

WilmingtonEye



THE OFFICES AT MAYFAIRE IV | 6740 ROCK SPRING ROAD, SUITES 3A & 3B

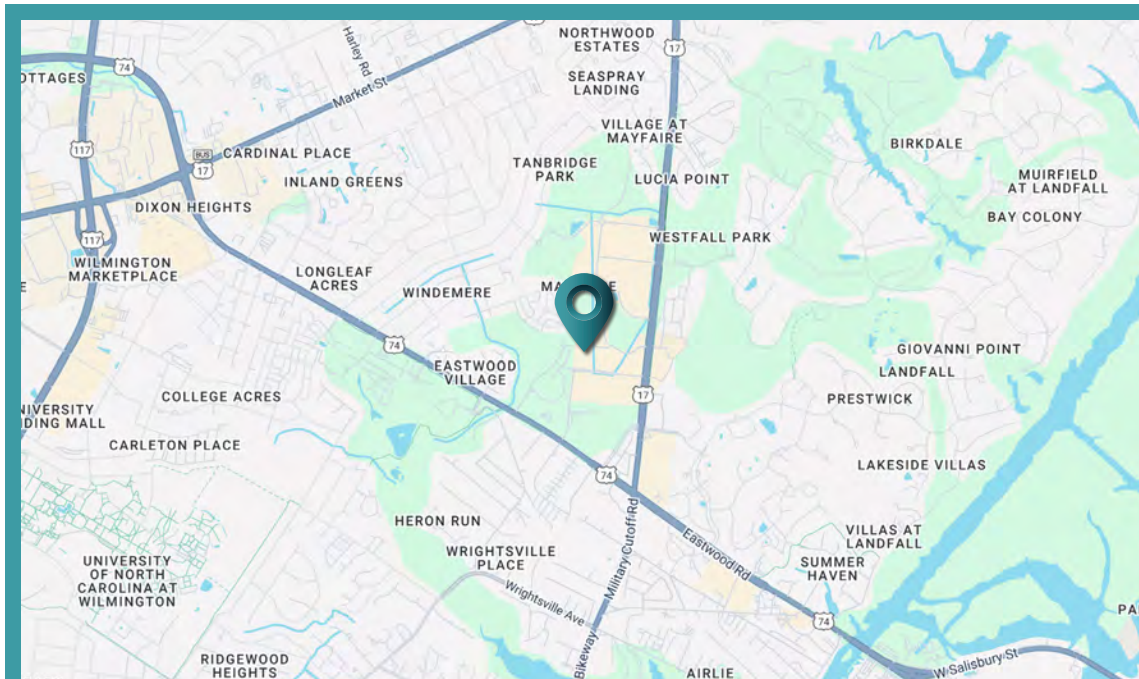
ANNE ADAMS
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FOR SUBLEASE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
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**Sun Coast
Partners**
COMMERCIAL



6740 Rock Spring Road, Suites 3A & 3B Wilmington, NC 28405

TOTAL AVAILABLE SPACE*	13,215
SUITE 3A'	5,453 SF
SUITE 3B'	7,762 SF
SUBLEASE RATE	\$28.00/SF/year
SUBLEASE TYPE	NNN
DIVISIBLE	Yes

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

Located in one of Wilmington's most sought after business districts, The Offices at Mayfaire IV offers premier Class A office space in the heart of Mayfaire. Occupying the entire third floor, this professionally designed space can be leased in its entirety or demised into two suites:

Suite 3A: 5,453 RSF

Suite 3B: 7,762 RSF

KEY FEATURES:

- Modern, professional design with abundant natural light
- Large executive conference room with floor to ceiling windows
- Expansive full kitchen and breakroom with top-tier appliances.

Wilmington's premier mixed-use community - walkable to dining, shopping and amenities. Ideal for corporate users, medical or professional services seeking a high-profile presence in the Mayfaire area.

