



**COLDWELL
BANKER
COMMERCIAL**

SUN COAST PARTNERS

FOR LEASE

THE HARRELSON BUILDING

\$25.50 SF/yr (Full Service Lease)

115 N 3rd Street
Wilmington, NC 28401

AREA

Located at the corner of Third and Chestnut Street. The suites are located in the Harrelson Building. Situated on the most prominent corner in downtown Wilmington, it is across the street from the city offices, Thalian Hall & the county courthouse. This ideal location is adjacent to Wilmington's historic district and is a destination spot for visitors in the southeast region. With shopping, historical tours, museums, the convention center and the river walk, downtown Wilmington is a major regional hub for business, hospitality and tourism.



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CONTACT

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1430 Commonwealth Drive, Suite 102, Wilmington, NC 28403
910.350.1200



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115 N 3rd Street, Wilmington, NC 28401

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PROPERTY DESCRIPTION

Class A office space available in the Harrelson Building, conveniently located at the corner of 3rd & Chestnut Streets. Built in 1990 and recently completely remodeled, has 46,863 total rentable square feet consisting of five (5) floors with a double drive through & canopy. The city parking deck is located on the southwest side of the building. Multiple points of ingress/egress to the property are available; directly from 3rd Street, via a driveway from 2nd Street and over the adjacent parking lot from Chestnut Street. The location alone demands a higher value than other similar properties. Lease rate of \$25.50 per RSF Full Service, net janitorial. An expense stop of \$8.30 per RSF is included in the lease rate. The Tenant will be responsible for Tenant's share of operating costs in excess of the expense stop.

OFFERING SUMMARY

Lease Rate:	N/A
Available SF:	687 - 3,646 RSF
Building Size:	50,765 GSF/46,863 RSF
Expense Stop:	\$8.30
Zoning:	CBD
Core Factor:	14.5%

SPACES

LEASE RATE

SPACE SIZE

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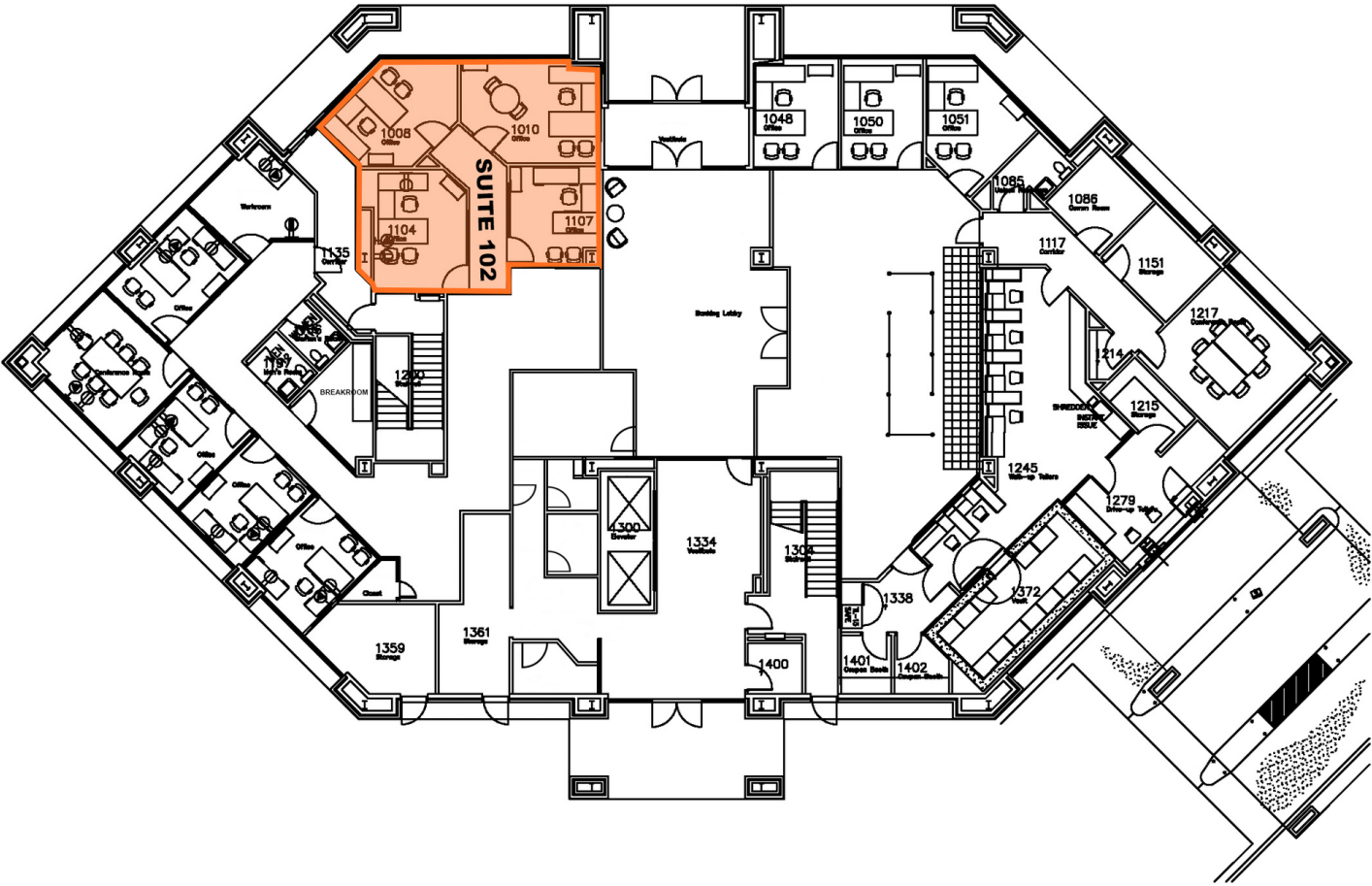
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First Floor
115 N. 3rd St.
Wilmington, NC

