



UNIVERSITY OFFICE PLAZA

A SHELBOURNE PROPERTY

FOR LEASE



| 250–20,000 SQ FT OFFICE SPACE AVAILABLE |
Chapman Rd
Newark, DE 19702

FOR LEASE



University Office Plaza

Newark, DE 19702



NEAR BY

SHOPPING

- Christiana Mall
- Christiana Town Center
- University Plaza

TRANSPORTATION

- Route 273 Park & Ride
- Dart Bus Line: Chapman Rd.

RESTAURANTS

- Bertucci's
- Bob Evan's
- Boston Market
- Ciao's Italian Grill & Pizzeria
- Famous Dave's Bar-B-Que
- Red Robin Gourmet Burgers
- Shelhammer's
- Wendy's

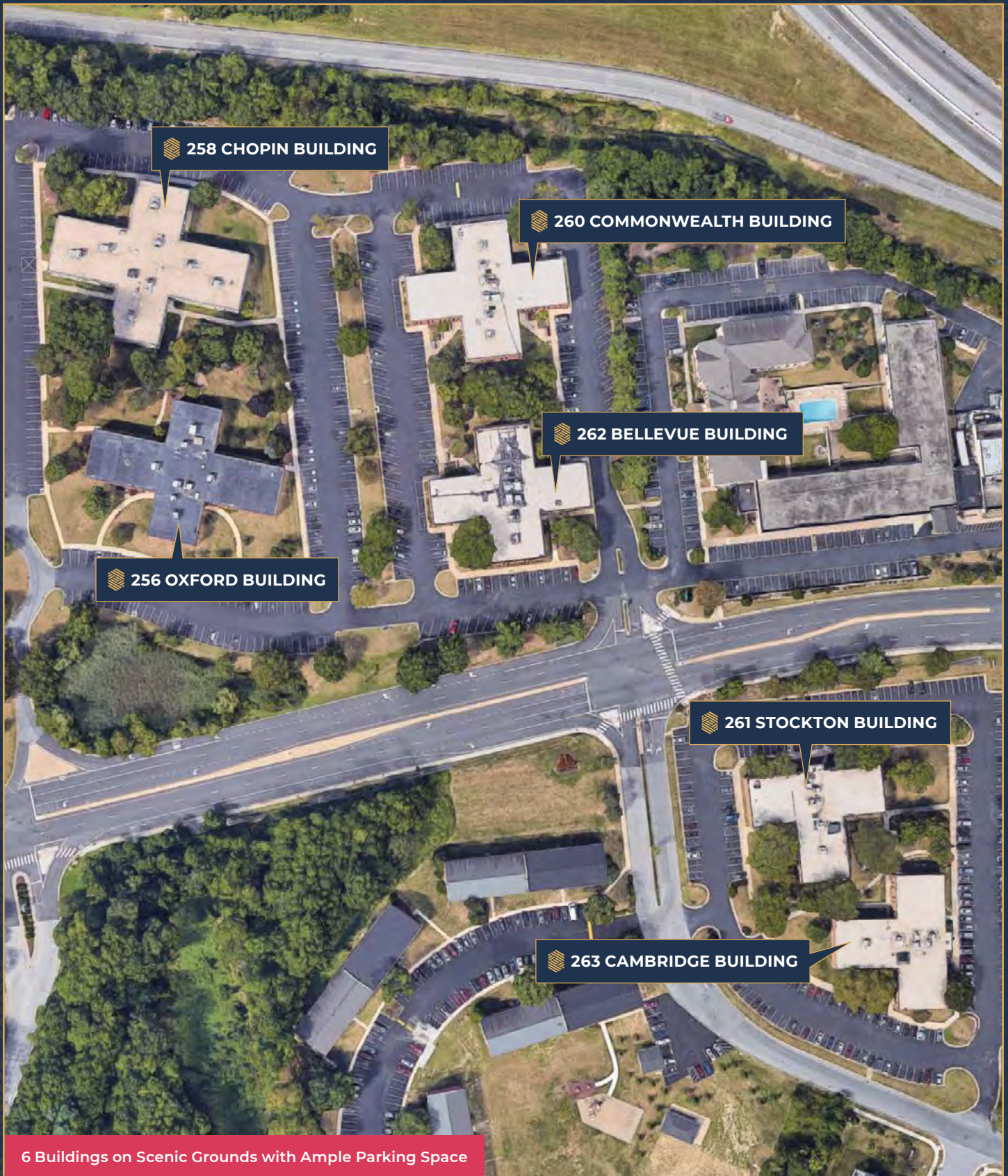
HOTELS

- Comfort Inn & Suites
- Four Points by Sheraton Newark
- Ramada (special rates for University Office Park)
- Residence Inn
- Staybridge Suites
- TownePlace Suites by Marriott



University Office Plaza

258-263 Chapman Rd, Newark, DE 19702



258 CHOPIN BUILDING

260 COMMONWEALTH BUILDING

262 BELLEVUE BUILDING

256 OXFORD BUILDING

261 STOCKTON BUILDING

263 CAMBRIDGE BUILDING

6 Buildings on Scenic Grounds with Ample Parking Space

250-20,000 RENTABLE SQ FT



Conveniently Located at the Intersection of I-95 and 273



Park-Like Grounds with Luscious Trees



The Bellevue Building



The Cambridge Building



PROPERTY AMENITIES & BENEFITS



Conveniently Located
at the intersection
of 95 & 273



Competitive Rates
Electric & Janitorial
Included



Rentable Area
184,000



Floor Plates
16,000-20,000



Convenient
Ample Parking



Responsive Property
Management



Updated
Common Area



Free Conference
Room



24/7 Key Card
Access



High Speed
Internet



