

OFFICE

THE HARRELSON BUILDING

115 North 3rd Street, Wilmington, NC 28401



SUNCOAST

Bright Ideas. Brighter Solutions.



For More Information Contact:

Don Harley

910-262-3148

don.harley@cbcsuncoast.com

Coldwell Banker Commercial SunCoast

1430 Commonwealth Drive, Suite 102

Wilmington, NC 28403

www.cbcsuncoast.com

T: 910-350-1200 F: 910-350-0925

FOR LEASE
\$23.00 PSF Full Service



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PROPERTY OVERVIEW

With only three other “Class A” office buildings in downtown Wilmington, the Harrelson Building is a rare opportunity. 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.

The Harrelson Building, 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.

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**Newly Remodeled First Floor Lobby-
renovation currently in progress on remainder
of the building**



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DETAILS

Lease Rate:	\$24.00 PSF/Year
Expense Stop:	\$7.30 PRSF (Included)
Zoning:	CBD
Load Factor:	12.19%

AVAILABLE OFFICES

Floor	Tenant	Suite #	RSF
1st	Professional Office/Retail Space		4,105
2nd	Professional Office Space		5,309
3rd	Professional Office Space	300	1,320
3rd	Professional Office Space	306	1,640
3rd	Professional Office Space	308	1,150
4th	Professional Office Space	Entire Floor	9,665



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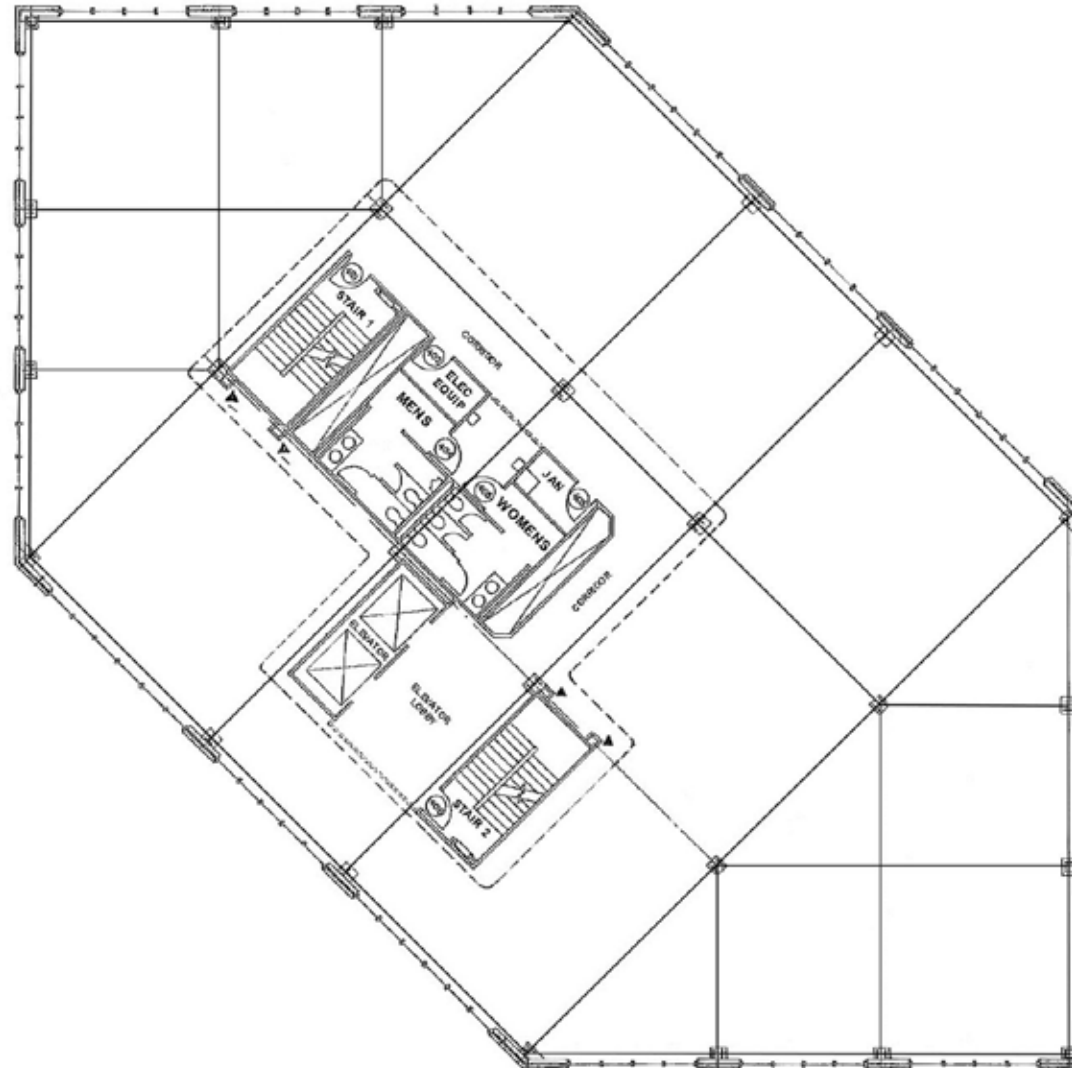
FLOOR PLAN

