



CBCSUNCOAST.COM

FOR SALE/LEASE

VACANT OFFICE CONDOS FOR SALE/LEASE - PNPC 1B-R, UNIT 2C-X & UNIT 3C-R

Porters Neck Professional Center
8115 Market St, Wilmington, NC 28411
Available Space: 3,507 - 7,650 SF*
Units 1B-R, 2C-X, 3C-R





VACANT OFFICE CONDOS FOR SALE/LEASE - PNPC 1B-R, UNIT 2C-X & UNIT 3C-R

8115 Market Street, Wilmington, NC 28411

OR
SALE
LEASE



PROPERTY OVERVIEW

Porters Neck Professional Center is a premier three-story condominiumized office building totaling approximately 60,000 Square Feet. The property is located at 8115 Market Street in the dynamic Porters Neck submarket of Wilmington, North Carolina. The property has an excellent traffic pattern with a direct right-in, right-out access from Market Street and interconnectivity with the Bayshore Commons Shopping Center, which provides accessibility to a spotlight intersection. The property is zoned B-2 and located within the New Hanover County zoning district.

Current occupants in the building include UCG/Medac, EmergeOrtho, Wilmington Ear Nose & Throat, Benjamin Friberg, DDS, Matsumoto, DDS, PMG Research, Provis Media and Samet Corporation. The building was originally constructed in 2006 with a modern and attractive design by architect, Michael Kersting. The building contains three stairwells and two elevators servicing all floors. Additionally, there are approximately 238 parking spaces available onsite. A variety of lease and/or purchase opportunities are available.

Unit 1B-R is former radiology space with a freshly remodeled full medical upfit and is ready for immediate occupancy. Units 2C-X and 3C-R are in cold dark shell condition ready for a customized upfit for a new tenant/owner. The ICAM is estimated at \$3.00 PSF reconciled annually. Taxes are paid separately and directly by the condo owner. This unit is available for sale and/or lease.

CBCSUNCOAST.COM

Cody Cress
910 409 8421
cody.cress@cbcsuncoast.com

Tyler Pegg
910 512 3550
tyler.pegg@cbcsuncoast.com

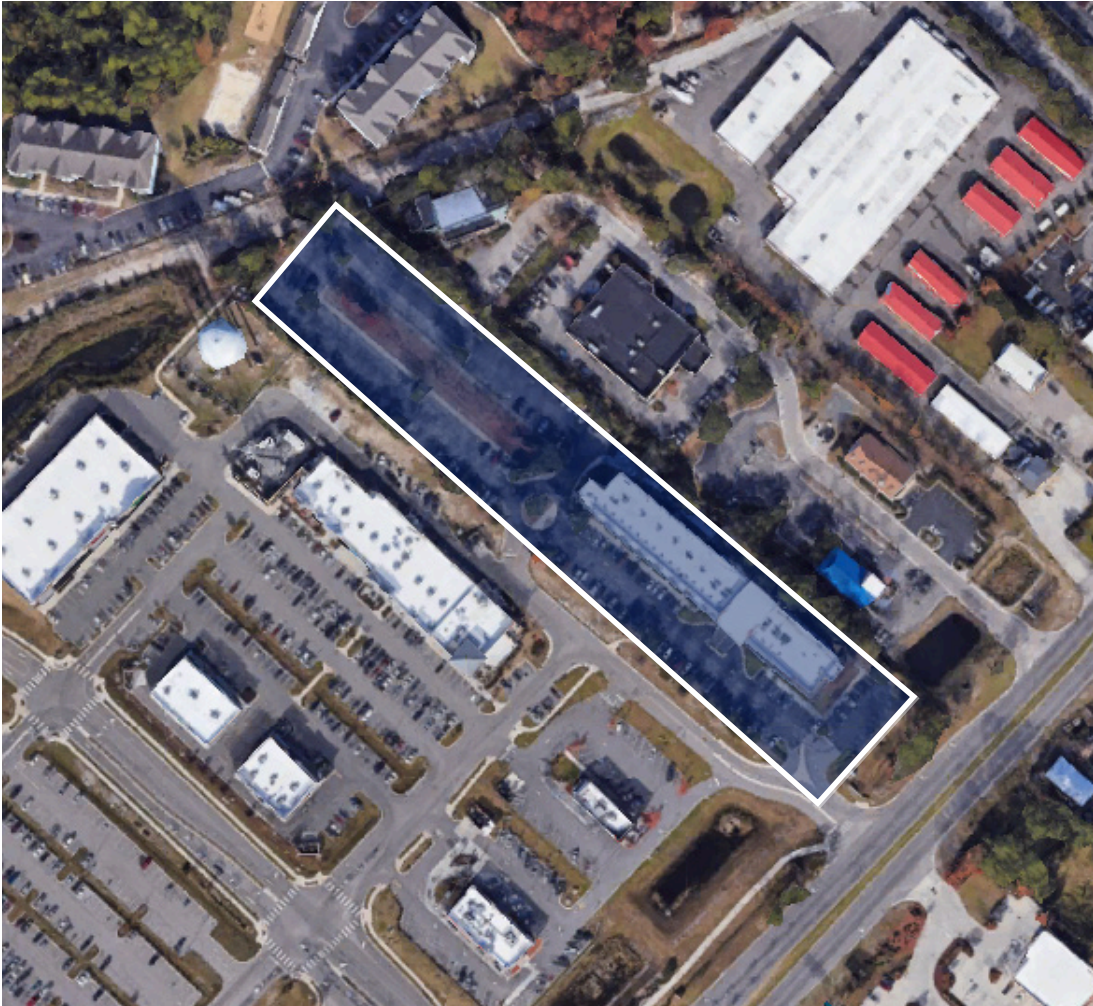
Will Daube
910 409 3605
will.daube@cbcsuncoast.com



