



PROPERTY FACTS

LOCATION MAP

ADDRESS: Third & Grace
300 N Third Street
Wilmington, NC 28401

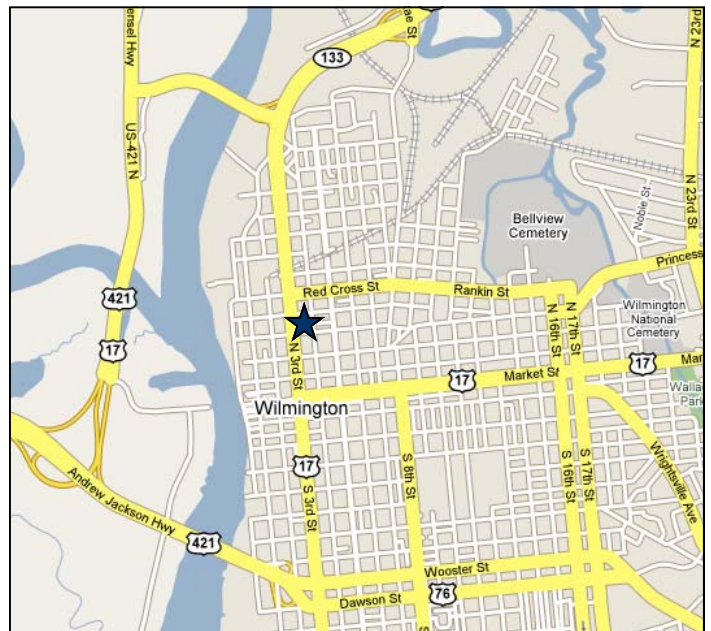
AVAILABLE SF: 1,939 RSF (Suite 110)
2,391 RSF (Suite 120)
2,975 RSF (Suite 350)

RATE: \$21.00 per RSF (Suite 110)
\$19.50 per RSF (Suite 120)
\$23.00 per RSF (Suite 350)

EXPENSE TRTMT: Full Service

TI ALLOWANCE: \$35 per USF (Suites 120 & 350)

DESCRIPTION: Anchored by Wachovia's Regional Headquarters, this 5 story building stands tall in the center of Wilmington's CBD, and is within walking distance to numerous downtown restaurants and the Cape Fear RiverWalk. The building has 24-hour key card access and [on site parking](#). See following pages for floor plans and aerial view.



LOCATION: Third & Grace is located in Historic Downtown Wilmington on the corner of 3rd Street and Grace Street, minutes away from Martin Luther King Jr. Parkway giving tenants easy access to ILM International Airport and Wrightsville Beach.

Contact Information

Vin Wells
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910.617.3600 (mobile)
vin@capefearcommercial.com

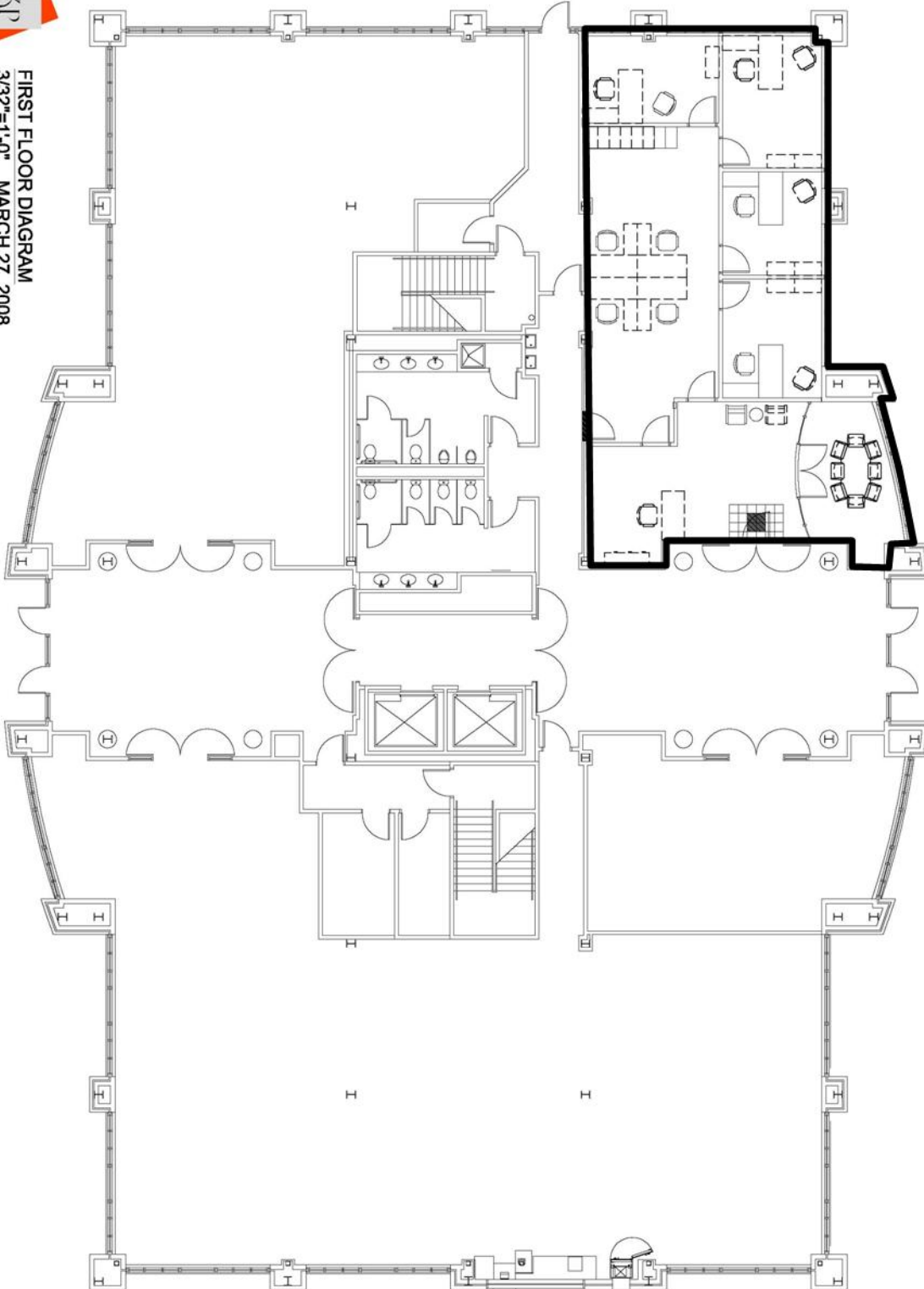
Cape Fear Commercial, LLC
1051 Military Cutoff Rd, Suite 200
Wilmington, NC 28405
www.capefearcommercial.com



