

FOR LEASE: $\pm$ 3,555 SF MEDICAL OFFICE SPACE

4815 OLEANDER DRIVE, SUITE 202

WILMINGTON, NC | NEW HANOVER COUNTY





SUMMARY

ADDRESS	4815 Oleander Drive, Suite 202 Wilmington, NC 28403 New Hanover County
PARCEL ID	R06107-004-005-000
ZONING	RB—Regional Business
AVAILABLE SF	± 3,555 RSF
LEASE RATE	\$29.00/SF (\$8,600 monthly)
LEASE TYPE	Modified Gross (Tenant pays utilities)
SIGNAGE OPPORTUNITIES	On Building High Resolution Digital Monument Sign located at the intersection of Pine Grove and Oleander. See page 7.
AVAILABILITY	Available Now
DESCRIPTION	Former medical office space located at a signalized, high-traffic, high-visibility intersection, just one block from Wilmington's busiest intersection at Oleander Drive and College Road.
HIGHLIGHTS	+ Reception area + 4 private offices + 4 exam rooms with sinks + Kitchenette + 3 restrooms + Elevator in Building

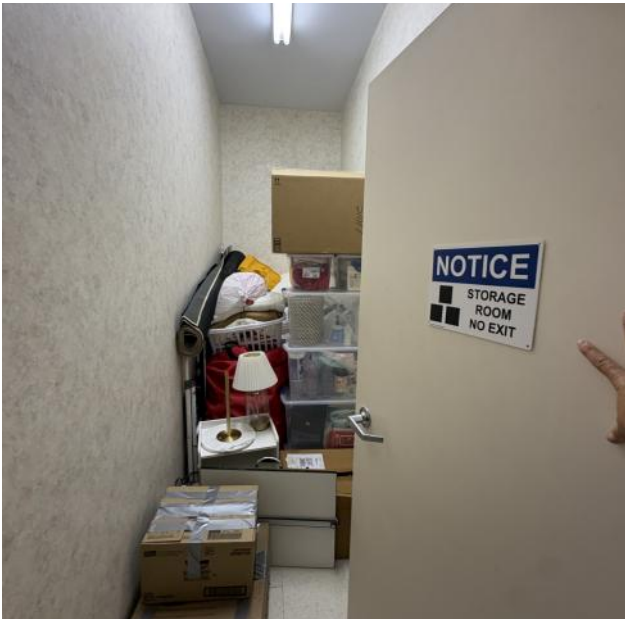
PHOTOS



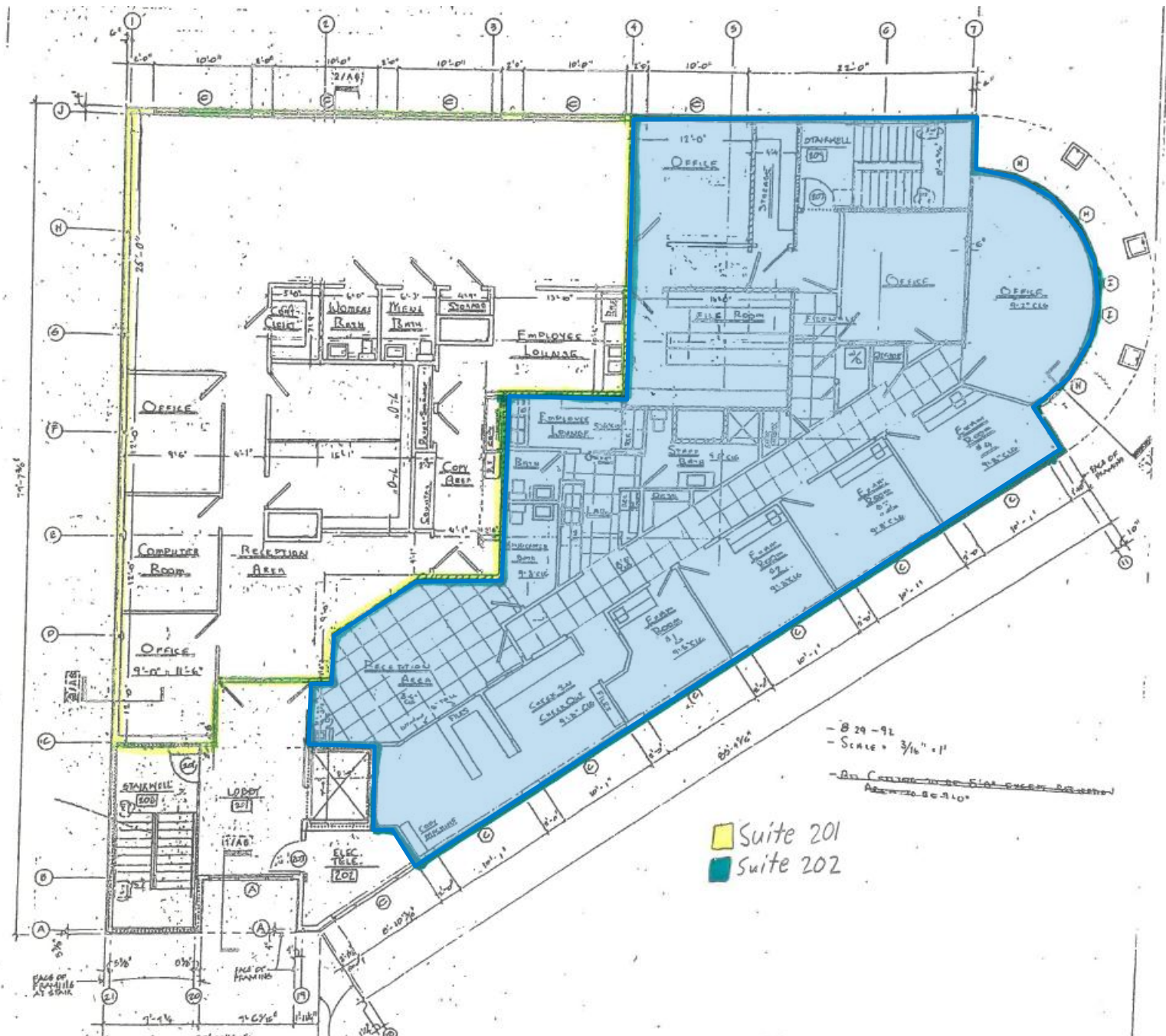
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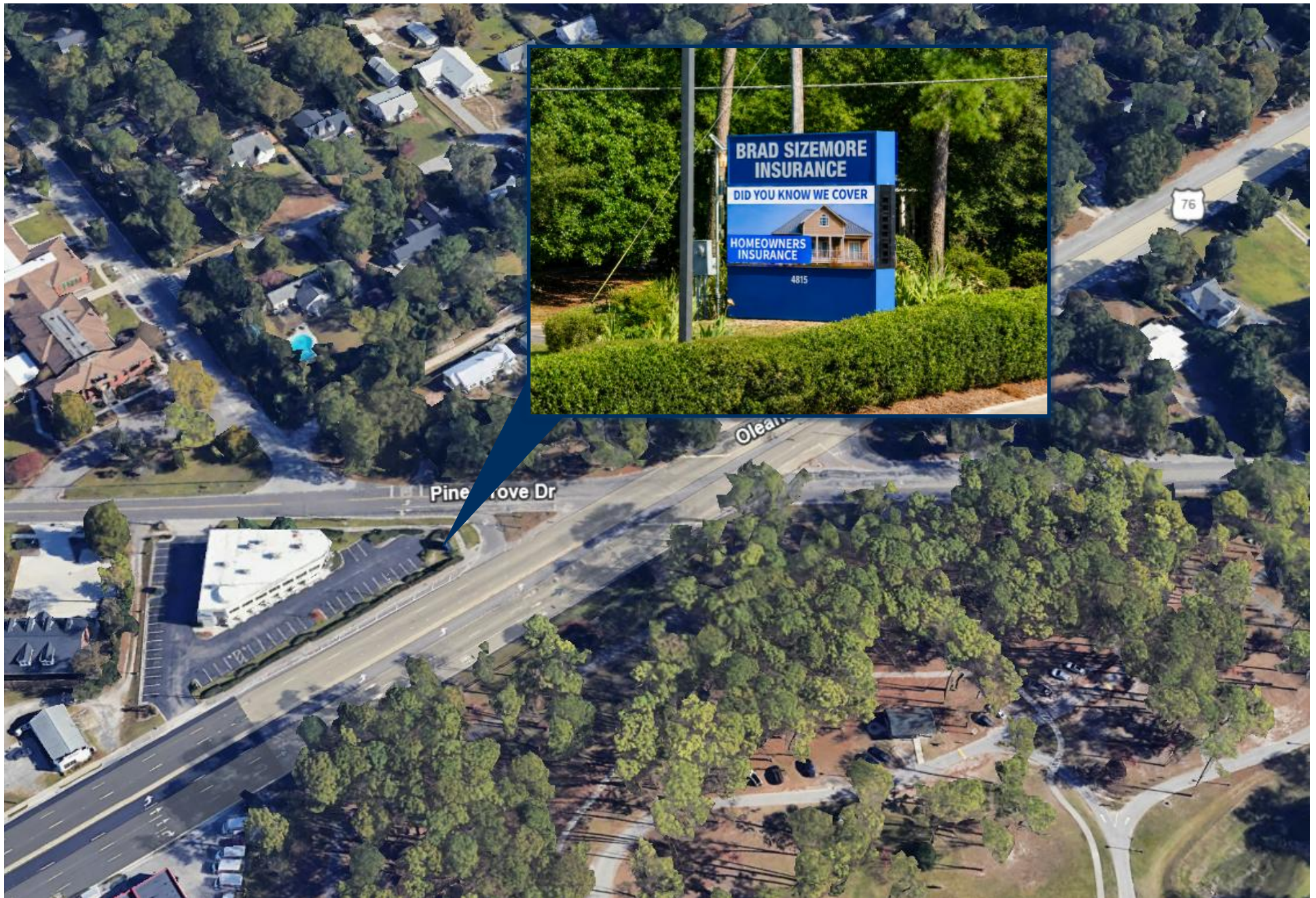
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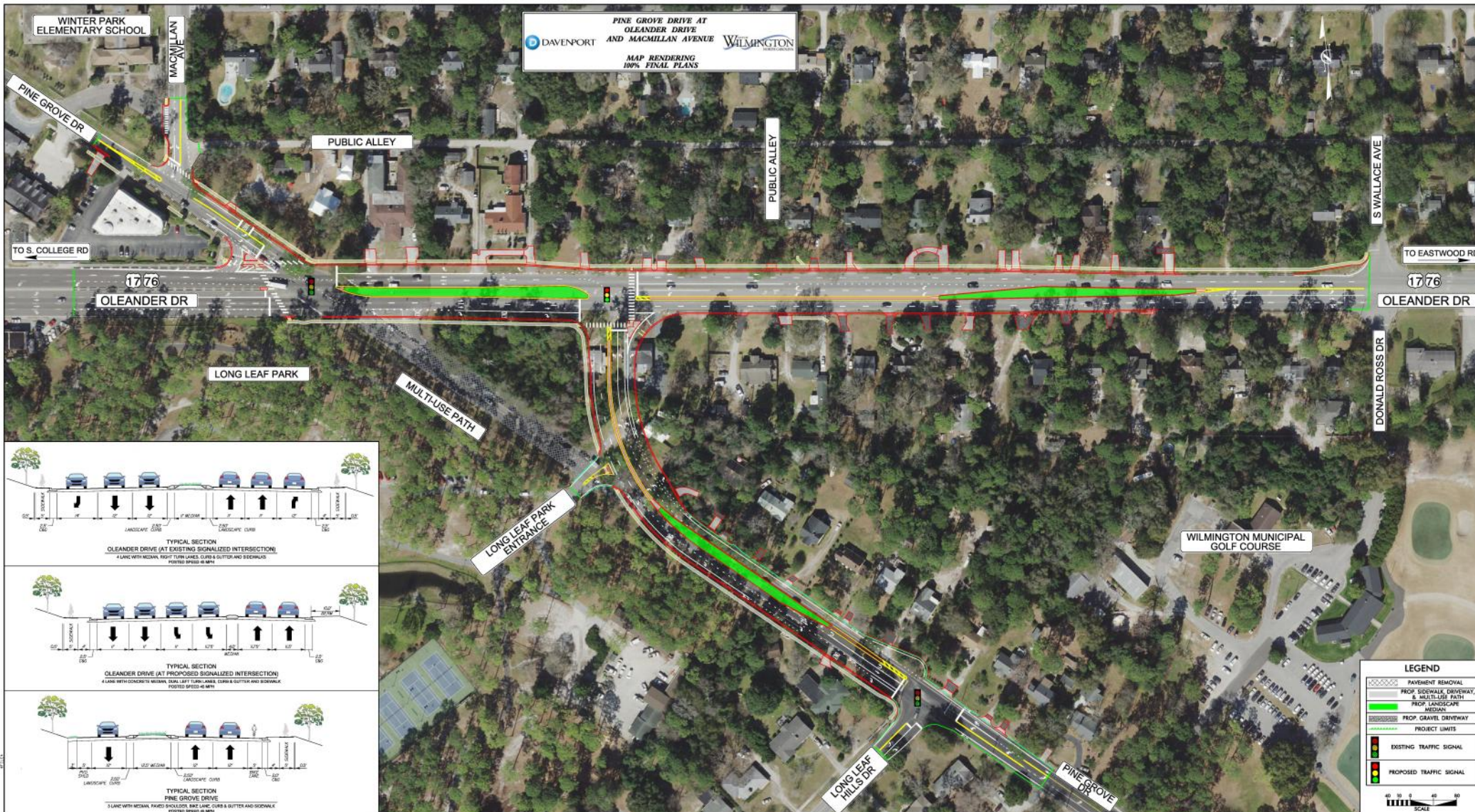
FLOOR PLAN



