



WILMINGTON, NC 28405

# 6740 ROCK SPRING RD

## OFFICE FOR LEASE

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RALEIGH • DURHAM • WILMINGTON

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# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

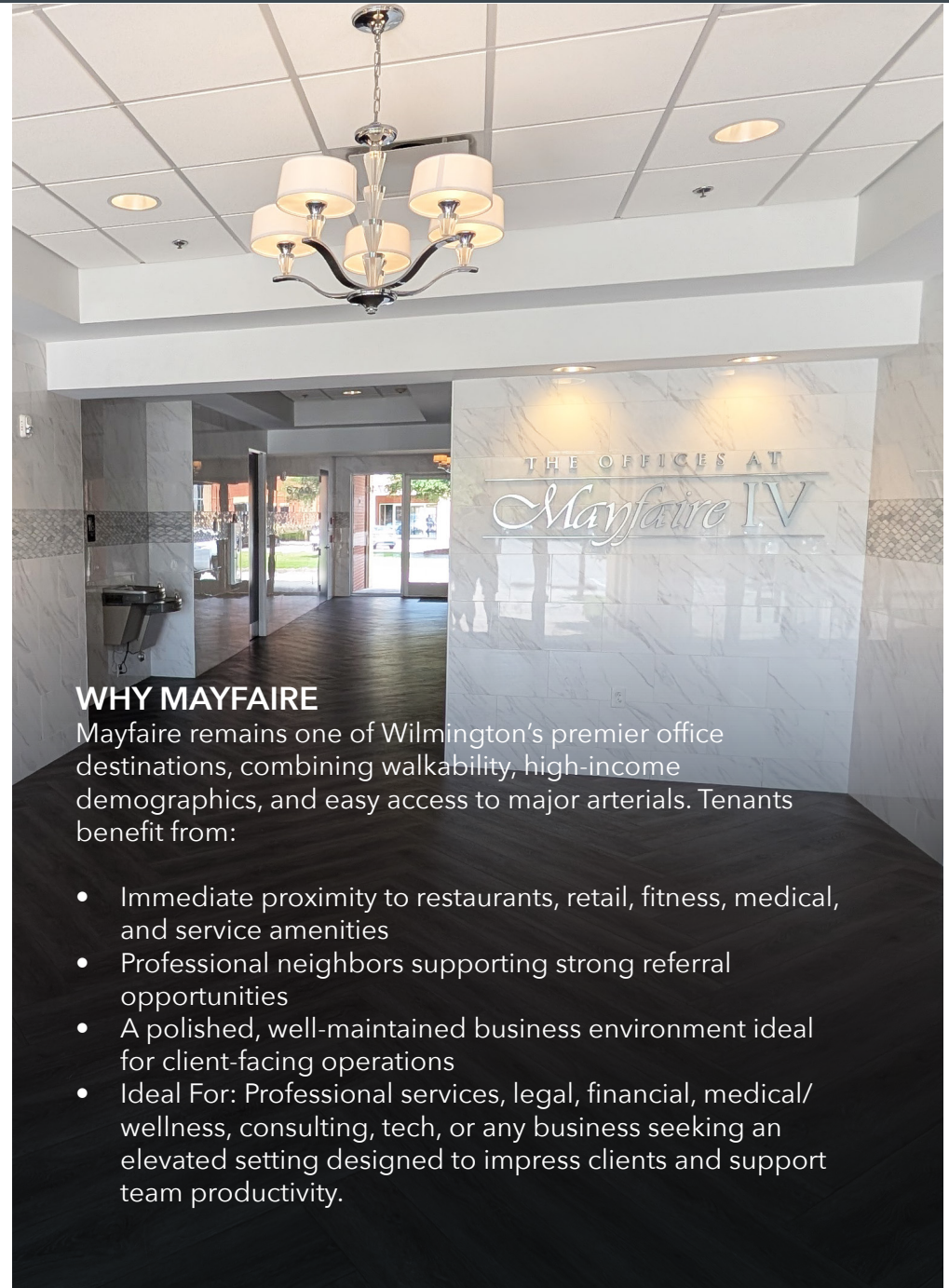
**1,830 RSF | CLASS A OFFICE | MOVE-IN READY**

Position your business in one of Wilmington's most sought-after professional hubs. Located in the heart of Mayfaire, Suite 230 at 6740 Rock Spring Road delivers a refined, Class-A office environment designed for firms that value quality, convenience, and a prestigious address.

Suite 230 offers the rare opportunity to secure Class A office space in the center of Mayfaire. This location delivers the image, accessibility, and functionality today's professionals demand.