1 FLOOR PLAN - SUITE 102

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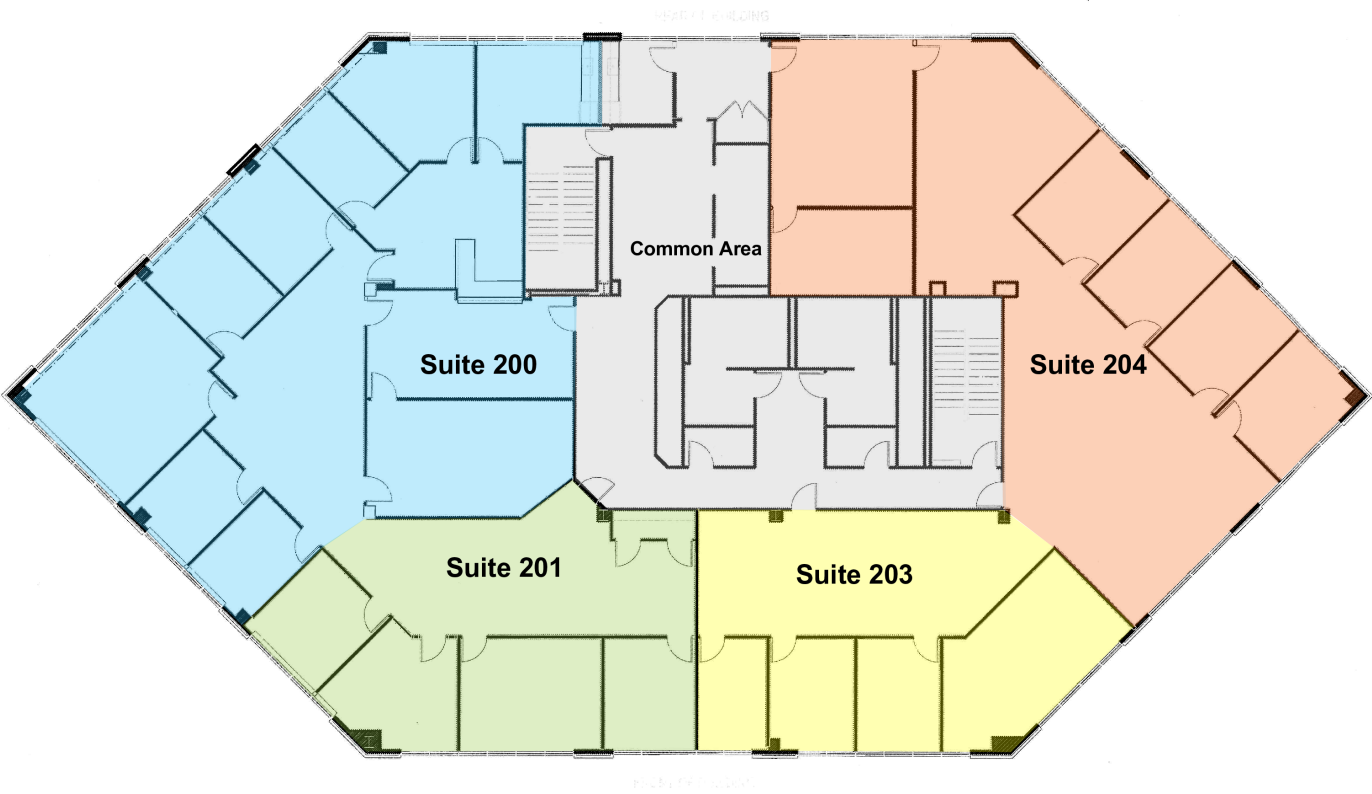
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1 FLOOR PLAN - SECOND FLOOR