VACANT OFFICE CONDOS FOR SALE/LEASE - PNPC 1B-R, UNIT 2C-X & UNIT 3C-R

8115 Market Street, Wilmington, NC 28411

OR
SALE
LEASE



ADDRESS	8115 Market St., Wilmington, NC 28411
OWNER	Seamist Management, LLC
TOTAL ACRES	3.90 Acres
BUILDING RSF	60,000± SF
ZONING	B-2
CLASS OF SPACE	Class A
CEILING HEIGHT	10'
SPRINKLER SYSTEM	Yes
ELEVATOR	Yes, 2
PARKING TYPE	Surface
TOTAL PARKING SPACES	238

CBCSUNCOAST.COM

Cody Cress
910 409 8421
cody.cress@cbcsuncoast.com

Tyler Pegg
910 512 3550
tyler.pegg@cbcsuncoast.com

Will Daube
910 409 3605
will.daube@cbcsuncoast.com



VACANT OFFICE CONDOS FOR SALE/LEASE - PNPC 1B-R, UNIT 2C-X & UNIT 3C-R

8115 Market Street, Wilmington, NC 28411

OR
SALE
LEASE



PROPERTY HIGHLIGHTS

- Excellent Accessibility with Direct Right-In, Right-Out Access from Market Street
- Inter-connectivity with the Bayshore Commons Shopping Center, which provides Accessibility to a Stoplight Intersection
- Close Proximity to a Large Concentration of Amenities including Restaurants & Retail
- Conveniently Situated Less than On-Half Mile to I-140, 15 Miles from Downtown Wilmington, 13 Miles from Wilmington International Airport, & 3 miles to Figure Eight Island
- Three Story Building with Modern Architectural Design with 3 Stairwells & 2 Elevators Servicing All Floors
- Third Story Outdoor Balcony

CBCSUNCOAST.COM

Cody Cress
910 409 8421
cody.cress@cbcsuncoast.com

Tyler Pegg
910 512 3550
tyler.pegg@cbcsuncoast.com

Will Daube
910 409 3605
will.daube@cbcsuncoast.com



VACANT OFFICE CONDOS FOR SALE/LEASE - PNPC 1B-R, UNIT 2C-X & UNIT 3C-R

8115 Market Street, Wilmington, NC 28411

OR
SALE
LEASE



SUITE	1B-R	2C-X	3C-R
CONDO	Yes	Yes	Yes
AVAILABLE SF (RSF)*	4,985 SF	3,507 SF	7,650 SF
USABLE SIZE (USF)*	4,154 SF	2,992 SF	6,375 SF
SALE PRICE	\$1,196,750	\$595,000	\$1,250,000
LEASE RATE	\$25 PSF (Annual)	\$20 PSF (Annual)	\$20 PSF (Annual)
LEASE TYPE	NNN	NNN	NNN
CORE FACTOR	18%	18%	18%
PROPERTY USE TYPE	Vacant/Owner-User	Vacant/Owner-User	Vacant/Owner-User
UPFIT ALLOWANCE	N/A	\$50/USF	\$50/USF