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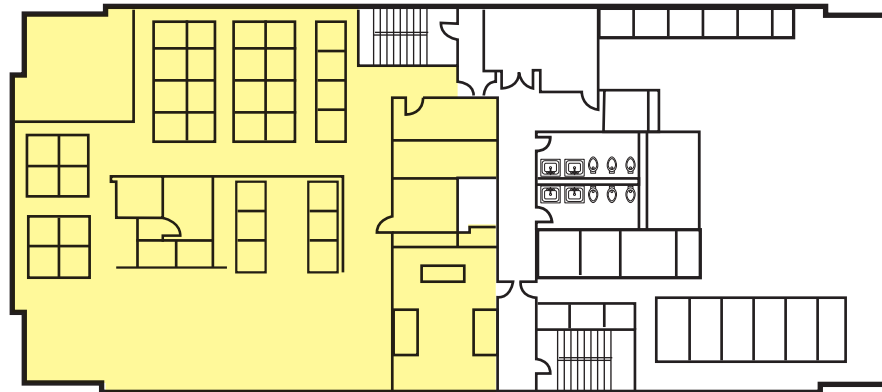
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SUITE 3A
5,453 SF



SUITE 3B
1,762 SF

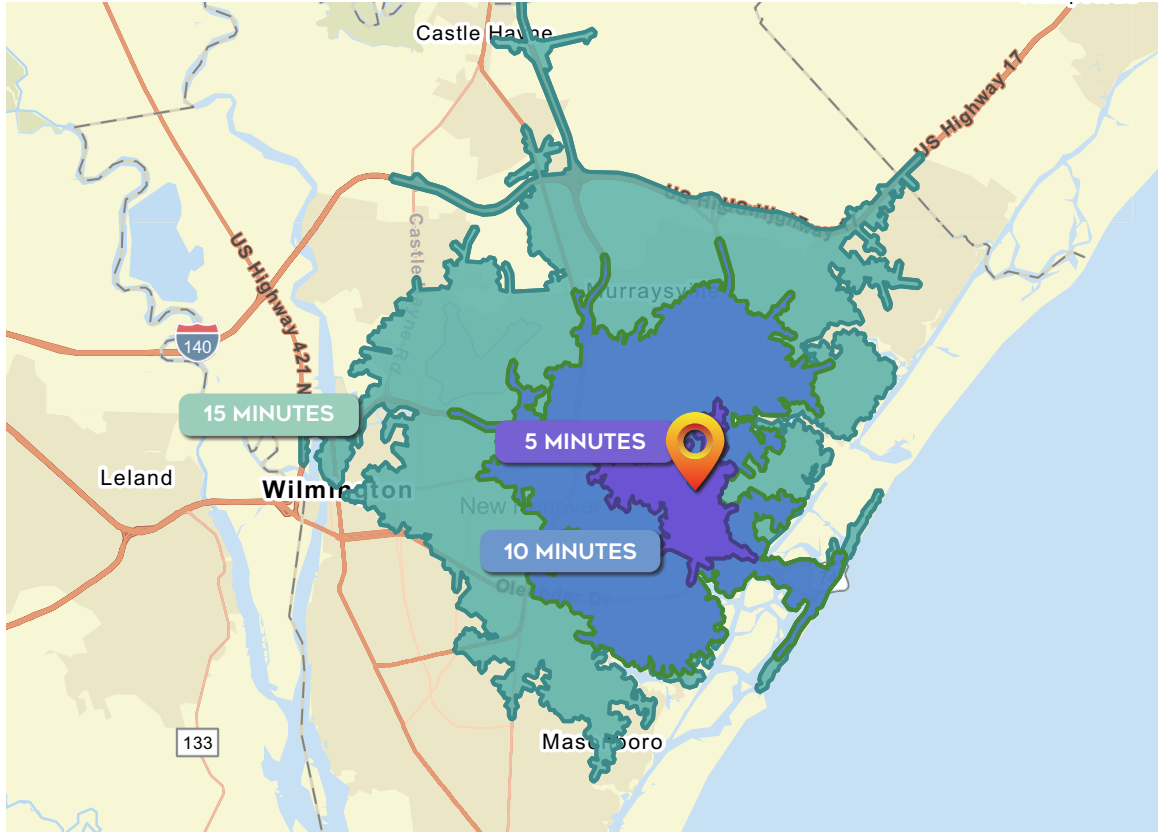


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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	5,818	59,898	125,113
Average Age	52.8	37.1	37.6
Households	3,071	26,176	54,743
Average HH Size	1.88	2.17	2.20
Median HH Income	\$95,531	\$74,326	\$72,366
Average HH Income	\$133,299	\$108,690	\$103,327
Per Capita Income	\$70,549	\$47,482	\$45,250

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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