



311 JUDGES ROAD, UNIT 3A | WILMINGTON, NC 28405

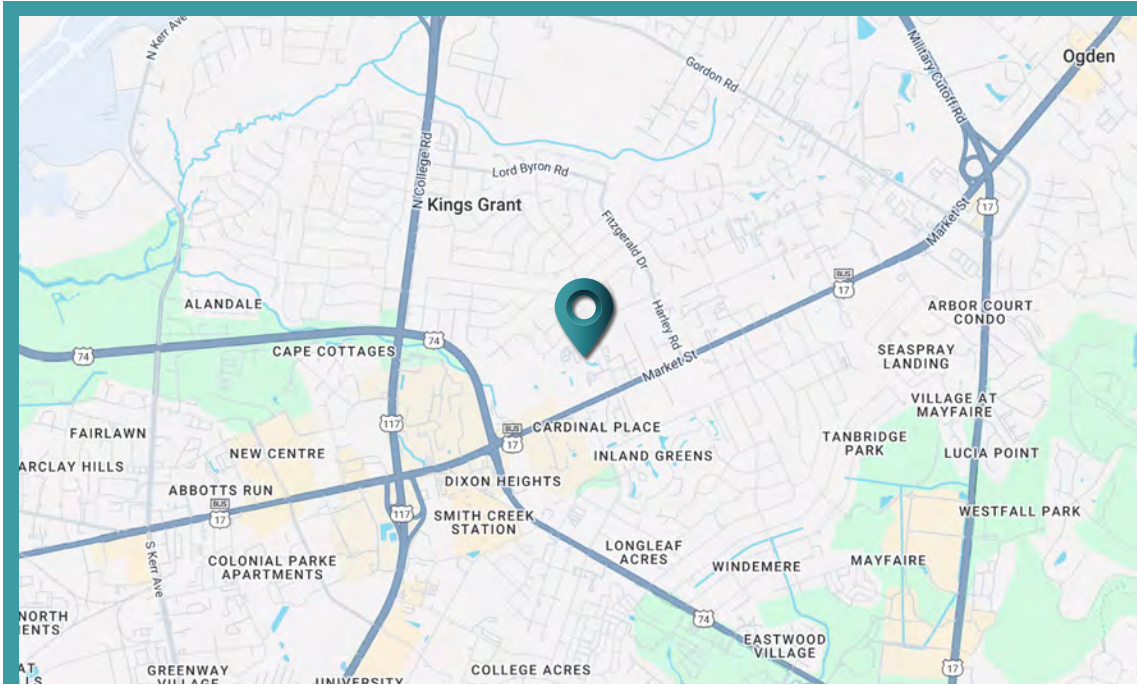
PHILLIP WINSOR
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FOR SUBLEASE

SUN COAST PARTNERS COMMERCIAL
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Wilmington, NC 28403
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**Sun Coast
Partners**
COMMERCIAL



311 Judges Road, Unit 3A Wilmington, NC 28405

AVAILABLE SPACE*	267 SF
LEASE RATE	\$1,000/Month (negotiable)
LEASE TYPE	Full service
LEASE TERMS	Minimum 1 year lease
SIGNAGE	Free standing and on building
PARKING	2 bays

Office Space for Sublease – Dutch Square | Wilmington, NC

Welcome to Dutch Square, a centrally located professional complex in Wilmington, NC. Unit 3A offers approximately 267 square feet of private office space — perfect for a small business, remote work setup, or satellite office.

Property Features:

- Private office suite
- Private bathroom
- 2 dedicated parking bays
- Plenty of guest parking
- Quiet and professional environment
- Rear portion of the building currently leased by existing tenants
- Easy access to Market St, Kerr Ave, and MLK Parkway

This is a turn-key, low-maintenance space in a convenient location — ideal for professionals who value simplicity, flexibility, and accessibility.

Inquire today to schedule a tour or discuss terms — pricing is negotiable!



*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.