The Harrelson Building



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DEMOGRAPHICS

The Harrelson Building



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DEMOGRAPHICS-1 MILE

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

This area
The largest group: <\$15,000 (30.5%)
The smallest group: \$200,000+ (1.1%)

Indicator	Value	Difference
<\$15,000	30.5%	+18.0%
\$15,000 - \$24,999	14.9%	+3.0%
\$25,000 - \$34,999	12.8%	+1.6%
\$35,000 - \$49,999	14.0%	-2.9%
\$50,000 - \$74,999	13.8%	-4.7%
\$75,000 - \$99,999	5.3%	-6.3%
\$100,000 - \$149,999	5.4%	-5.9%
\$150,000 - \$199,999	2.3%	-1.0%
\$200,000+	1.1%	-1.8%

DEMOGRAPHICS

The Harrelson Building



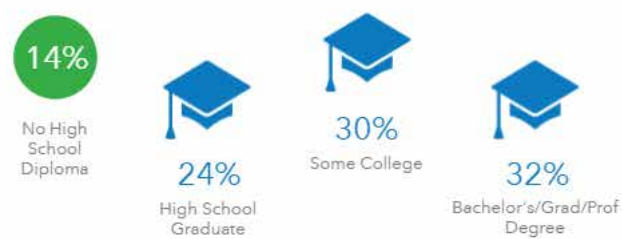
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DEMOGRAPHICS-3 MILES

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

This area
The largest group: <\$15,000 (26.5%)
The smallest group: \$200,000+ (2.2%)

Indicator	Value	Difference
<\$15,000	26.5%	+14.0%
\$15,000 - \$24,999	14.4%	+2.5%
\$25,000 - \$34,999	13.5%	+2.3%
\$35,000 - \$49,999	14.8%	-2.1%
\$50,000 - \$74,999	14.3%	-4.2%
\$75,000 - \$99,999	6.1%	-5.5%
\$100,000 - \$149,999	5.7%	-5.6%
\$150,000 - \$199,999	2.6%	-0.7%
\$200,000+	2.2%	-0.7%

DEMOGRAPHICS

The Harrelson Building



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DEMOGRAPHICS-5 MILES

KEY FACTS

100,698

Population



Average Household Size

34.6

Median Age

\$36,664

Median Household Income

EDUCATION

11%

No High School Diploma



23%

High School Graduate



33%

Some College



33%

Bachelor's/Grad/Prof Degree

BUSINESS



7,041

Total Businesses



82,349

Total Employees

EMPLOYMENT



60%

White Collar



19%

Blue Collar



21%

Services



Unemployment Rate

INCOME



\$36,664

Median Household Income



\$24,234

Per Capita Income



\$16,133

Median Net Worth

Households By Income

This area

The largest group: <\$15,000 (20.9%)

The smallest group: \$200,000+ (2.1%)

