

FOR LEASE: ± 1,980 SF CLASS A OFFICE SPACE

714 S KERR AVENUE

WILMINGTON, NC | NEW HANOVER COUNTY

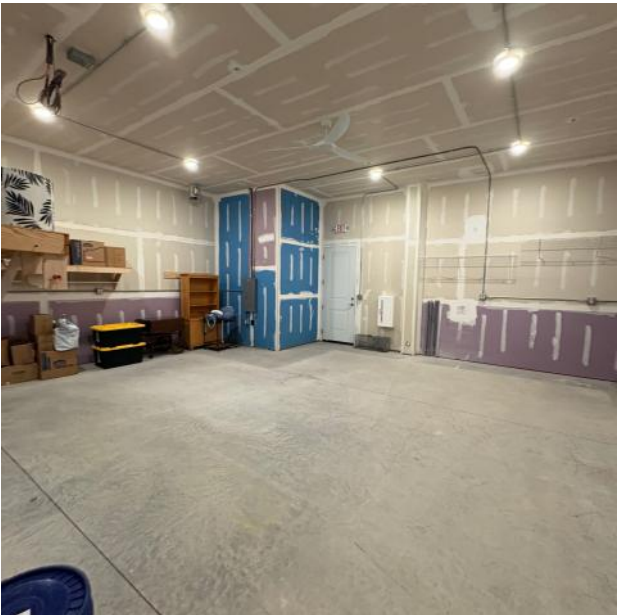
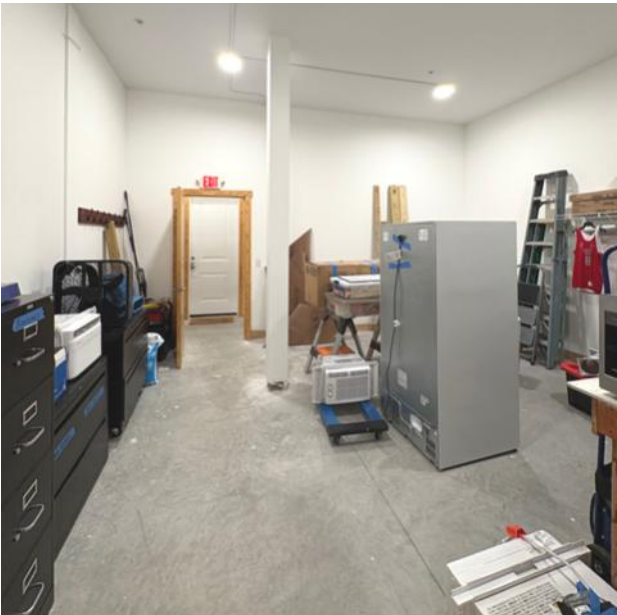




