



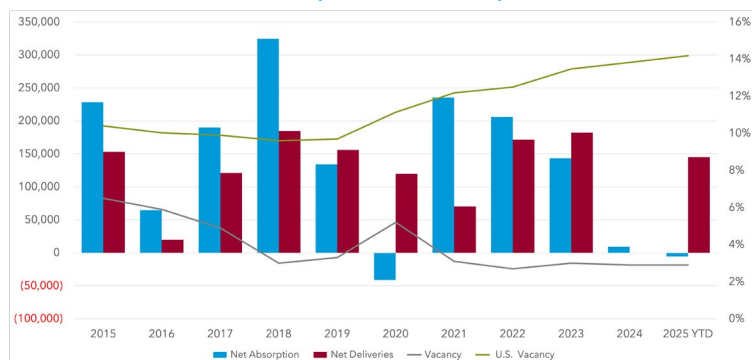
OFFICE MARKET OVERVIEW

SANDY THORPE, *Managing Director*

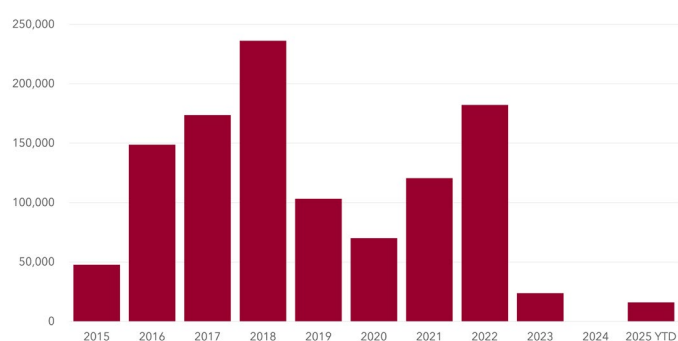
Wilmington's office market posted a modest recovery in Q2 2025, with 14,129 SF of net absorption following a -78,555 SF loss in Q1. Vacancy ticked down to 2.9%, from 3.0% previously, amid steady demand and tight inventory. Asking rents slipped slightly to \$24.87 PSF, while sale prices rose to \$181 PSF, and cap rates compressed to 9.4%. The construction pipeline resumed with 16,000 SF underway-the first activity since early 2024. Inventory expanded to 8.7 million SF. Despite recent volatility, tight supply continues to support stable fundamentals. This report encompasses data from Brunswick, Duplin, New Hanover, Onslow, Pender, and Sampson counties.

MARKET INDICATORS	Q2 2025	Q1 2025	Q4 2024	Q3 2024	Q2 2024
▲ 12 Mo. Net Absorption SF	14,129	(78,555)	9,420	(59,661)	(19,649)
▼ Vacancy Rate	2.90%	3.00%	2.90%	2.50%	2.90%
▼ Avg NNN Asking Rent PSF	\$24.87	\$25.08	\$22.21	\$22.97	\$23.97
▲ Sale Price PSF	\$181.00	\$173.00	\$280.00	\$148.00	\$131.00
▼ Cap Rate	9.40%	9.60%	9.60%	9.60%	9.50%
▲ Under Construction	16,000	-	-	-	-
▲ Inventory	8,708,346	8,603,395	8,601,898	8,601,898	8,601,898

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
717 Market Street Wilmington, NC	13,022 SF	\$3,700,000 \$284.13 PSF	Capone Family Holdings Nomad 717 LLC	Class C
213 Racine Drive Wilmington, NC	11,580 SF	\$3,000,000 \$259.07 PSF	McAdams Homes KPL Investments	Class B
63 River Road Belville, NC	10,634 SF	\$2,100,000 \$197.48 PSF	North Carolina Dept of Administration Town of Belville	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
510 Carolina Bay Drive Wilmington, NC	40,058 SF	Carolina Bay Properties Of Wilmington II LLC	Novant Health	Health Care and Social Assistance
813 S. 16th Street Wilmington, NC	4,125 SF	Boati LLC	MR Wilmington LLC	Administrative and Support Services
4106-4110 Shipyard Boulevard Wilmington, NC	5,295 SF	Godusi Holdings	Pride NC	Health Care and Social Assistance

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