Flexible Lease
Structure



Adaptable
Space



Updated Exterior
Signage & Wayfindings



Ongoing Updates &
Renovations

TESTIMONIALS

“ Just a few words to let you know how pleased we (are) leasing our offices in UOP. You have gone out of your way to accommodate our ever growing needs. The property and its surrounding grounds are always clean and tidy. You and your staff have provided Center For Child Development with years of excellent service. ”

—Lisa, Center for Child Development

“ Took tours of the offices for a possible location. Nice offices, many different sizes available. Upgrades throughout. Convenient location. Pleasant management friendly service. ”

“ I've been a tenant at this property for well over 20 years. It's conveniently located. The buildings are secure and well maintained. The management is responsive to my needs and I'm not leaving until I retire. ”

“ Great business location. Safe to park here. ”

“ As a long-term tenant at University Office Plaza, we are more than pleased with the excellent customer service and attention to detail provided by Shelbourne Property Management. Staff are friendly and quick to respond to all of our needs. Highlights include safe well-manicured grounds, convenient location right off major roadways with nearby shopping and dining, ample well lit parking, and updated facilities. ”

—State of Delaware

IN PROXIMITY TO

- Christiana Hospital 1 min
- University of Delaware 6 min
- Downtown Newark 12 min
- Downtown Wilmington 15 min
- Maryland 15 min
- Philadelphia 40 min

