

# 620

## CHURCHMANS ROAD



## BUILDING THE FUTURE OF HEALTH AND WELLNESS IN NEWARK

The Delaware Center for Health and Wellness at 620 Churchmans Road offers three stories of recently-constructed, state-of-the-art medical office space in an ideal Newark location.

THE  
COMMONWEALTH  
GROUP





# 620 CHURCHMANS ROAD

## Overview:

- 40,539 SF Class A office building
- Three stories
- New construction, built in 2018
- 13,513 SF floorplates
- Two 3,500 lb elevators adequate to accommodate gurneys
- 189 parking spaces, approximately 4.5/1,000 SF

## Building Features:

- High end, state of the art finishes throughout the common areas
- Energy efficient LED lighting, recessed lighting, occupancy sensors and other energy efficient upgrades
- Ceramic tile and feature walls along with modern common area bathrooms.
- Sustainable, energy efficient building systems

## Location Highlights:

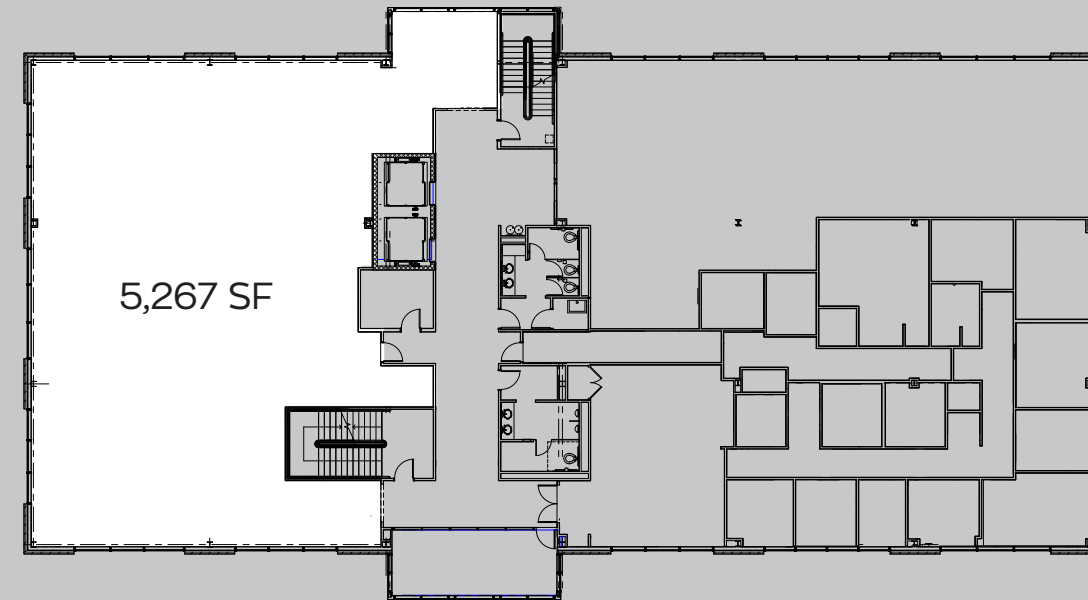
- Numerous nearby dining venues, hotels and shopping centers including the Christiana Mall, Christiana Fashion District and Cabelas
- Unparalleled access to major highways including I-95, I-295, Routes 1, 7, 4, 273, 141 and 13
- Three minutes to Christiana Hospital
- Onsite DART Transit stop
- Walking paths and Christina River access

## Neighboring Tenants:

- The Birth Center
- Pain and Sleep Center of Delaware
- Performance Physical Therapy

