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OFFERING MEMORANDUM

Offices at Mayfaire VI

6751 Parker Farm Drive | Wilmington, NC 28405

Offices at Mayfaire VI

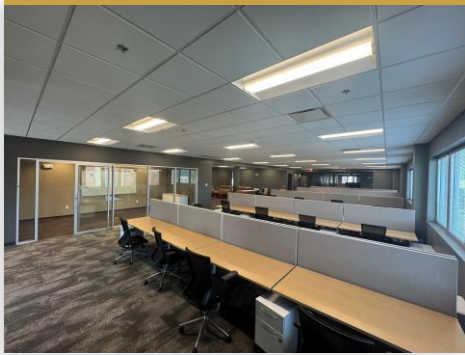


Property Address	6751 Parker Farm Dr, Wilmington, NC 28405
Suites Available	Suite 300 - +/- 7,710 RSF Suite 302 - +/- 1,934 RSF
Property Type	Office
Year Built / Renovated	2018 / 2026
Building Size	+/- 40,000 RSF
Lot Size	1.8 Acres
Zoning	MX
Parking	146 Spaces (3.7 per 1,000 SF), not including common area parking
List Price per RSF	\$32 / RSF
Lease Type	NNN
Estimated TICAM	\$8.50 / RSF (includes utilities)

PROPERTY HIGHLIGHTS

- Third-floor Class A office space available in Suites 300 & 302
- Premier location within Mayfaire Towne Center
- Former nCino office space with high-end finishes throughout Fully furnished with modern, ergonomic office furniture
- Keycard-controlled building access available 24/7
- Excellent visibility within Wilmington's premier live-work-play destination
- Walkable to a wide variety of restaurants, retailers, hotels, and amenities
- Single ownership with no building POA, providing streamlined management and operational flexibility
- Well suited for technology, medical, legal, and professional service firms

Offices at Mayfaire VI



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1 THIRD FLOOR PLAN - AREA
SCALE: 1/8" = 1'-0"

* Floor plan is provided for informational purposes only. Buyer to verify all measurements.

AERIAL VIEW

Offices at Mayfaire VI



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Subject Property

Offices at Mayfaire VI



LOCATION HIGHLIGHTS

TRAFFIC COUNT **2023

36,000 VPD

NEAREST MAJOR ROAD

Military Cutoff

DISTANCE TO I-40

4.8 Miles

DISTANCE TO ILM

7.7 Miles

POP. (5-MI RADIUS)

+/- 142,400

MED. HH INCOME

+/- \$77,300



BLUE COAST COMMERCIAL

FOR MORE INFORMATION, PLEASE CONTACT



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