



**MLS #607981**

**\$2,700,000.00**

**700 Military Cutoff Rd 3rd flr  
Wilmington, NC 28405**



**Property Description**

9.7% Cap Rate Investment! Class A office complex (Mayfaire area); nestled between Mayfaire Town Center and The Village at Mayfaire. Access from both Military Cutoff and Town Center Dr. This property is the top floor of a 3-story building. The complex includes two (2), 3-story buildings of 39,000 SF each, and is surrounded by natural wetlands and beautiful landscaping. Tenants within this 3rd floor unit include Biocomposites, Inc., Ennis Coleman, LLP, Portland Development, Walker Jackson Mortgage, and SW Business resources. Other clients and owners in the complex include Verizon, Gierie Orthodontics, Laser Hair Removal and Skin Clinic, Seacoast Skin Surgery Center, WDC Dermatology, SG Endodontist, Coastal Behavioral Sciences, SeaGrass Spa, Signal Design, and Giggles Child Care.



This listing is courtesy of Coldwell Banker Commercial Sun Coast Partners, LLC

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