

FOR LEASE

CLASS A OFFICE

1838 Sir Tyler Drive • Wilmington, NC

THE PINES AT WESTFALL PARK



COMMONWEALTH
COMMERCIAL PROPERTIES

Please contact **HAE H. ELLIS** 910.232.4744 | hae.ellis@ccprealty.com



1508 MILITARY CUTOFF ROAD | SUITE 206 | WILMINGTON, NC 28403 | 910.256.6477 | 800.929.7780 | WWW.CCPREALTY.COM

Class A Office Suites Across from Mayfaire

- 1st floor: up to 15,112 RSF; can be subdivided
- 2nd floor: Suite 208: 3,652 RSF
Suite 230: 1,688 RSF
- Lease Rate: \$25 PRSF, Full service; net janitorial
- Well appointed office suites
- Ample parking in front and back of building



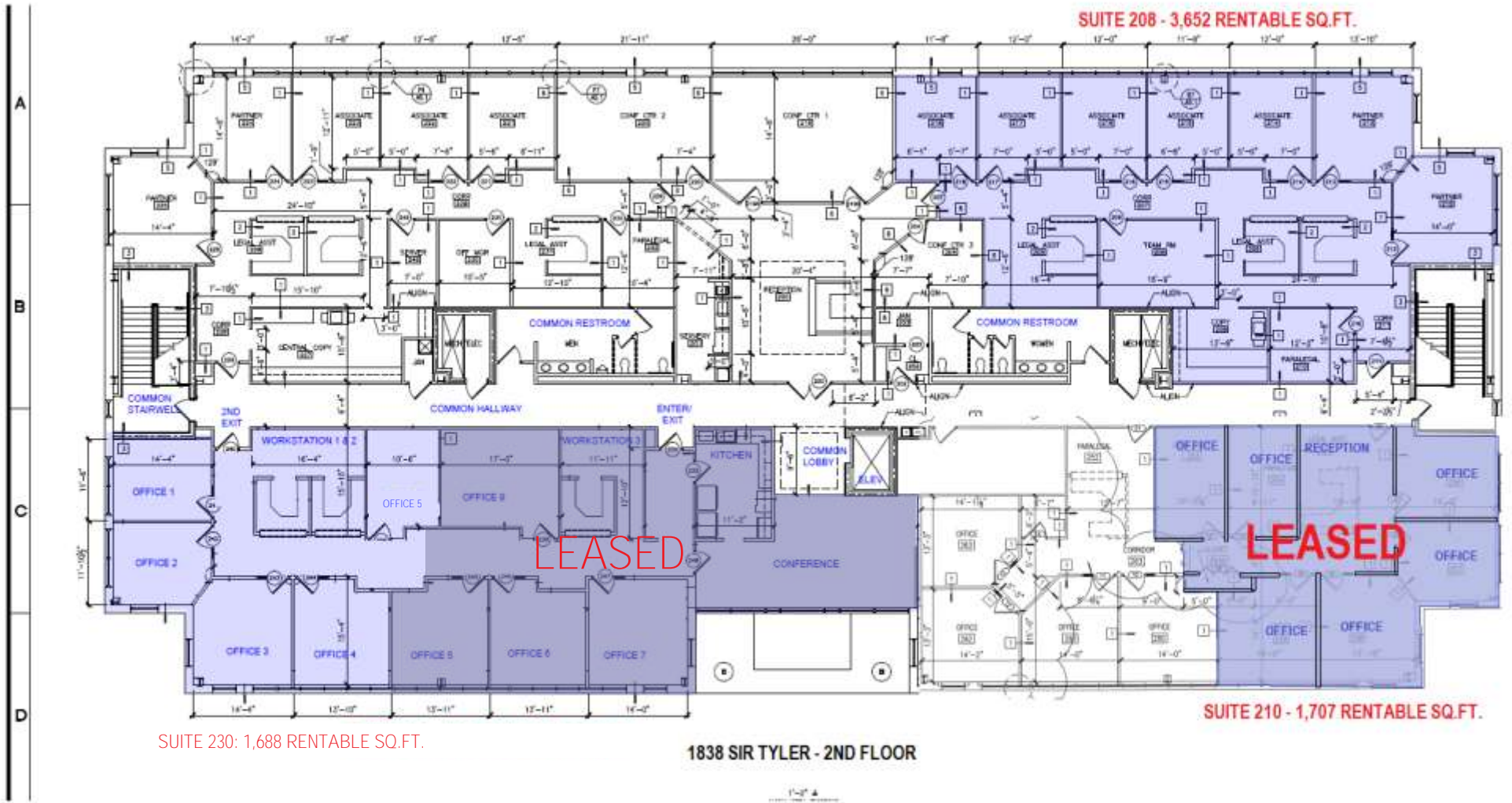
Prime Location in Landfall/Mayfaire Submarket

- Located across from Mayfaire Town Center
- Multiple shopping & dining options nearby
- Signaled access on Sir Tyler Drive
- Less than 4 miles to Wrightsville Beach
- 5 miles to UNCW
- Less than 10 miles to both ILM and Downtown Wilmington





1838 SIR TYLER - FIRST FLOOR
15,112 RENTABLE SQUARE FEET



SUITE 230 - 1,688 RENTABLE SQ.FT.

1838 SIR TYLER - 2ND FLOOR

SUITE 210 - 1,707 RENTABLE SQ.FT.

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