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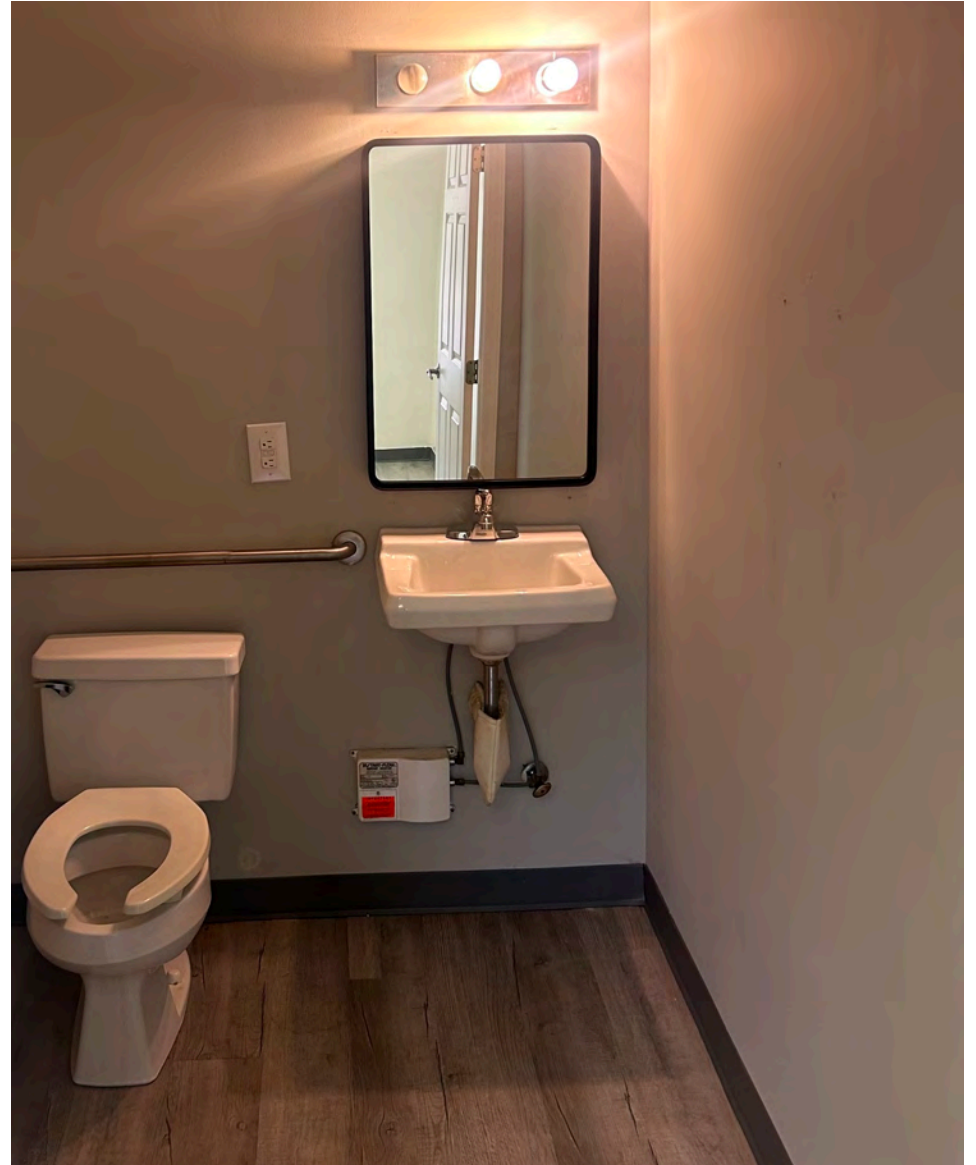


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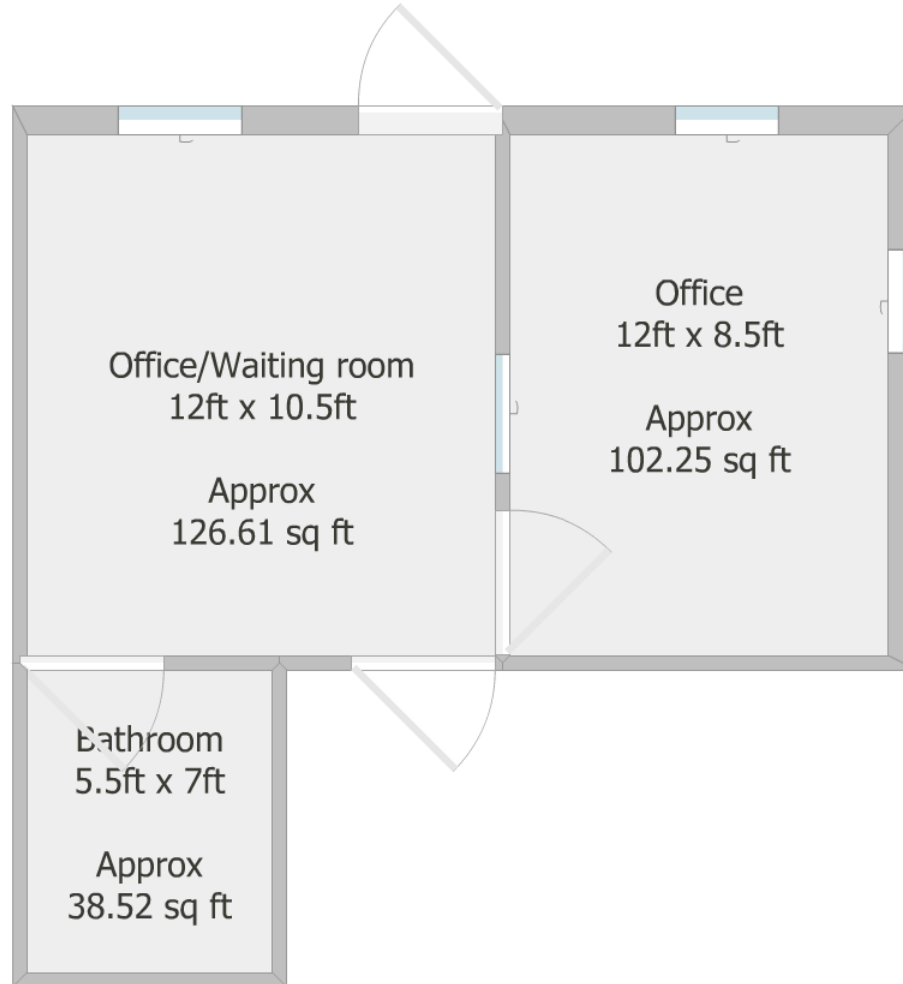