CBCSUNCOAST.COM

Cody Cress
910 409 8421
cody.cress@cbcsuncoast.com

Tyler Pegg
910 512 3550
tyler.pegg@cbcsuncoast.com

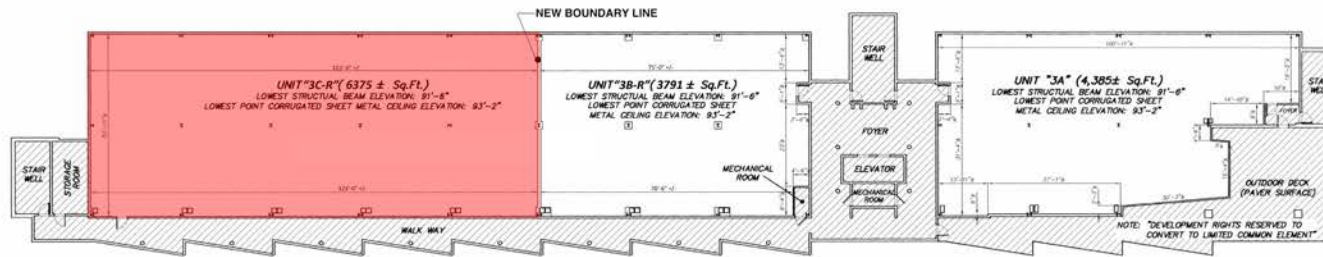
Will Daube
910 409 3605
will.daube@cbcsuncoast.com



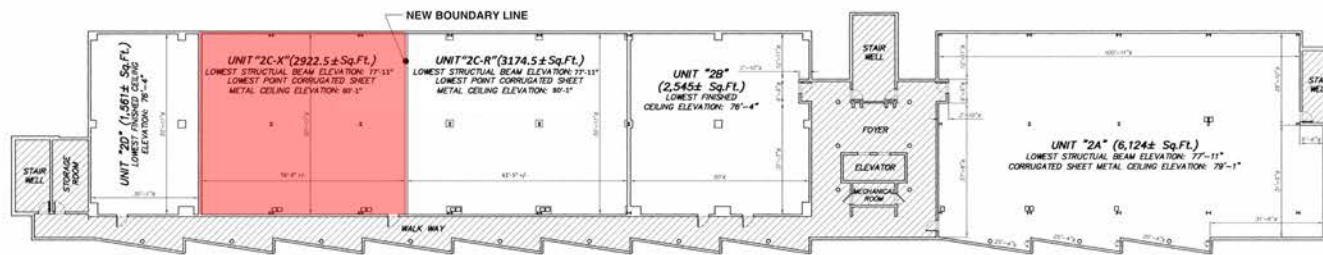
VACANT OFFICE CONDOS FOR SALE/LEASE - PNPC 1B-R, UNIT 2C-X & UNIT 3C-R

8115 Market Street, Wilmington, NC 28411

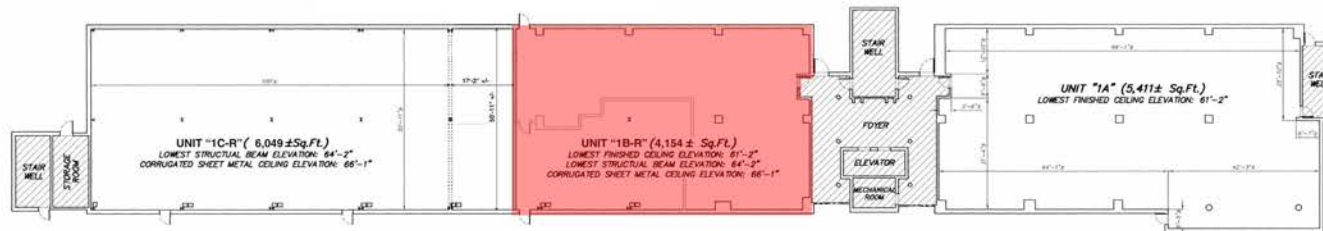
OR
SALE
LEASE



THIRD FLOOR
FINISHED FLOOR ELEVATION: 80'-6"



