

# Brand New Office



5127 Oleander Drive, Wilmington, NC 28403

[WEB: MagnoliaMedical.Listing.Site](http://MagnoliaMedical.Listing.Site)

- » **MLS #:** 100139863
- » Office | 4,000 ft<sup>2</sup> | Lot: 48,095 ft<sup>2</sup> (1.1 acres)
- » New Construction in fully leased Office Park
- » Easy access to Oleander Drive
- » Well maintained Office Park attracting medical, dental, and financial tenants
- » Central location in Wilmington, NC
- » Shell office building could be upfitted for up to 4 separate leaseable units



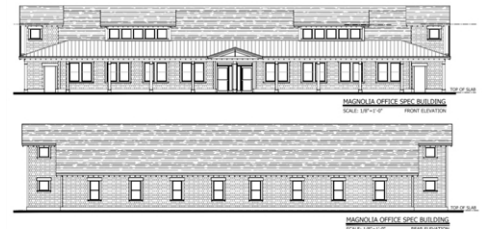
**Kenneth Fisher**  
 (910) 616-2123 (Kenneth)  
 kfisher@beachtownbrokers.com  
<http://SENCcommercialRE.com>



**RE/MAX Essential**  
 1650 Military Cutoff Rd  
 Wilmington, NC 28403  
 (910) 772-2700



## For Sale or Lease



Proposed new construction of a Class A office condo building in the Magnolia Office Park development. This centrally located office park is attractive to a wide spectrum of medical users and patient base from throughout the region. Close proximity to NHRMC Orthopedic Hospital. Pricing is for warm vanilla shell condition. Can be built to suit and improvements/ allowances are negotiable. Please contact Kenneth for more information.

**Lease Option Available:** Built to suit medical office space in Magnolia Office Park. Improvement allowance for lease is negotiable and will vary depending upon scope of improvements and term of lease. Deposit rates will be dependent on size and build out requirements and tenant credit rating. Lease rate: **\$20/sqft/year**