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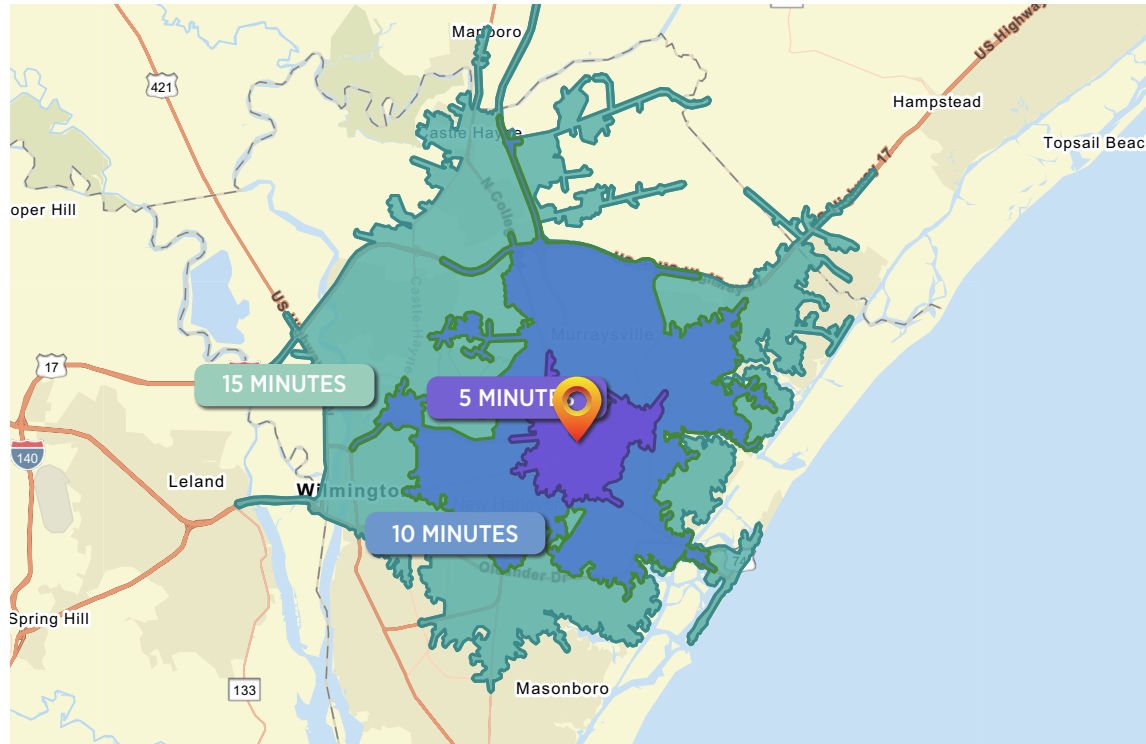


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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	9,757	78,631	145,576
Average Age	42.9	36.1	38.3
Households	4,303	34,966	63,825
Average HH Size	2.25	2.18	2.20
Median HH Income	\$80,920	\$67,032	\$70,633
Average HH Income	\$99,172	\$93,328	\$101,049
Per Capita Income	\$45,571	\$41,266	\$44,398

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

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