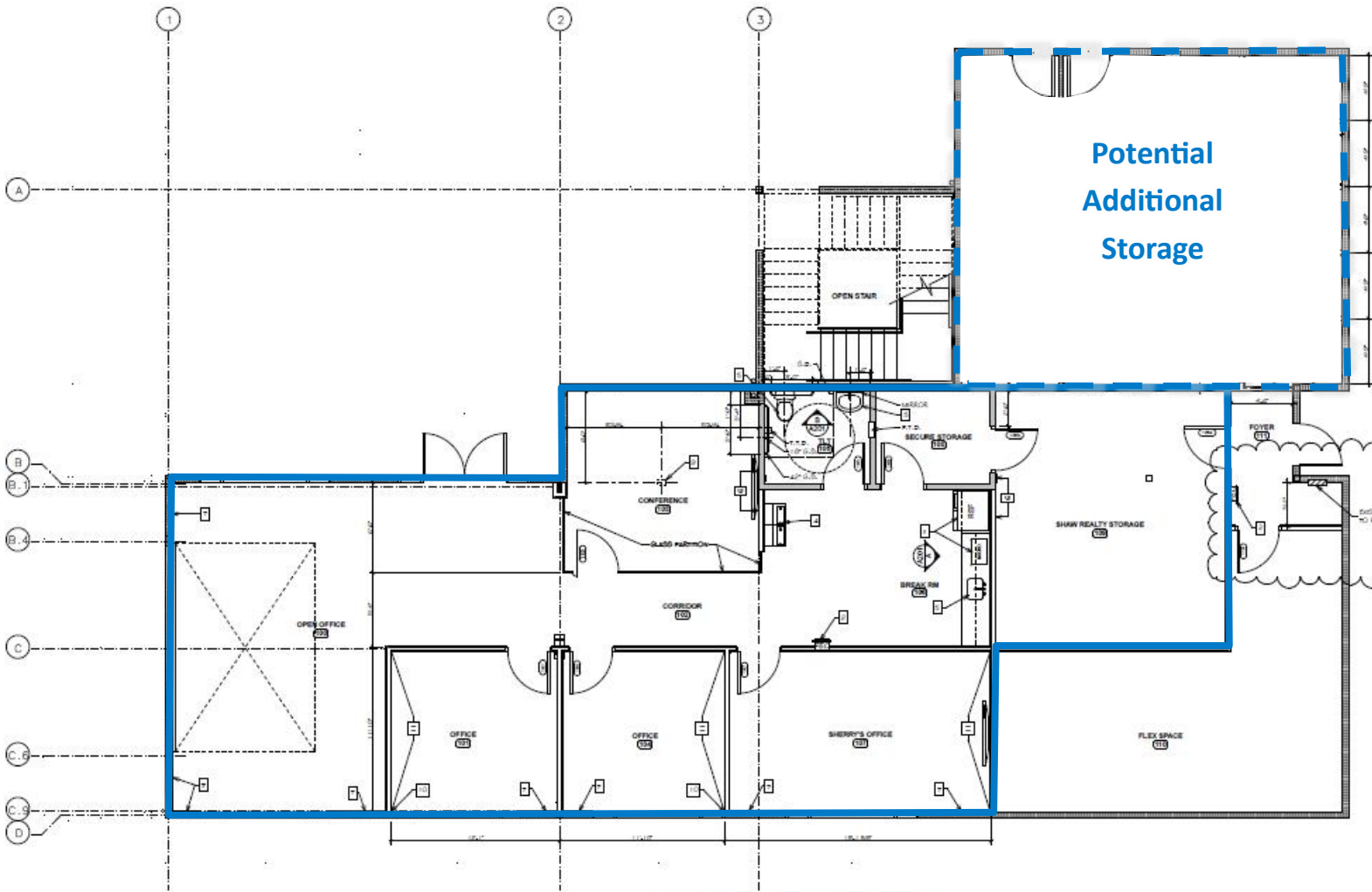
SUMMARY

ADDRESS	THE VARSITY 714 S Kerr Avenue Wilmington, NC 28403 New Hanover County
PARCEL ID	R05511-001-001-000
ZONING	O & I—Office and Institution
AVAILABLE SF	± 1,980 SF <i>consisting of ± 1,641 SF of office and ± 340 SF of storage. Additional storage area is available (at an additional rate)</i>
LEASE RATE	\$3,990 per month
EXPENSES	Tenant pays water/sewer and electric
BUILDING SIGNAGE	Yes (facing S Kerr Avenue)
AVAILABLE	September 2026
FEATURES	+ 3 large private offices + Open area for cubicles + Kitchenette + Roll-up glass garage door giving access to a small patio + 2nd entry directly into the rear storage area + Large storage area, perfect for equipment

PHOTOS



FLOORPLAN



- 1. UNLESS OTHERWISE SPECIFIED, ALL INTERIOR PARTITIONS SHALL BE 5/8" WOOD STUD @ 16" O.C. WALLS @ 5/8" WOOD STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
- 2. WHERE INDICATED ON THE PLAN, THE GLASS PARTITION IS OF INTERIOR THERMOGRAPHIC GLASS PARTITION (THERMOGRAPHIC GLASS PARTITION) WITH WOOD DOORS OR PARTITIONS (GLASS PARTITION). PROVIDE A FINISH GLASS AT WALL TO MATCH DOOR. REFER TO CHARTER (SCHEDULE SHEET 050).
- 3. PROVIDE SOUND ATTENUATION PARTITIONING AT ALL INTERIOR WALLS. ALL PARTITIONS SHALL BE 5/8" WOOD STUD WITH 1/2" Gypsum BOARD OR MORE MASSIVE PARTITIONS.
- 4. PARTITIONS INDICATED ARE TO FACE OF FINISH (P.O.F.).
- 5. PARTITIONS OR PARTITIONING PARTITIONS SHALL OCCUR AT CENTERLINE OF DOOR WHERE IN THE CLOSE POSITION.
- 6. PROVIDE DOOR PARTITIONS IN WALLS FOR CLOSET, HALL, ENTRY, ACCESSORIES, AND OTHER PARTITIONS, CLOSETS, HALLWAYS, ETC.
- 7. UNLESS DOORS SHOWN ON THE PLAN ARE NOTED TO REMAIN.
- 8. PARTITION SHALL BE PARTITION WITH A 3/4" RIGID SLAB AND UNIFORM CENTER. USE NO PARTITION WITH 1/2" RIGID SLAB AND UNIFORM CENTER. USE NO PARTITION WITH 1/2" RIGID SLAB AND UNIFORM CENTER. USE NO PARTITION WITH 1/2" RIGID SLAB AND UNIFORM CENTER.
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FLOOR PLAN KEYNOTES