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1

FLOOR PLAN - SUITE 306

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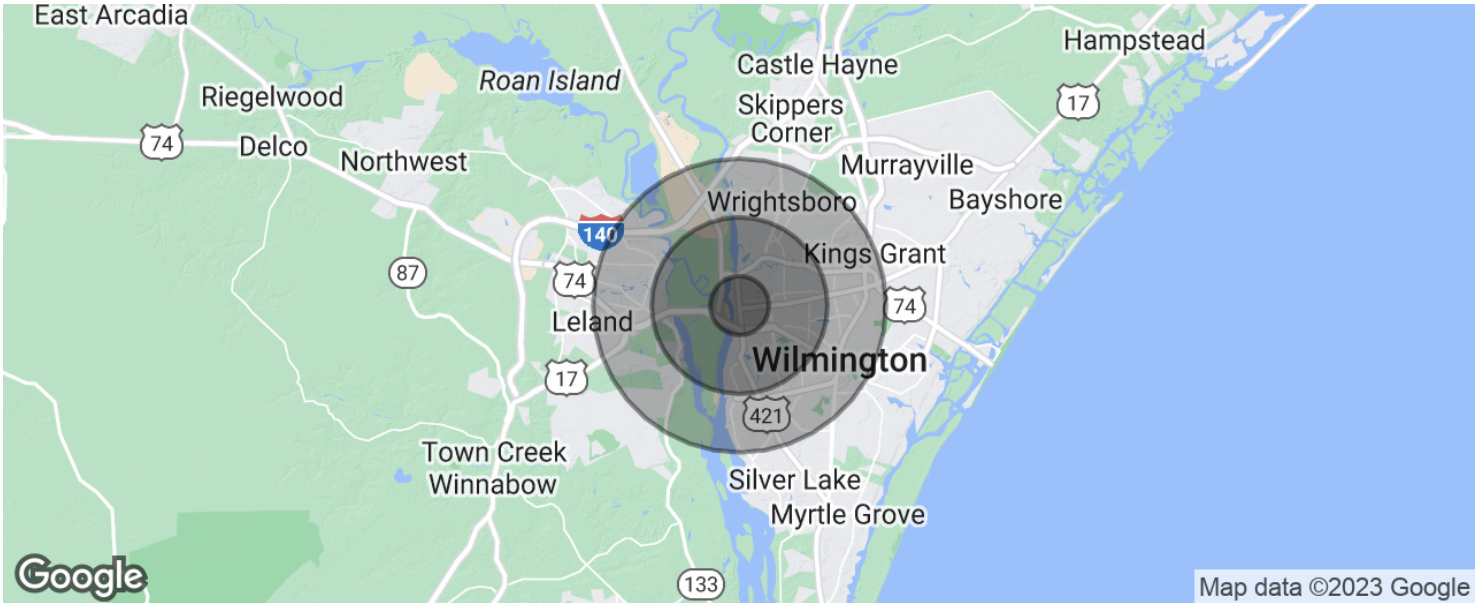
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,397	38,659	84,611
Median age	34.8	35.1	34.4
Median age (Male)	34.9	34.5	33.8
Median age (Female)	34.3	35.5	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,278	17,190	37,587
# of persons per HH	2.3	2.2	2.3
Average HH income	\$40,342	\$43,841	\$47,316
Average house value	\$208,688	\$186,937	\$182,319

* Demographic data derived from 2020 ACS - US Census

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