## HIGHLIGHTS

- 1,830 RSF of premium office space with an efficient, professional layout
- Move-in ready with modern finishes and a clean, polished presentation
- Located within a Class A office building surrounded by top-tier businesses
- 24/7 secure access, ADA accessibility, and ample on-site parking
- Lease Rate: \$32.00/yr/SF (NNN)

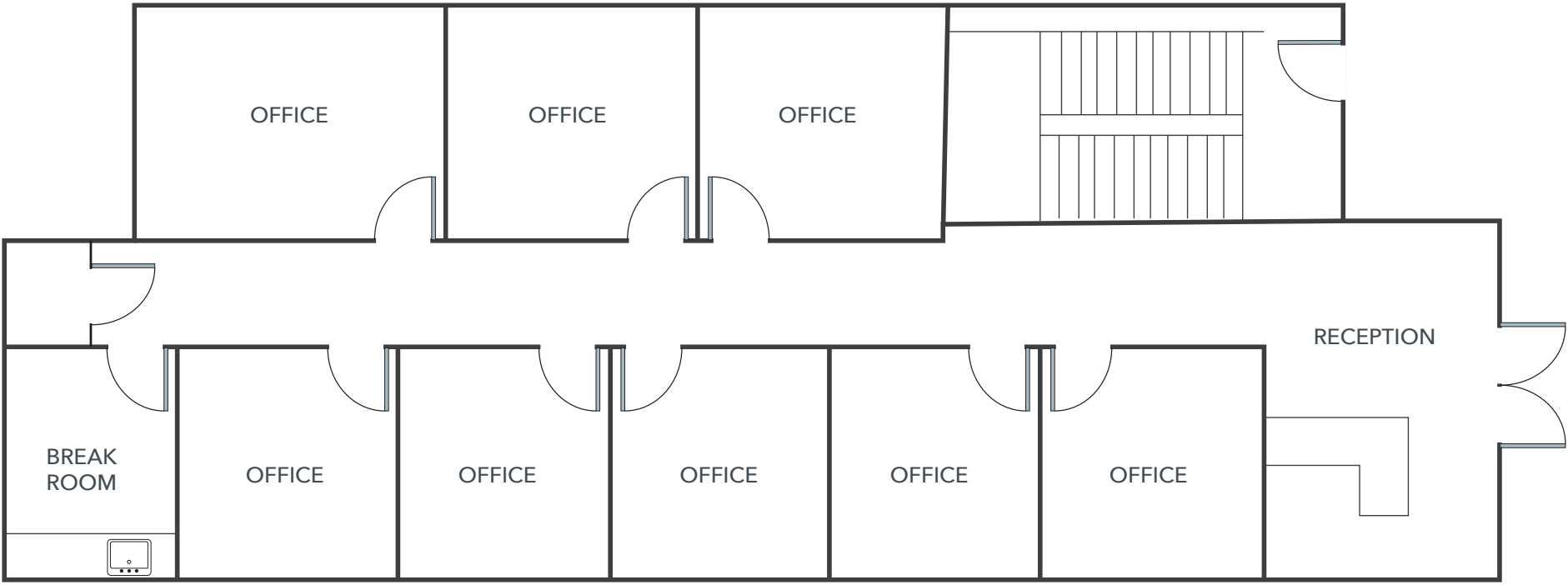


## WHY MAYFAIRE

Mayfaire remains one of Wilmington's premier office destinations, combining walkability, high-income demographics, and easy access to major arterials. Tenants benefit from:

- Immediate proximity to restaurants, retail, fitness, medical, and service amenities
- Professional neighbors supporting strong referral opportunities
- A polished, well-maintained business environment ideal for client-facing operations
- Ideal For: Professional services, legal, financial, medical/ wellness, consulting, tech, or any business seeking an elevated setting designed to impress clients and support team productivity.