SECOND FLOOR
FINISHED FLOOR ELEVATION: 66'-5"



FIRST FLOOR
FINISHED FLOOR ELEVATION: 52'-6"

CBCSUNCOAST.COM

Cody Cress
910 409 8421
cody.cress@cbcsuncoast.com

Tyler Pegg
910 512 3550
tyler.pegg@cbcsuncoast.com

Will Daube
910 409 3605
will.daube@cbcsuncoast.com



VACANT OFFICE CONDOS FOR SALE/LEASE - PNPC 1B-R, UNIT 2C-X & UNIT 3C-R

8115 Market Street, Wilmington, NC 28411

OR
SALE
LEASE



CBCSUNCOAST.COM

Cody Cress
910 409 8421
cody.cress@cbcsuncoast.com

Tyler Pegg
910 512 3550
tyler.pegg@cbcsuncoast.com

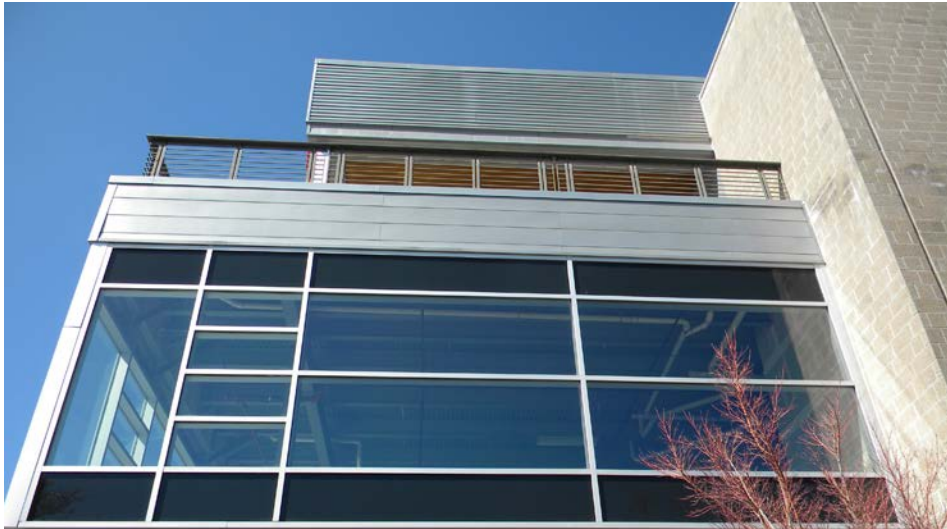
Will Daube
910 409 3605
will.daube@cbcsuncoast.com