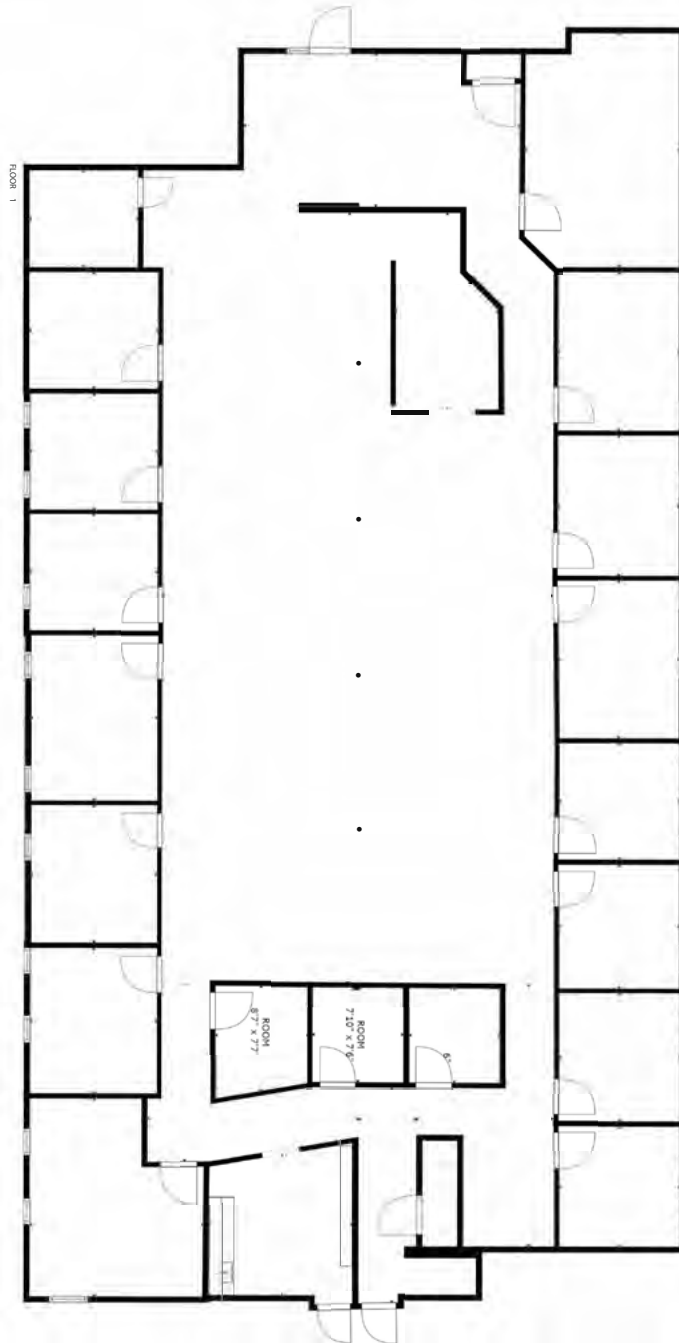
FOR LEASE



256 Chapman Road
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SUITE 104 - 6,104 RSF



Oxford Building Suite 104 Floor Plan

FOR LEASE



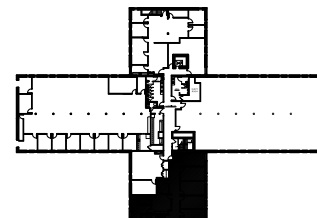
256 Chapman Road
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SUITE 205 - 2,104 RSF