- 1. APPEARANCE OR SOUNDING (BY CHARTER).
- 2. 1/2" WOOD STUD @ 16" O.C. WALLS @ 5/8" WOOD STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
- 3. 5/8" WOOD STUD @ 16" O.C. WALLS @ 5/8" WOOD STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
- 4. USE NO PARTITION. REFER TO PARTITION PARTITION FOR ADDITIONAL PARTITIONING. PROVIDE DOOR PARTITION (GLASS PARTITION).
- 5. PARTITION PARTITION. REFER TO PARTITION PARTITION.
- 6. PARTITION PARTITION.
- 7. WALL TO RECEIVE PARTITION. WALL HEIGHT. REFER TO ROOM PARTITION (SCHEDULE SHEET 050).
- 8. PARTITION ELECTRICAL PARTITION. REFER TO PARTITION PARTITION.
- 9. PARTITION PARTITION PARTITION DOOR. REFER TO PARTITION PARTITION.
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- 11. PARTITION PARTITION PARTITION PARTITION. REFER TO PARTITION PARTITION PARTITION.

WALL TYPE LEGEND

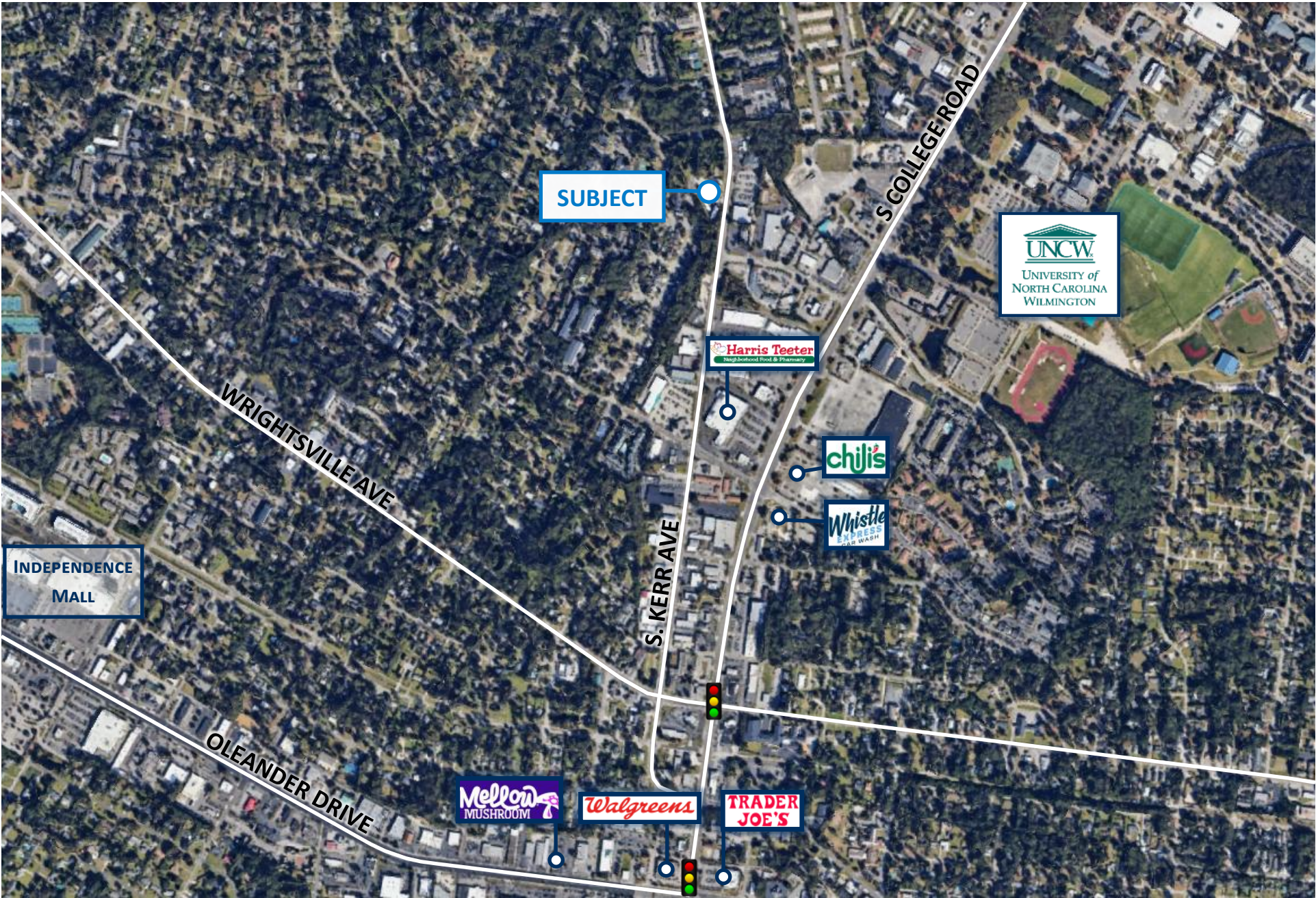
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