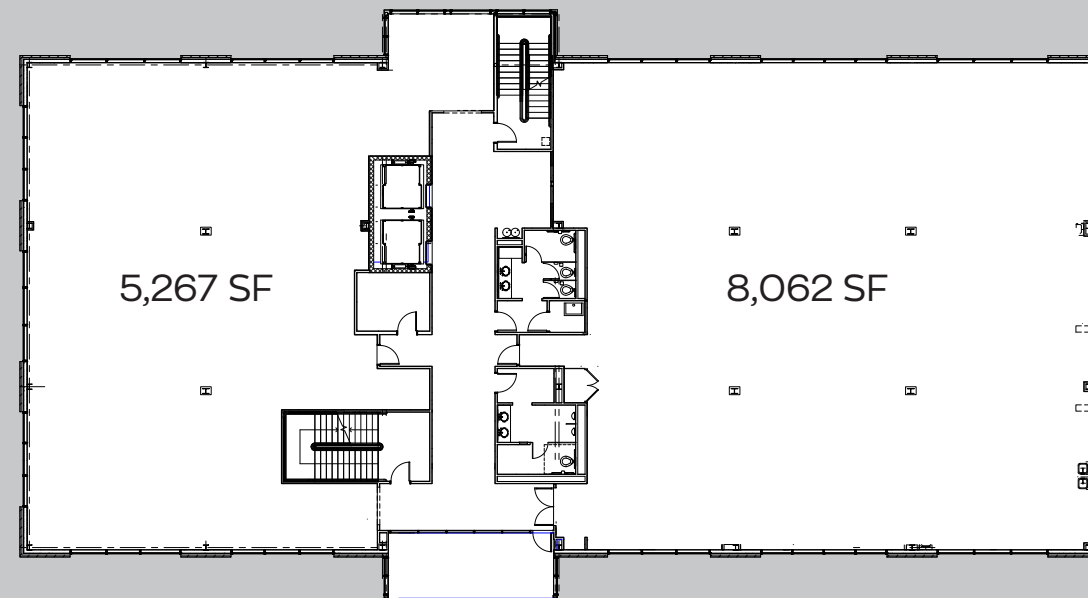


## Availabilities



### FLOOR 2

5,267 SF  
divisible to 1,500 SF

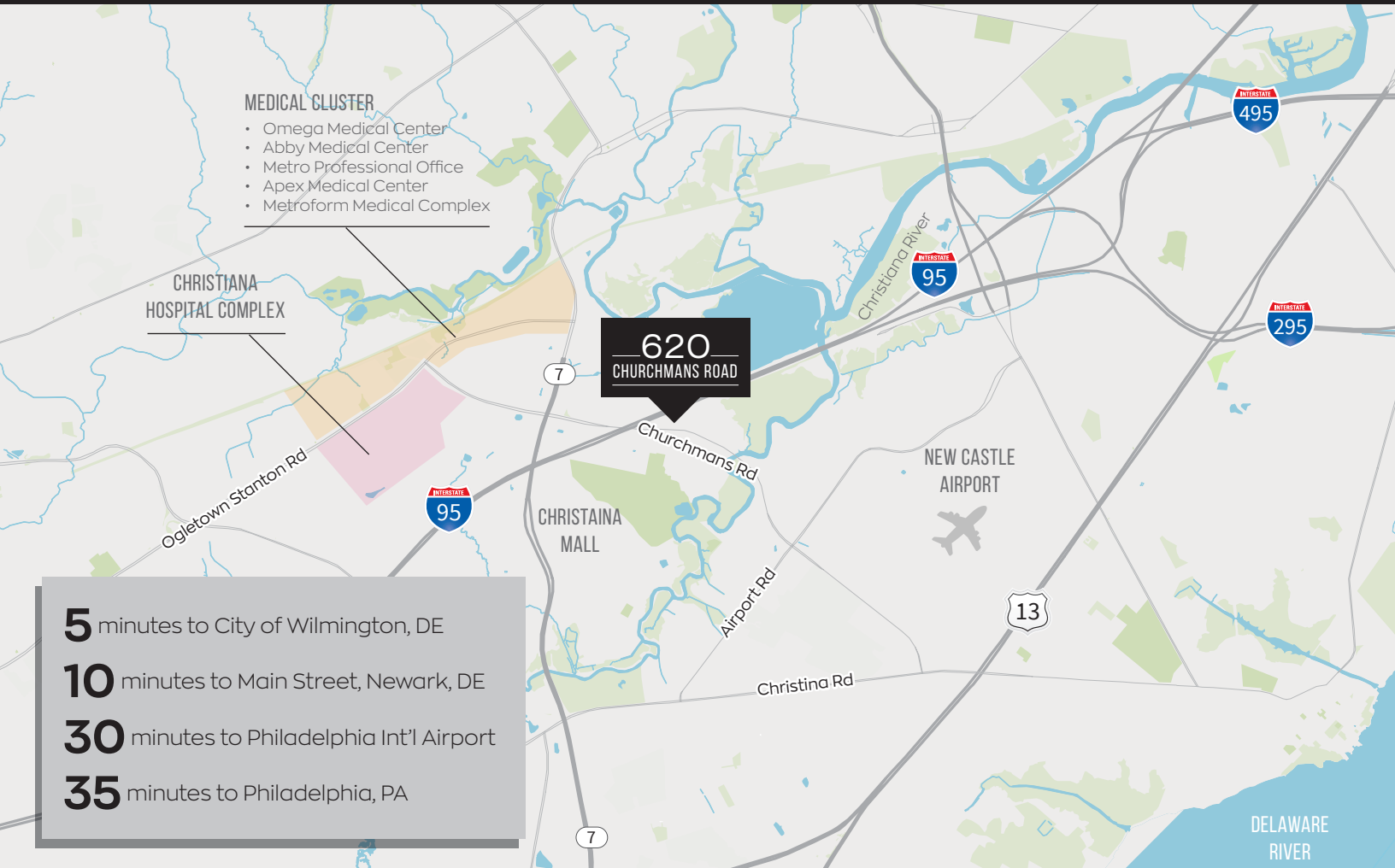


### FLOOR 3

13,329 SF  
divisible to 1,500 SF

Condominium Sales available at \$275/sf

# IDEAL LOCATION AND PROXIMITY



## SELECT NEARBY AMENITIES:

### Eat and Drink

- Starbucks
- Cheesecake Factory
- Brio Italian Grille
- Panera Bread
- Bahama Breeze
- Shake Shack
- Chili's
- Zoe's Kitchen
- Red Robin

- Famous Dave's BBQ
- Seasons Pizza

### Shopping

- Christiania Mall
- Christiania Fashion District
- Cabelas
- ACME Markets
- Home Depot
- Target

- Wallgreens
- Nordstroms
- CVS
- Costco
- Dick's Sporting Goods
- REI
- Best Buy
- Old Navy

### Hotels

- Sheraton

- Holiday Inn Express
- Hampton Inn & Suites
- TownPlace Suites by Marriott
- Ramada Inn
- Courtyard by Marriott

### Other Highlights

- New Castle Airport
- Christiania Hospital
- Coventry Ridge Park

- Banning Regional Park
- Cavalier's Country Club
- Casino at Delaware Park
- Edge Fitness
- Planet Fitness
- Wells Fargo Bank
- M&T Bank
- TD Bank

## LEASING INFORMATION

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