

OFFICE FOR LEASE



BLUE COAST
COMMERCIAL

OFFERING MEMORANDUM
6740 ROCK SPRING RD, WILMINGTON, NC

PROPERTY OVERVIEW



ADDRESS: 6740 Rock Spring Rd,
Wilmington, NC 28405

TOTAL AVAILABLE: +/- 5,453 - 13,215 RSF

DESCRIPTION:

This top-tier Class A office environment nestled in the highly sought after Mayfair area, exudes a palpable energy of authority and cutting-edge sophistication. Showcasing an unrivaled devotion to meticulous detailing and an exacting aesthetic that is second to none.

On entering you are instantaneously met with the realization of a substantial investment committed to crafting an ultramodern, custom-designed professional habitat that personifies elite taste and refinement. The blueprint adopts an open-plan philosophy, tastefully adorned with transparent glass offices and imaginative meeting zones, cultivating an equilibrium between communal engagement and intimate seclusion. The substantial conference rooms and meeting spaces reveal stunning panoramic vistas of the esteemed Mayfair district, infusing each discussion with a sense of unparalleled distinction.

For your paramount convenience, this richness permeates to an extravagant kitchen and relaxation area. The kitchenette, boasting state-of-the-art, luxury appliances, perfectly accommodates client entertaining or simply serves as a sanctuary from the rigors of the working day.

The space is further accentuated by a copious influx of natural light pouring in through extensive windows, enriching the environment and suffusing the workspace with a vibrant, uplifting atmosphere. This space transcends the definition of a luxury office; it is a refuge for those who mandate the absolute apex of professional sophistication in their workplace.

This space is being offered in 3 configurations:

- Unit 3A/3B consisting of a total of 13,215 RSF
- Unit 3B consisting of a total of 7,762 RSF
- Unit 3A consisting of a total of 5,453 RSF