# FLOOR PLAN



6740 ROCK SPRING RD | WILMINGTON, NC 28405



PHOTOS





# AREA OVERVIEW



MAYFAIRE  
TOWN CENTER



HOMWOOD SUITES  
BY HILTON

HILTON GARDEN INN

**SITE**

MAYFAIRE  
COMMUNITY CENTER



SPRINGHILL SUITES  
BY MARRIOTT

THE FORUM



RESIDENCE INN  
BY MARRIOTT

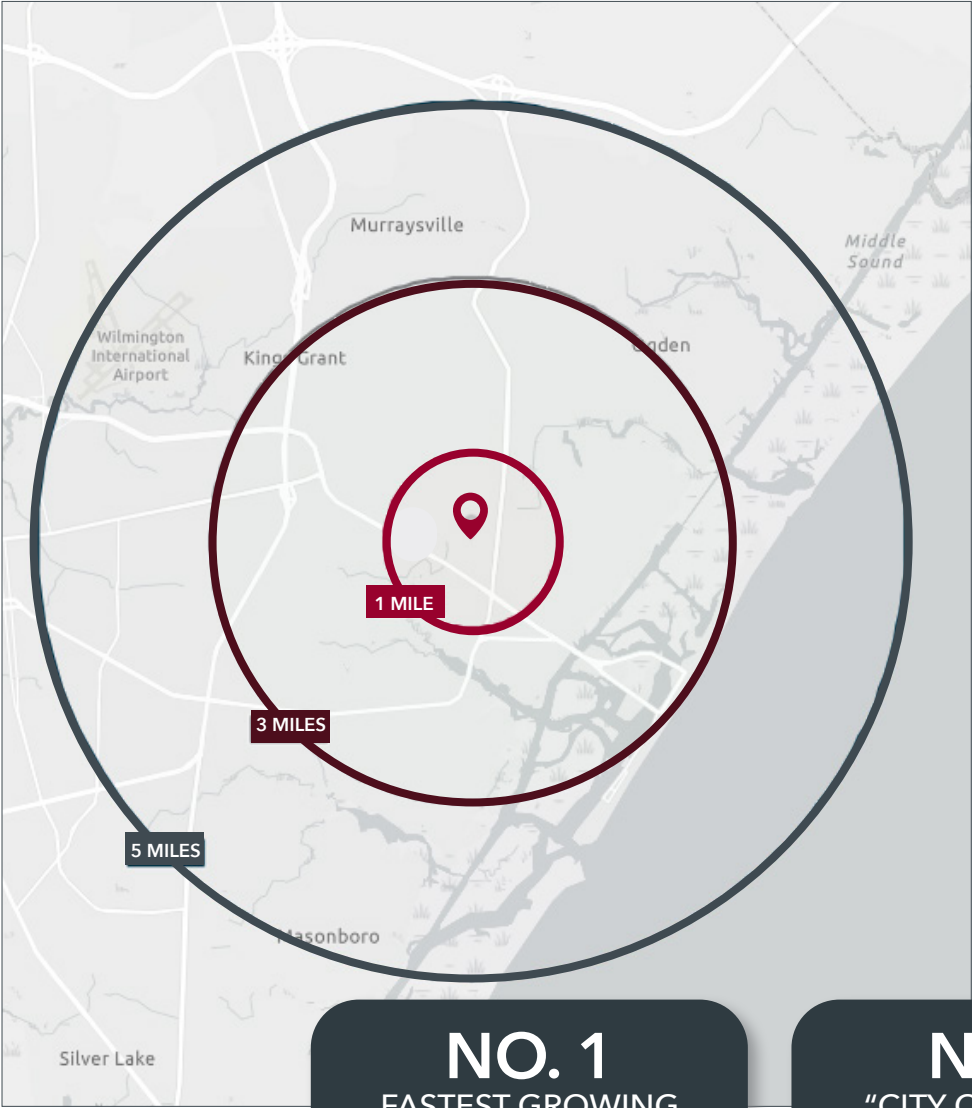
LANDFALL  
SHOPPING CENTER



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# DEMOGRAPHICS

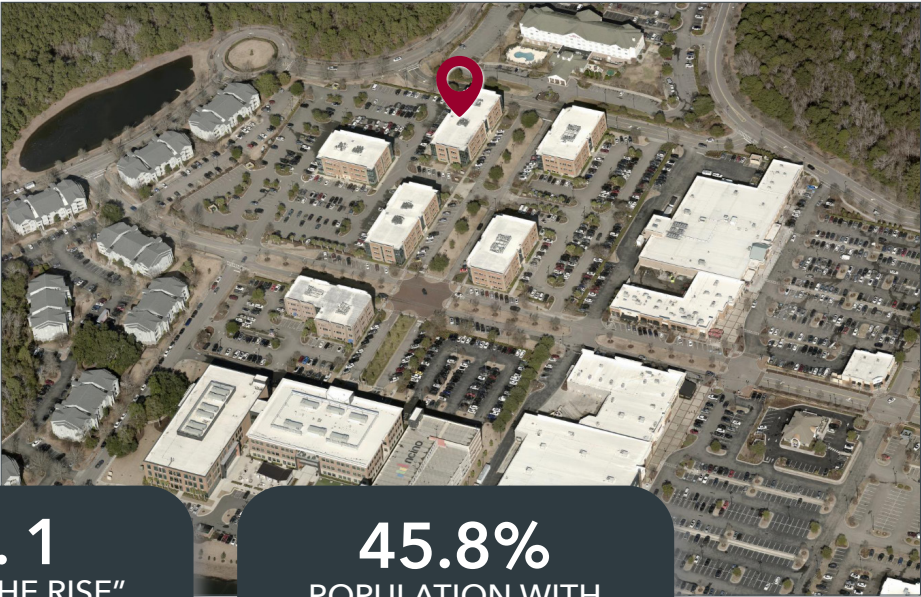


**NO. 1**  
FASTEST GROWING  
METRO AREA IN THE U.S.  
(RALEIGH NEWS & OBSERVER, 2025)

**NO. 1**  
"CITY ON THE RISE"  
IN 2024  
(SOUTHERN LIVING, 2024)

**45.8%**  
POPULATION WITH  
BACHELOR'S DEGREE  
OR HIGHER

	1 MILE	3 MILES	5 MILES
Population (2025)	6,327	55,086	118,163
Daytime Population	13,186	74,325	130,734
Median Age	53.5	37.1	38.1
Average Household Income	\$164,478	\$121,930	\$116,225
Average Home Value	\$737,670	\$616,689	\$558,757





PRESENTED BY:

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