Indicator	Value	Difference
<\$15,000	20.9%	+8.4%
\$15,000 - \$24,999	13.7%	+1.8%
\$25,000 - \$34,999	13.1%	+1.9%
\$35,000 - \$49,999	15.0%	-1.9%
\$50,000 - \$74,999	15.9%	-2.6%
\$75,000 - \$99,999	8.8%	-2.8%
\$100,000 - \$149,999	7.9%	-3.4%
\$150,000 - \$199,999	2.6%	-0.7%
\$200,000+	2.1%	-0.8%

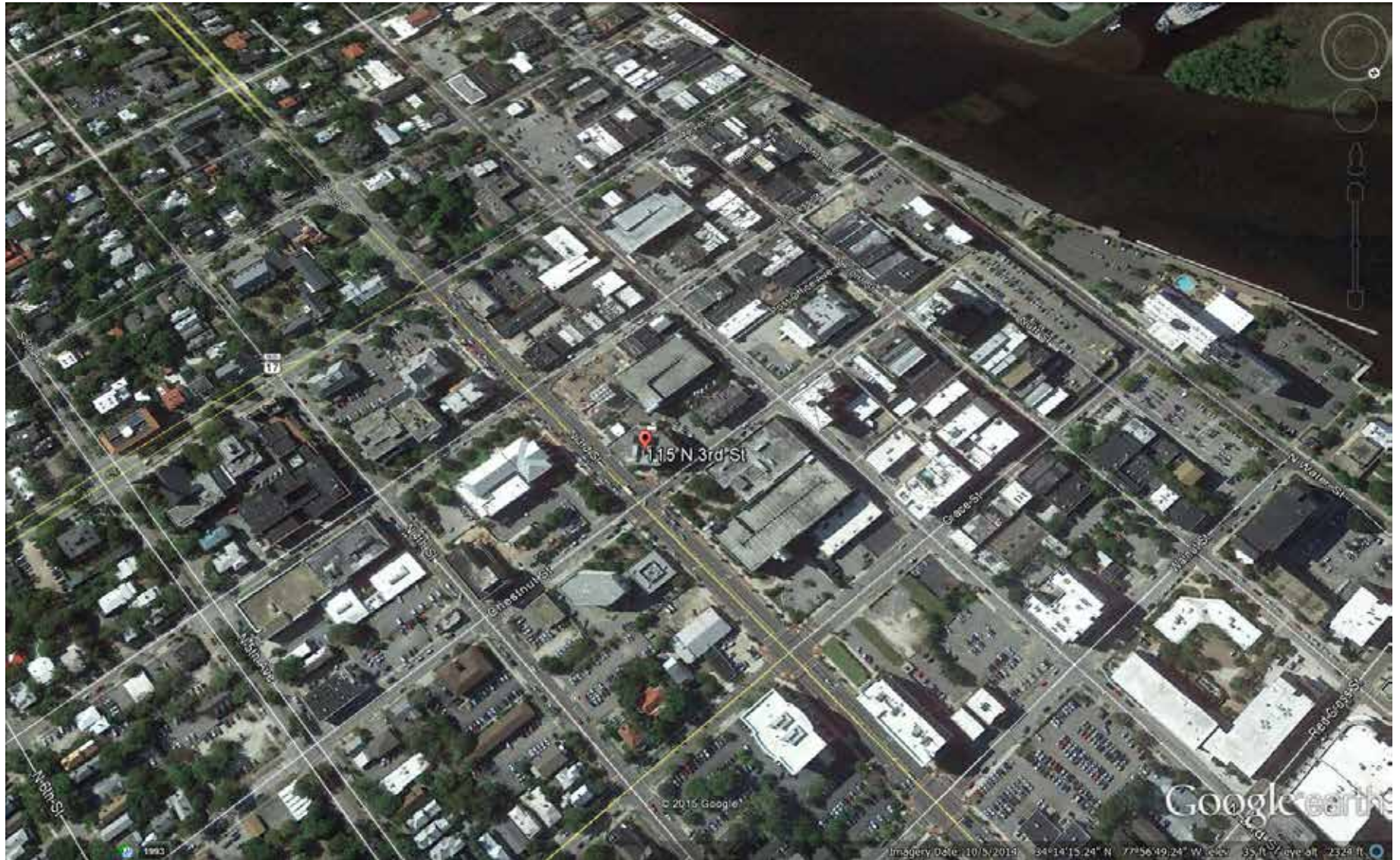
AREA MAP

The Harrelson Building



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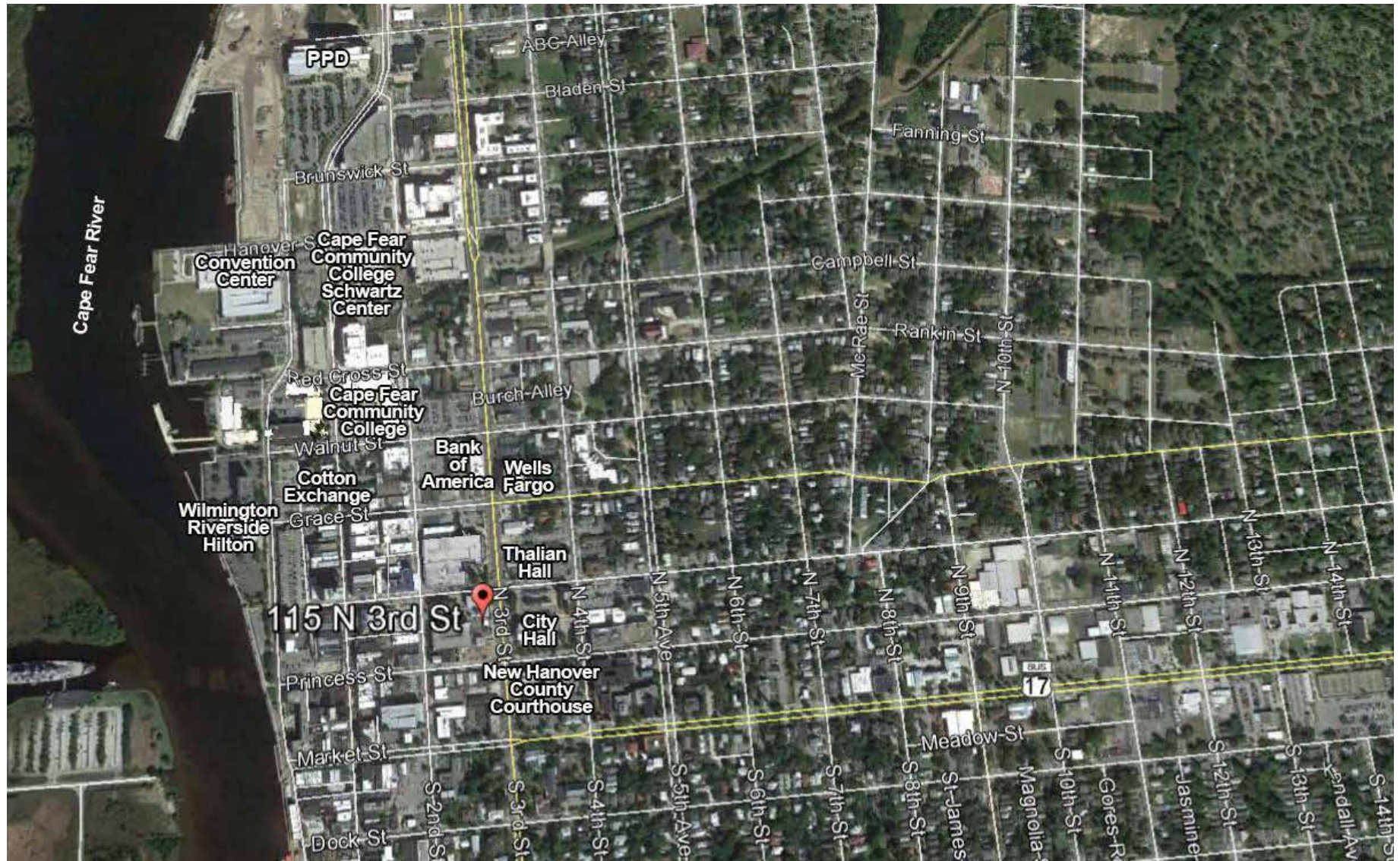
AREA MAP

