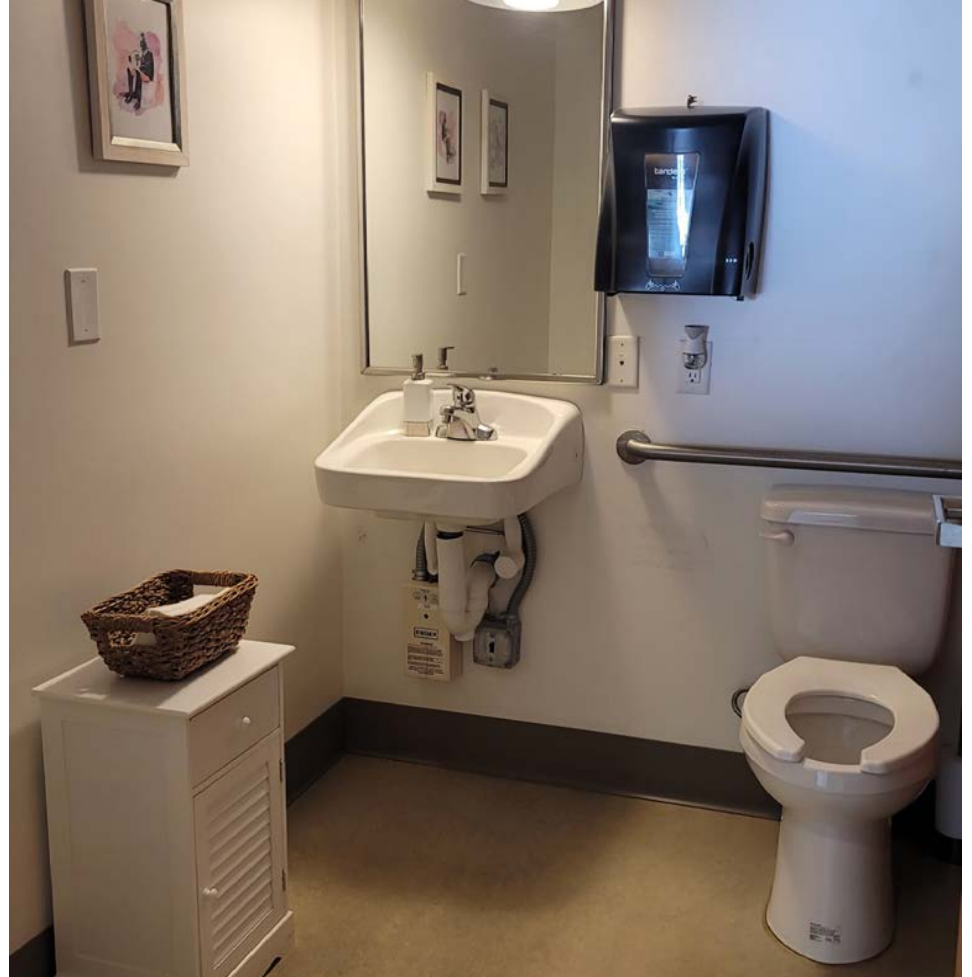
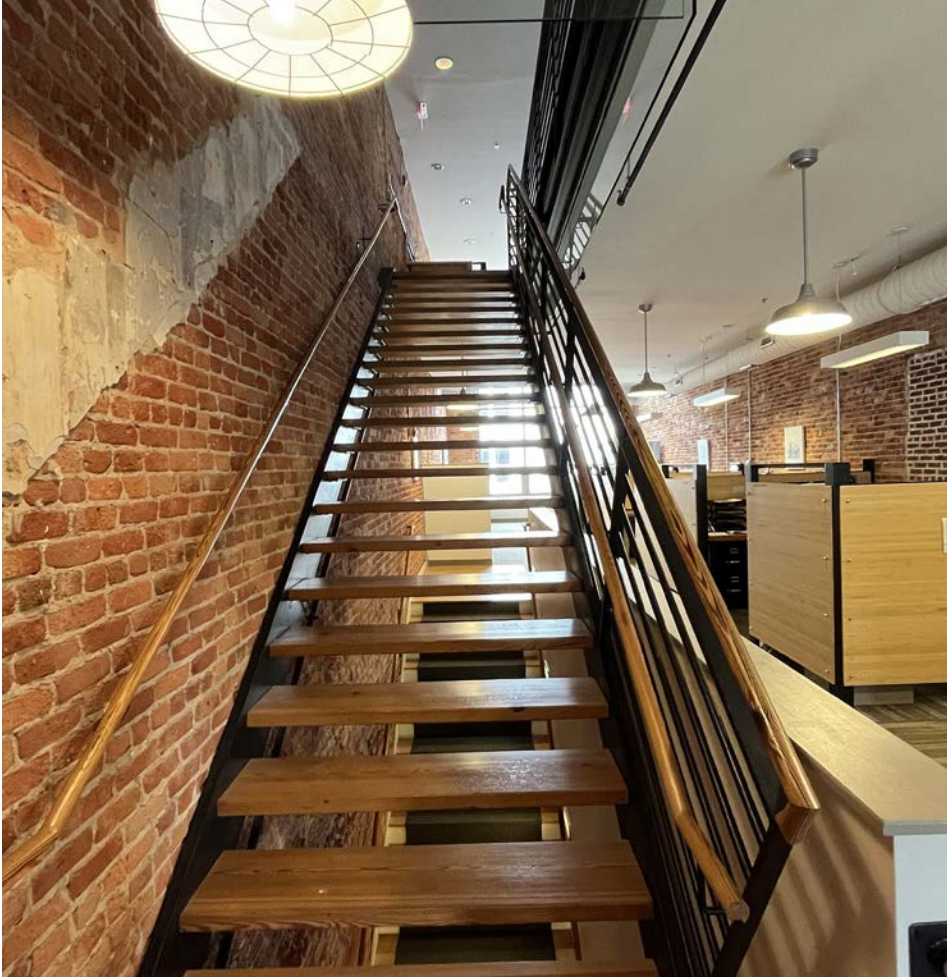
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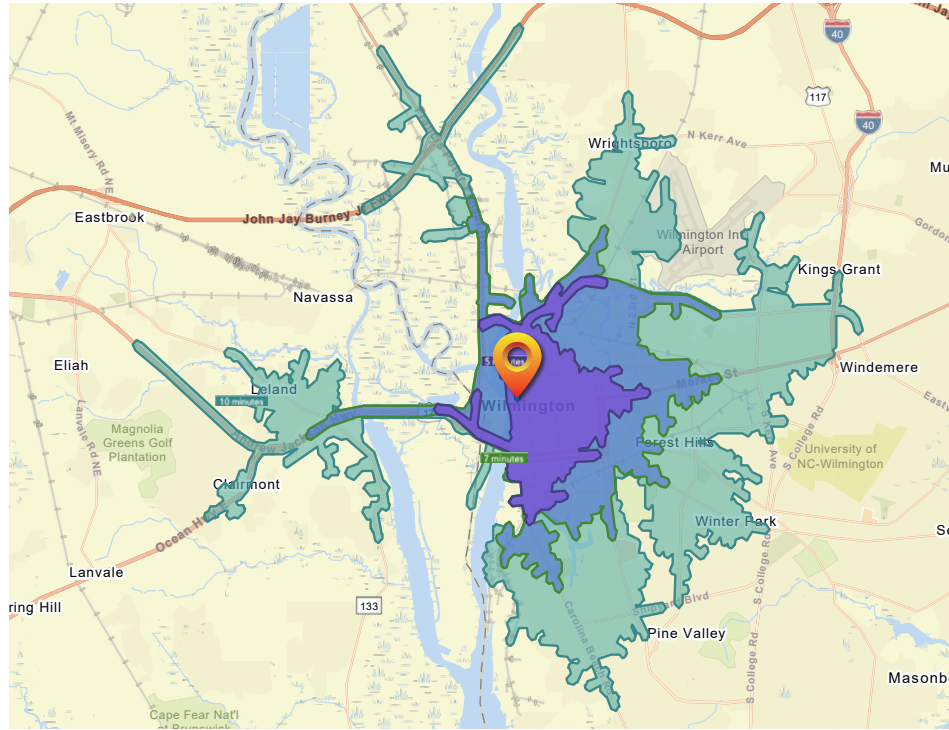
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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	12,807	20,631	49,367
Average Age	38.4	38.3	35.2
Households	6,423	10,208	23,167
Average HH Size	1.98	2.00	2.10
Median HH Income	\$51,853	\$48,966	\$51,165
Average HH Income	\$82,882	\$80,274	\$81,438
Per Capita Income	\$42,210	\$40,261	\$38,430

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.