KEY PLAN



FOR LEASE



258 Chapman Road
Newark, DE 19702



SUITE 202 - 4,393 RSF



Chopin Building Suite 202 Floor Plan

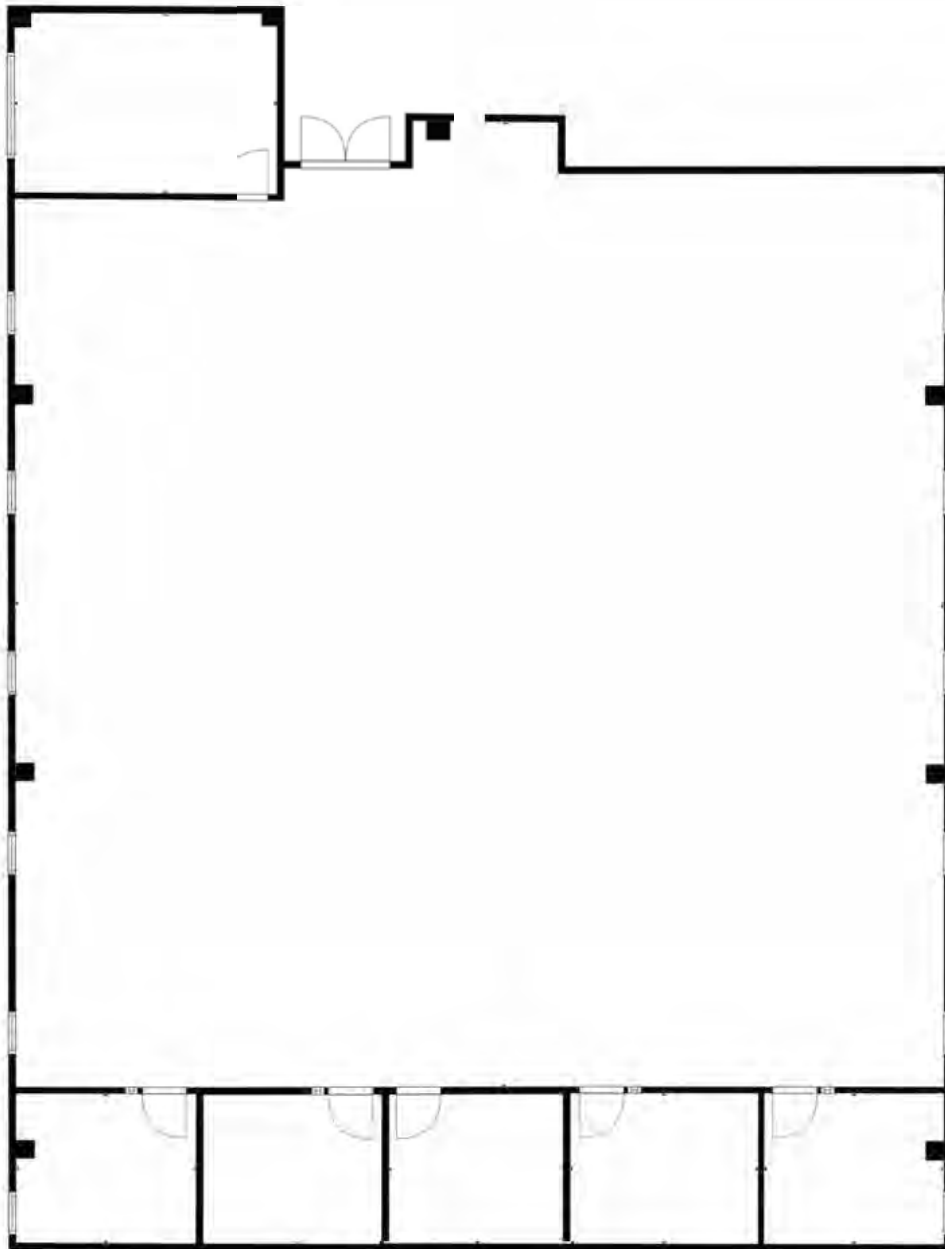
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SUITE 204 - 5,291 RSF