SUITE: 3A/3B

DIVISIBLE: Yes

LEASE TYPE: NNN

ASKING RATE

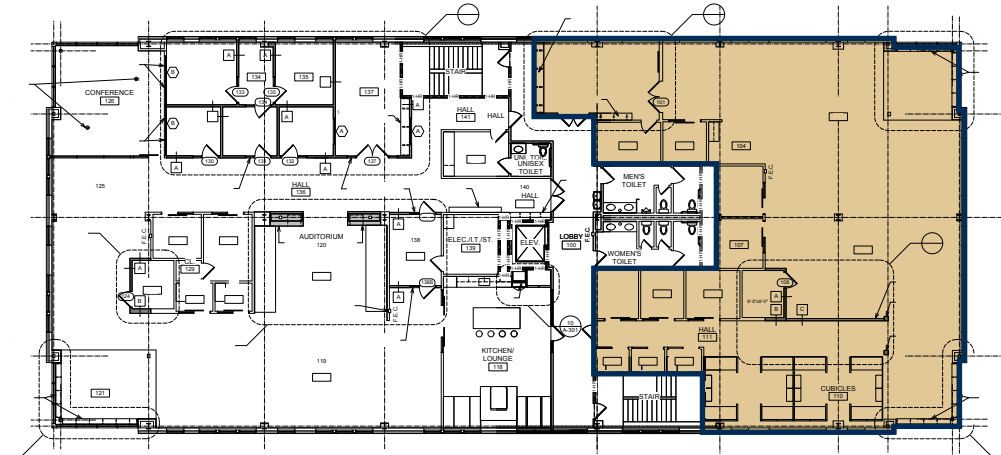
\$28.00 Annual/SF





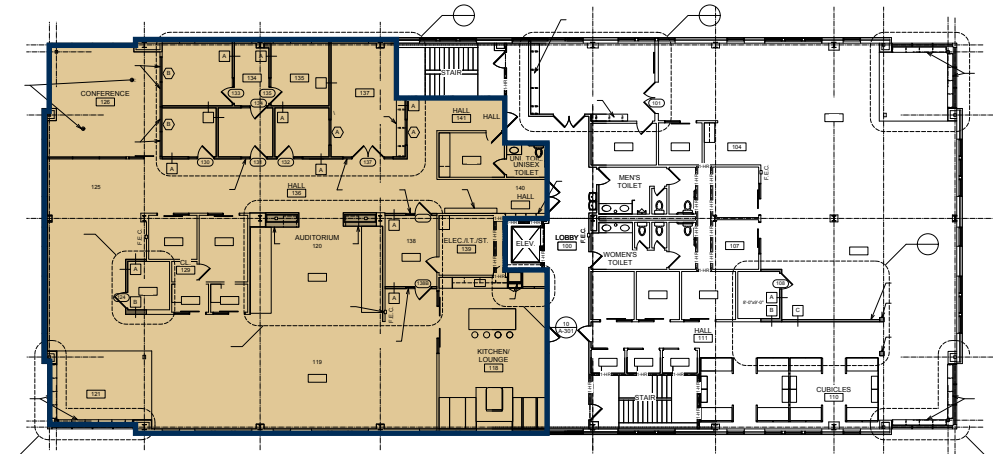


SUITE 3A
5,453 SQUARE FEET



1 Renovation Floor Plan
Scale: 1/8" = 1'-0"

SUITE 3B
7,762 SQUARE FEET



1 Renovation Floor Plan
Scale: 1/8" = 1'-0"





6740 ROCK SPRING RD



17

MILITARY CUTOFF RD

17



MILITARY CUTOFF RD
45,362 VPD**

EASTWOOD RD
34,000 VPD**

6740 ROCK SPRING RD*



**highlighted property area is only for illustrative purposes and does not represent property lines*

***per 2022 Wilmington MPO*

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LOCATION AERIAL



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EIAN LUNDY

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BIO:

Eian Lundy is an unstoppable force in the world of commercial real estate. With an unwavering dedication to his clients' success and an unparalleled passion for his craft, he stands out as an exceptional Executive Vice President and broker at BlueCoast Commercial. Eian is a true champion for his clients, fearlessly challenging the status quo and pushing boundaries to help them achieve their loftiest commercial real estate dreams.

Armed with multiple degrees from the esteemed Cameron School of Business and a diverse background in business, Eian possesses a unique skill set that allows him to see the big picture and serve as a powerful partner to those seeking to achieve their commercial real estate objectives. His expertise extends far beyond brokerage, as he has founded and partnered with numerous companies dedicated to assisting clients in all phases of business development. Over two decades, Eian has helped hundreds of business owners stay ahead of the competition, solving some of their most complex business problems while ensuring their bottom line is secure.

No client is too big or too small for Eian, as he represents individuals and companies of all sizes, from industry titans and national developers to small business owners and aspiring entrepreneurs. His reputation as a power broker is unparalleled, and he is respected throughout the industry for his ability to achieve results and build lasting relationships with his clients.

What sets Eian apart is his approachability and willingness to educate his clients through every step of the process. He always puts his clients first, treating each one equally with the utmost attention, respect, and professionalism, regardless of the deal's size or scope.

Eian's wealth of experience in commercial real estate is a source of immense pride and honor, having the privilege to have worked on a remarkable array of transactions that include: prestigious investment properties, cutting-edge medical facilities, unique developments, state-of-the-art self-storage facilities, multifamily complexes, bustling retail centers, oceanfront resort hotels, expansive industrial sites, bespoke build-to-suit arrangements, sprawling tracts of land, and intricate mixed-use properties. His remarkable ability to cultivate meaningful and enduring relationships with clients spanning an almost unimaginable range of industry types is a true testament to his unprecedented expertise and steadfast commitment to his craft.

As a certified international property specialist, Eian has extensive experience assisting international clients and companies. He instills confidence in his clients, empowering them to take charge of their commercial real estate future and achieve the best possible outcomes.

For Eian, success is not just about a transaction. It's about building relationships, trust, and creating long-term value for his clients. He feels privileged to have a client list that includes some of the area's most influential and acclaimed individuals, top professionals, and leading companies.

Eian Lundy is not just any broker – he is a powerful partner committed to helping his clients achieve success no matter what it takes.



BlueCoast Commercial was founded with an unwavering commitment to putting our clients at the forefront of everything we do. We take great pride in providing a distinctive and tailored approach to each of our clients, ensuring that we don't simply meet expectations, but we exceed them every step of the way. We are fiercely dedicated to empowering our clients to achieve unprecedented success, and we relentlessly pursue this goal with a passion and focus that is unmatched in the commercial real estate industry.

Our team is comprised of innovative and tenacious individuals who are determined to do whatever it takes to help our clients succeed. We are not content to follow the status quo, but instead, we push the boundaries and think outside the box to deliver creative solutions that make a real difference. We cater to a diverse array of clients, ranging from large capital companies and national developers to small business owners and aspiring Entrepreneurs. Regardless of the size or scope of the deal, we treat every client equally with the same level of attention, respect, and professionalism. We believe that success is not just about the transaction, it is about building relationships, trust, and creating long-term value for our clients.



At BlueCoast Commercial, we are unafraid to challenge convention and strive to set a new standard of excellence in the commercial real estate industry. Our focus on innovation and differentiation sets us apart from the competition, and our commitment to ensuring

our clients achieve unparalleled success is the driving force behind everything we do. We are not simply your average commercial real estate firm — we are a powerful partner for those seeking to achieve their loftiest of commercial real estate goals.



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