The Harrelson Building



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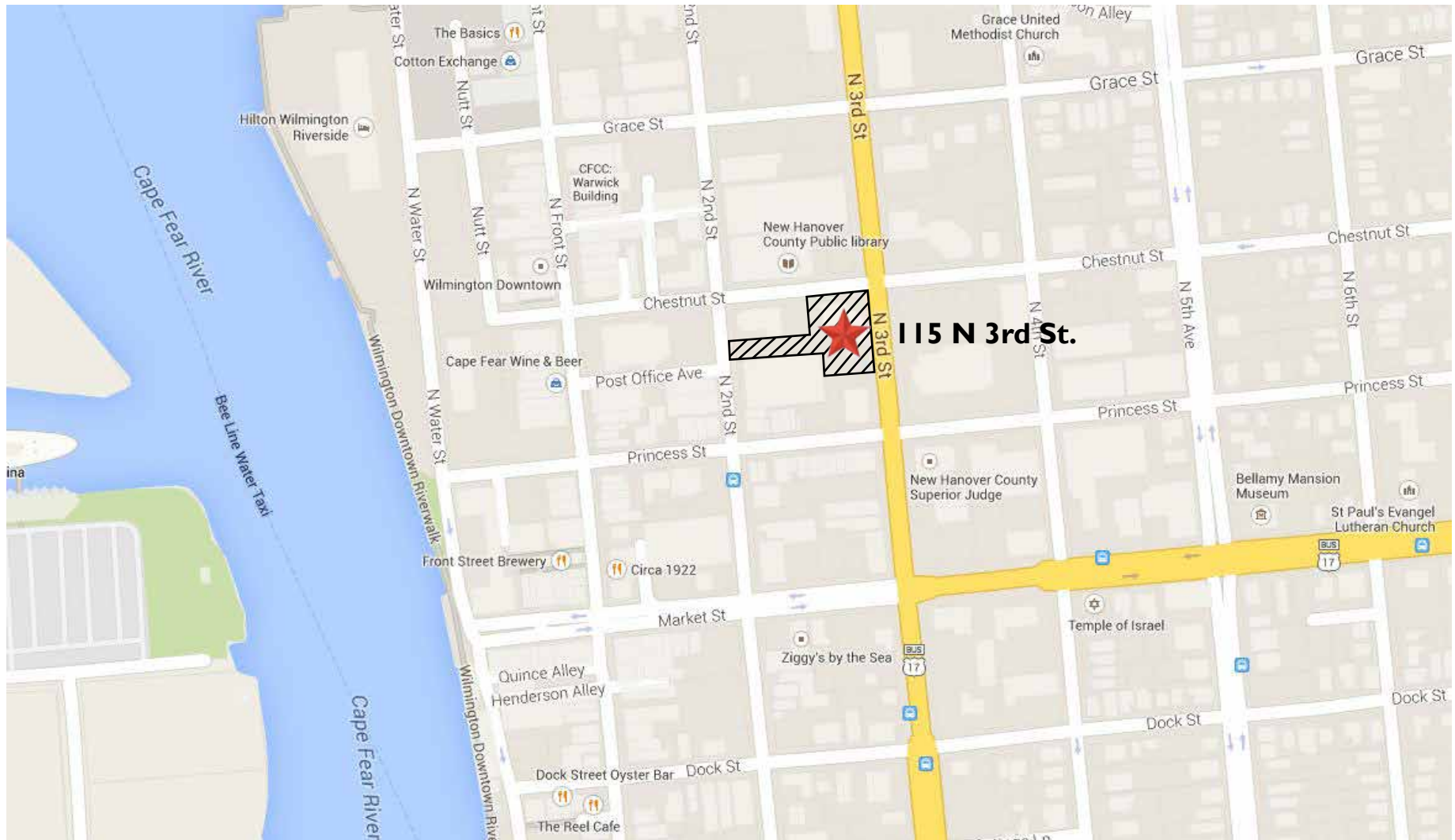
AREA MAP

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Most Prominent Corner in Downtown Wilmington