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# HISTORIC BUILDING FOR LEASE



**Atlantic Coastline Railroad Freight Office  
501 Nutt Street  
Wilmington, North Carolina**

**This beautiful three story building was constructed in the heart of Wilmington's riverfront commerce district over 100 years ago. Now, this location is again front and center in the ongoing expansion of the Downtown. Available for lease as office, retail or restaurant space, this three story structure presents an exceptional opportunity to participate in the next chapter of this area's history**

**CALL JIM QUINN  
(910) 251-2211**

**Commercial & Investment Real Estate Specialists**

email: [info@creativeproperties.biz](mailto:info@creativeproperties.biz)  
[www.creativeproperties.biz](http://www.creativeproperties.biz)



# 501 NUTT STREET

## THE LOCATION

- Connected to Coastline Conference Center Complex, Coastline Inn and the Popular Riverwalk
- Adjacent to the Railroad Museum and Wilmington Chamber of Commerce
- Just South of the Under Construction Convention Center, to Open November 2010
- Two Blocks from Pharmaceutical Products Development (PPD) Headquarters and Their 1000 Employees
- Surrounded by the Cape Fear Community College Campus
- Close Proximity to Ample Parking Facilities

## THE BUILDING

- 9900 Gross Square Feet (54' x 62' Footprint Times Three Stories)
- Brick Construction Circa 1900
- Currently Requires Full Renovation; Upfit Allowance Provided by Landlord
- Central Business District (CBD) Zoning Permits Most Office, Retail, Residential and Service Businesses
- Up to 5000 Square Feet of Adjoining Space is Available in the Coastline Center
- Large Windows on Three Sides Provide Exceptional Light



## THE OFFERING

- Base Rent \$10.50/ Square Foot
- Landlord to Provide Upfit Allowance of \$30/Square Foot for Approved Renovations
- Long Term Lease Available

## INFORMATION LINKS

[www.businessmadecausal.com](http://www.businessmadecausal.com)  
[www.capefearcoast.com](http://www.capefearcoast.com)  
[www.wilmingtondowntown.com](http://www.wilmingtondowntown.com)

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Creative Properties, Inc. reasonably believes the information in this brochure is fairly and accurately stated. However, any prospective purchaser is urged to independently confirm its accuracy and completeness.