VACANT OFFICE CONDOS FOR SALE/LEASE - PNPC 1B-R, UNIT 2C-X & UNIT 3C-R

8115 Market Street, Wilmington, NC 28411

OR
SALE
LEASE



CBCSUNCOAST.COM

Cody Cress

910 409 8421

cody.cress@cbcsuncoast.com

Tyler Pegg

910 512 3550

tyler.pegg@cbcsuncoast.com

Will Daube

910 409 3605

will.daube@cbcsuncoast.com



VACANT OFFICE CONDOS FOR SALE/LEASE - PNPC 1B-R, UNIT 2C-X & UNIT 3C-R

8115 Market Street, Wilmington, NC 28411

OR
SALE
LEASE



CBCSUNCOAST.COM

Cody Cress
910 409 8421
cody.cress@cbcsuncoast.com

Tyler Pegg
910 512 3550
tyler.pegg@cbcsuncoast.com

Will Daube
910 409 3605
will.daube@cbcsuncoast.com



VACANT OFFICE CONDOS FOR SALE/LEASE - PNPC 1B-R, UNIT 2C-X & UNIT 3C-R

8115 Market Street, Wilmington, NC 28411

OR
SALE
LEASE



CBCSUNCOAST.COM

Cody Cress

910 409 8421

cody.cress@cbcsuncoast.com

Tyler Pegg

910 512 3550

tyler.pegg@cbcsuncoast.com

Will Daube

910 409 3605

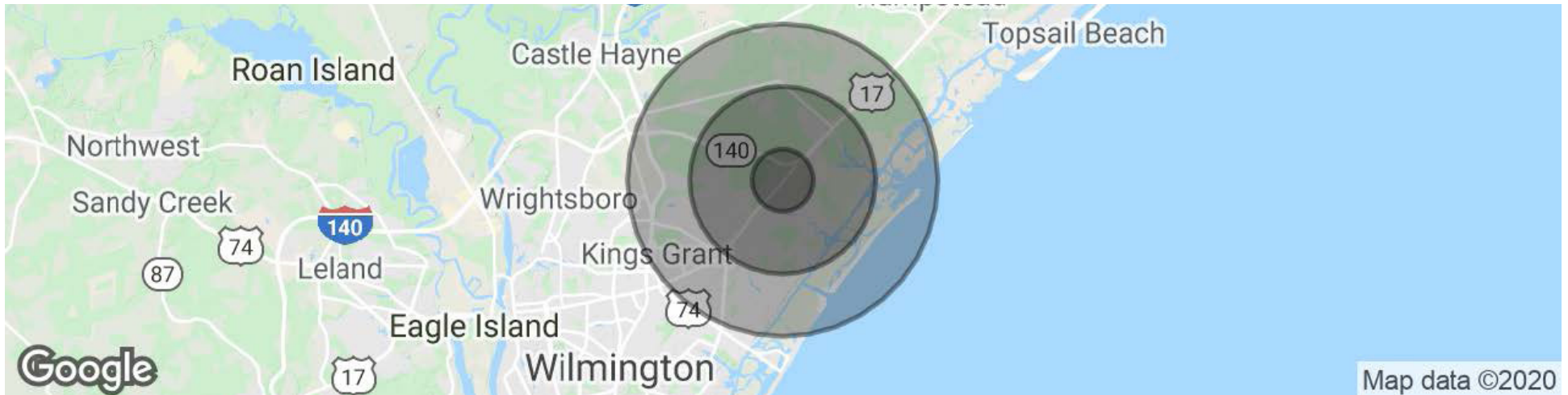
will.daube@cbcsuncoast.com



VACANT OFFICE CONDOS FOR SALE/LEASE - PNPC 1B-R, UNIT 2C-X & UNIT 3C-R

8115 Market Street, Wilmington, NC 28411

OR
SALE
LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,193	24,394	46,422
Median age	36.4	38.4	41.3
Median age (Male)	36.8	38.4	40.8
Median age (Female)	36.1	39.2	42.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,358	10,163	19,563
# of persons per HH	2.4	2.4	2.4
Average HH income	\$75,643	\$83,313	\$86,601
Average house value	\$297,187	\$316,629	\$399,765

*Demographic data derived from 2010 US Census

CBCSUNCOAST.COM

Cody Cress
910 409 8421
cody.cress@cbcsuncoast.com

Tyler Pegg
910 512 3550
tyler.pegg@cbcsuncoast.com

Will Daube
910 409 3605
will.daube@cbcsuncoast.com



OR
SALE
LEASE

VACANT OFFICE CONDOS FOR SALE/LEASE - PNPC 1B-R, UNIT 2C-X & UNIT 3C-R

8115 Market Street, Wilmington, NC 28411

COMMERCIAL BROKER

Cody Cress
910 409 8421
cody.cress@cbcsuncoast.com
NC #252916

COMMERCIAL BROKER

Tyler Pegg
910 512 3550
tyler.pegg@cbcsuncoast.com
NC #249446

COMMERCIAL BROKER

Will Daube
910 409 3605
will.daube@cbcsuncoast.com
NC #308018

CBCSUNCOAST.COM



©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

*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.