Ready for immediate occupancy, suite 110 has been built out beautifully to fit your professional office needs. Floor plan includes a reception area with a marble tile entry, a dramatic glass framed conference room, open area for copy room equipment or cubicles and 4 large private offices.



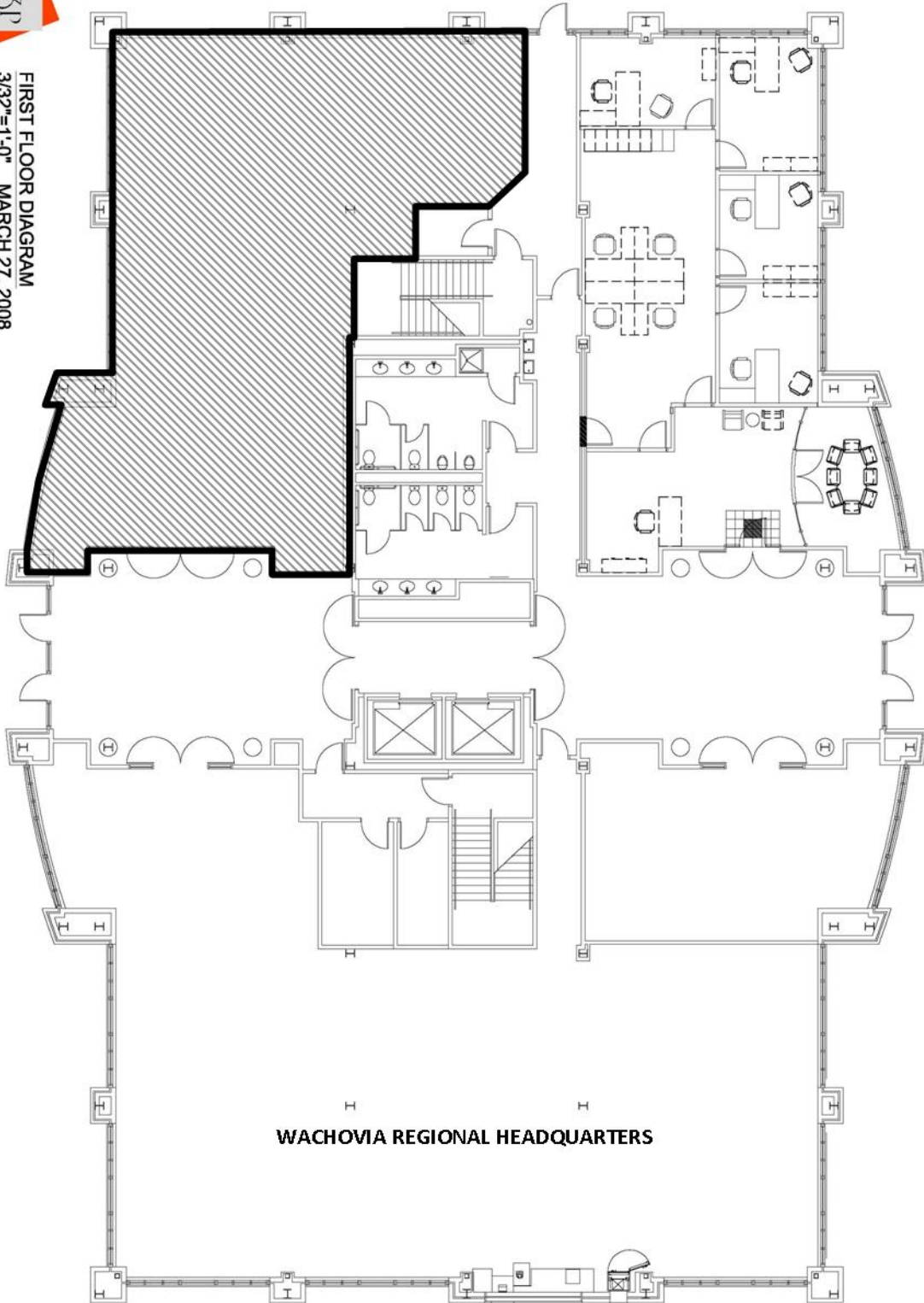
FIRST FLOOR DIAGRAM
3/32"-1'-0" MARCH 27, 2008