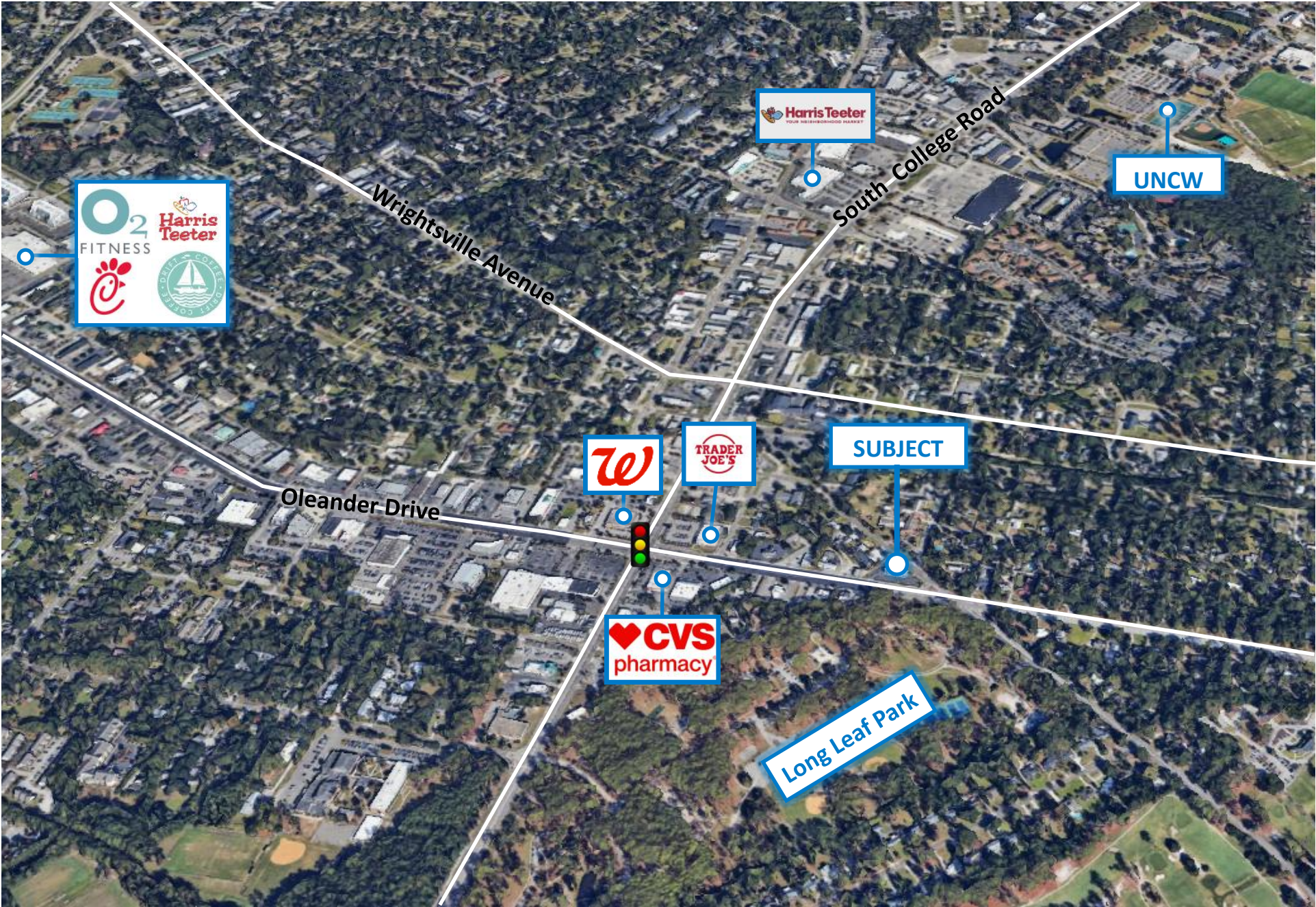
SIGNAGE



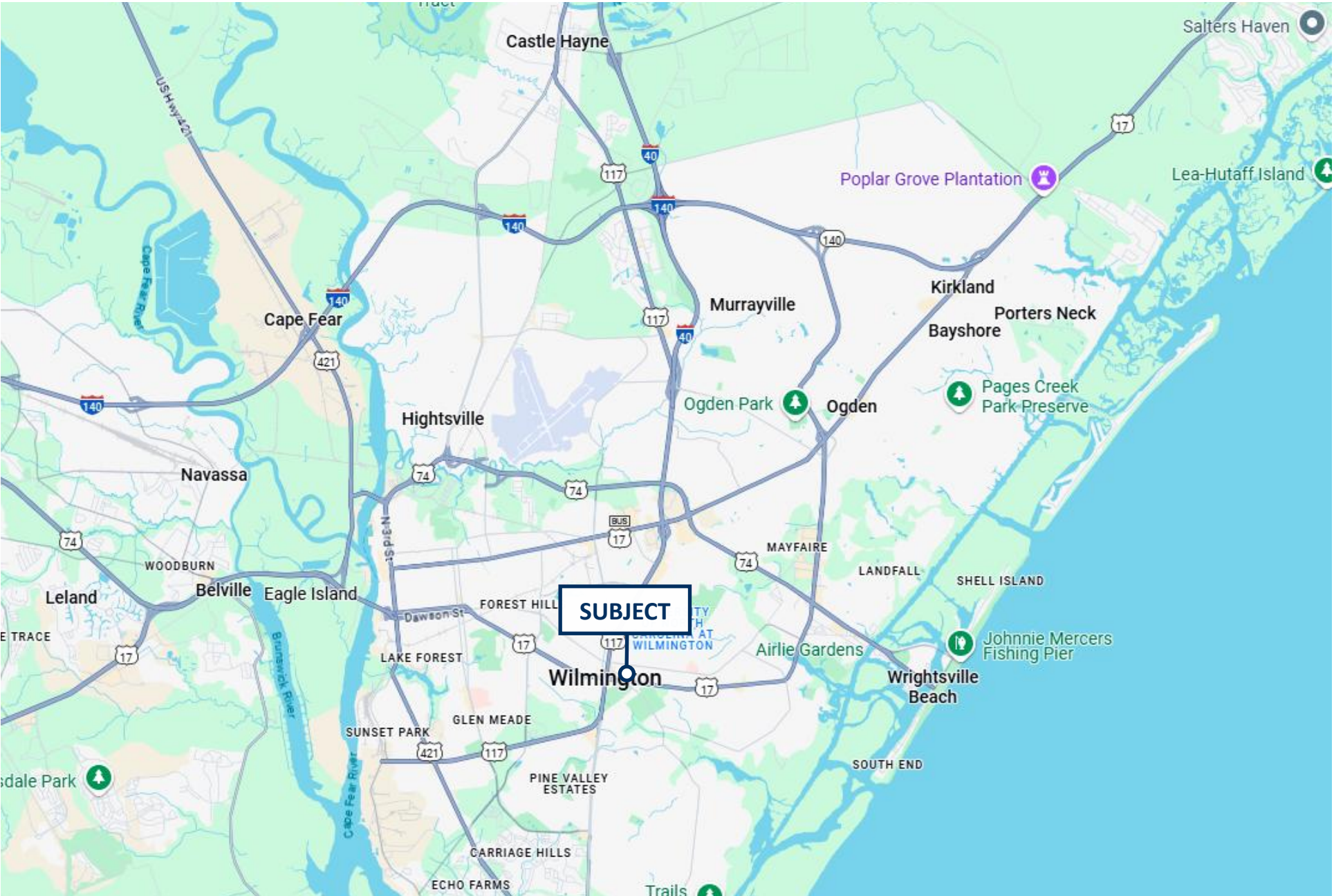
FUTURE INTERSECTION IMPROVEMENTS



AERIAL MAP



LOCATION MAP





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