Chopin Building Suite 204 Floor Plan



Beautiful Landscaping with Outdoor Seating



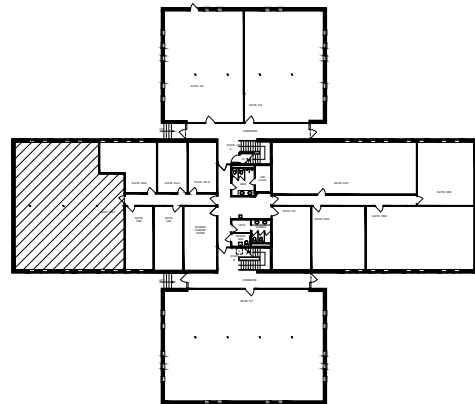
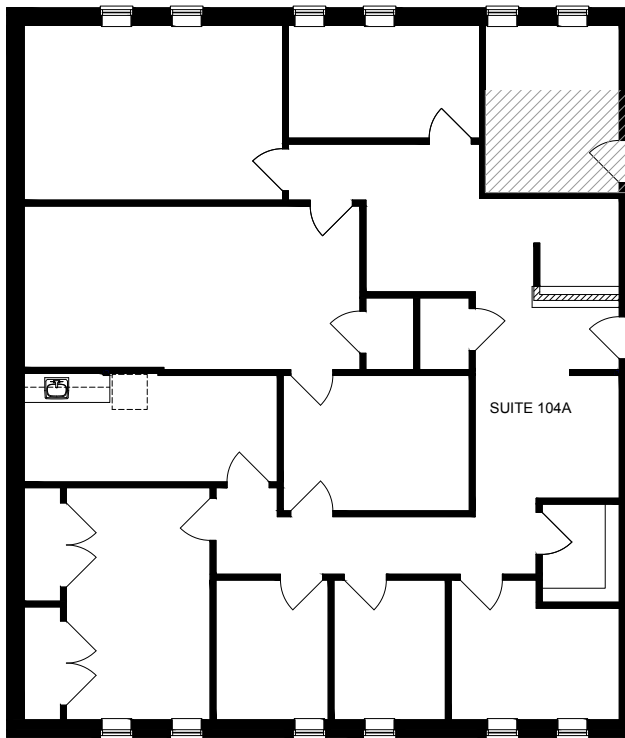
Large Floor Plate to Subdivide as Needed