Suite 120 is in shell condition.



FIRST FLOOR DIAGRAM
3/32"=1'-0" MARCH 27, 2008

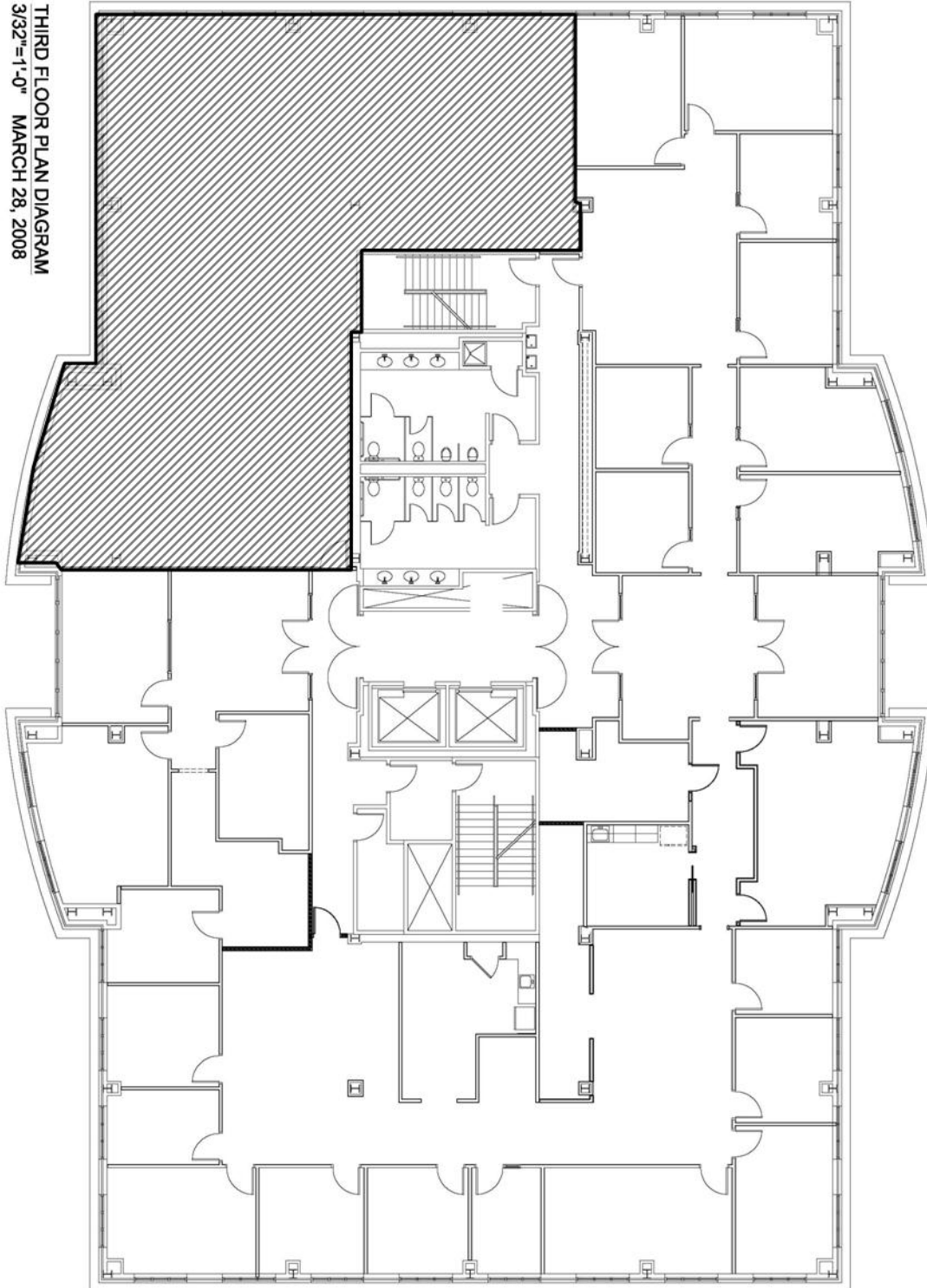


WACHOVIA REGIONAL HEADQUARTERS

Suite 350 is in shell condition.



THIRD FLOOR PLAN DIAGRAM
3/32"-1'-0" MARCH 28, 2008



AERIALS & LOCATION MAPS