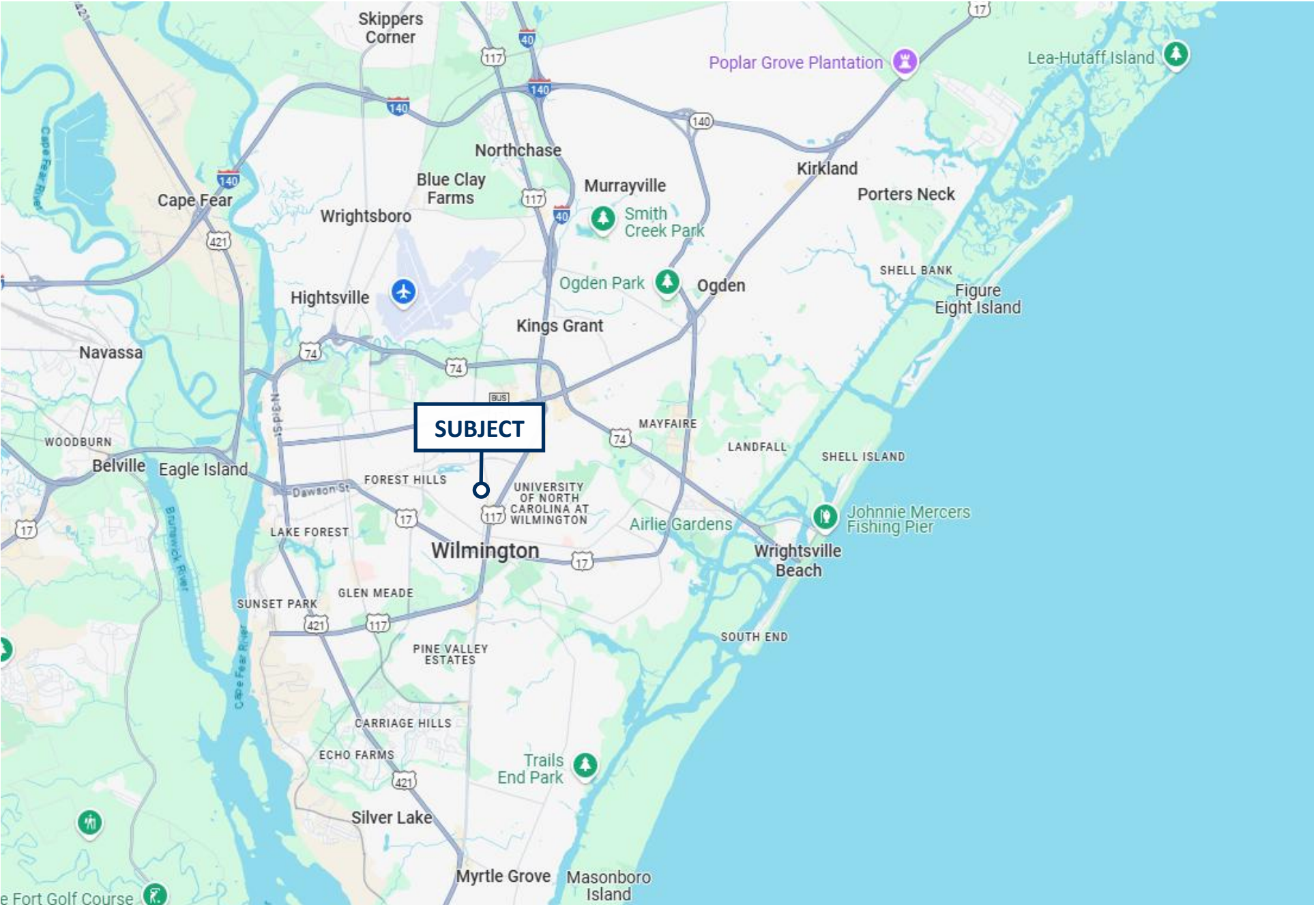
GIS AERIAL



AERIAL MAP



LOCATION MAP





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