FOR LEASE



260 Chapman Road
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SUITE 104A - 2,413 RSF

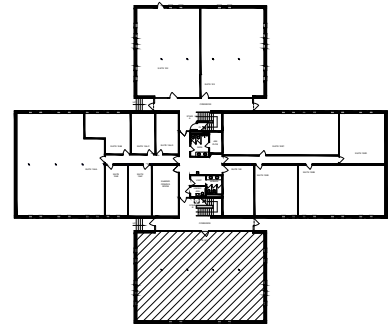


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SUITE 107 - 3,117 RSF



Commonwealth Building Suite 107 Floor Plan



FOR LEASE



263 Chapman Road
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FLOOR 1 - 12,058 RSF



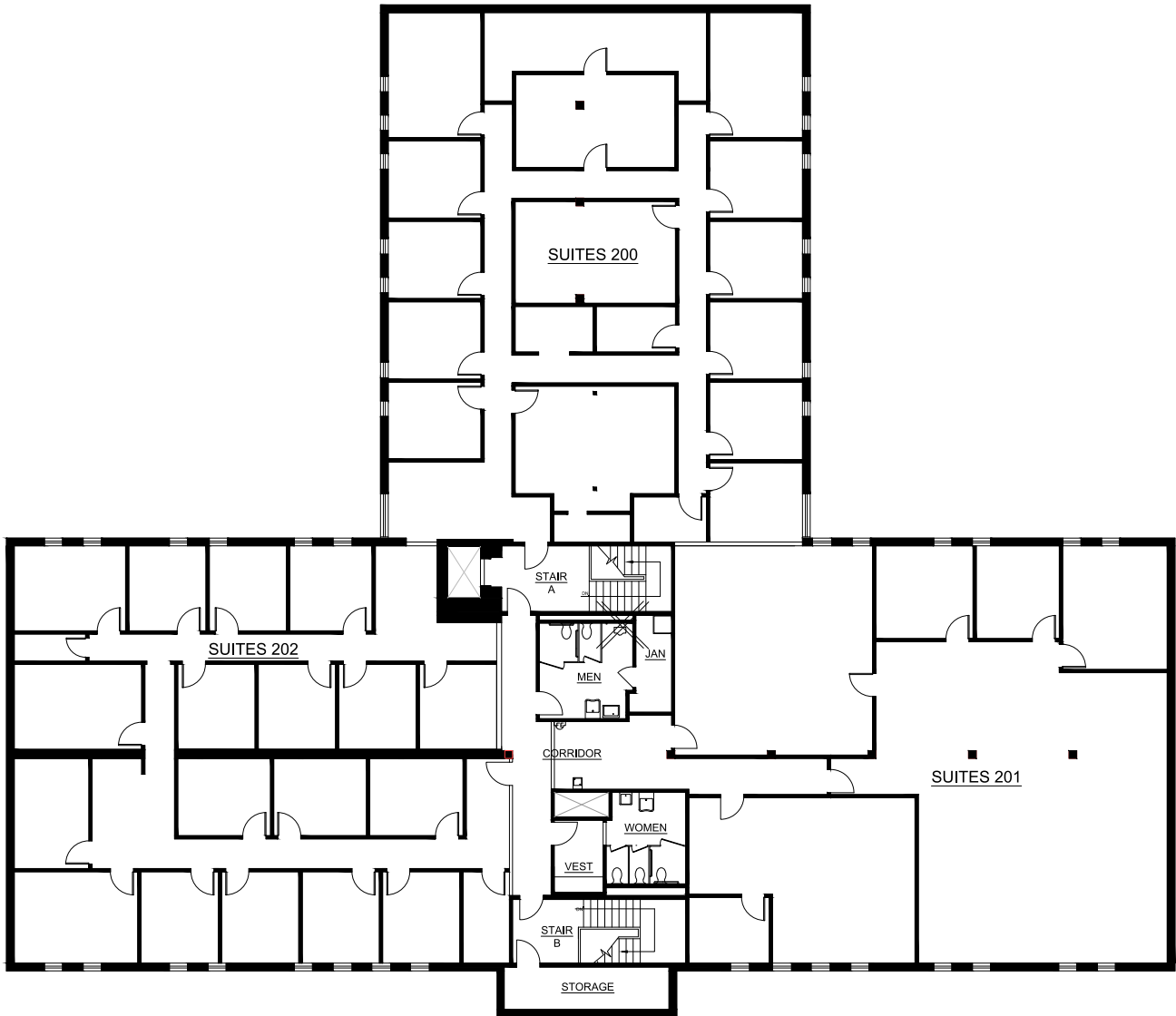
Cambridge Building Floor 1 Floor Plan

FOR LEASE



263 Chapman Road
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FLOOR 2 - 12,010 RSF



Cambridge Building Floor 2 Floor Plan



SHELBOURNE

A People First Real Estate Company

The Shelbourne Vision

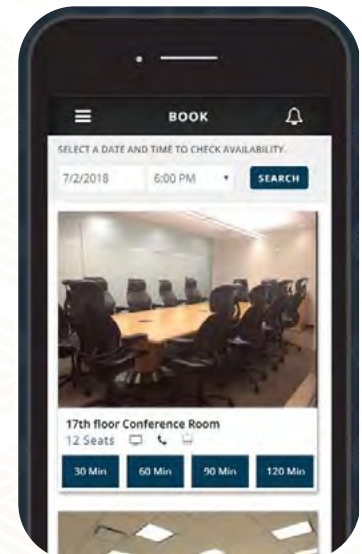
Shelbourne aims to set the standard of excellence in staging memorable and meaningful tenant experiences in commercial real estate. This is accomplished through consistently offering exceptional personalized service for every Shelbourne guest.

We accomplish this partly with the use of our Elliott App, which we designed to greatly enhance the tenant experience by offering quick and intuitive ways to communicate with features such as:

- Service & Maintenance
- Request Submissions
- Live Event Notifications
- Shelbourne Community Feed
- Private Messaging
- Mobile Marketplace
- Conference Room Reservations

Shelbourne's strategy is a tenant first approach!

Tenants at University Office Plaza include, the State of Delaware, Mosaic, International Literacy Association, and Delaware Sleep among other financial, healthcare, non-profit, medical and technology related business.



[VISIT SHELBOURNE WEBSITE](#)

Make the move, join University Office Plaza today!



**Where you work
matters.**

UNIVERSITYOFFICEPLAZA.COM

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