



IRON HILL CORPORATE CENTER

700, 750 & 800 PRIDES CROSSING
NEWARK, DELAWARE



BLUE WING - 800 PRIDES CROSSING



WHITE WING - 700 PRIDES CROSSING



RED WING - 750 PRIDES CROSSING



IRON HILL CORPORATE CENTER

THE PARK

Iron Hill Corporate Center is a three building office complex totaling 275,234 rentable square feet. It is well located to I-95, Christiana Hospital and The University of Delaware.

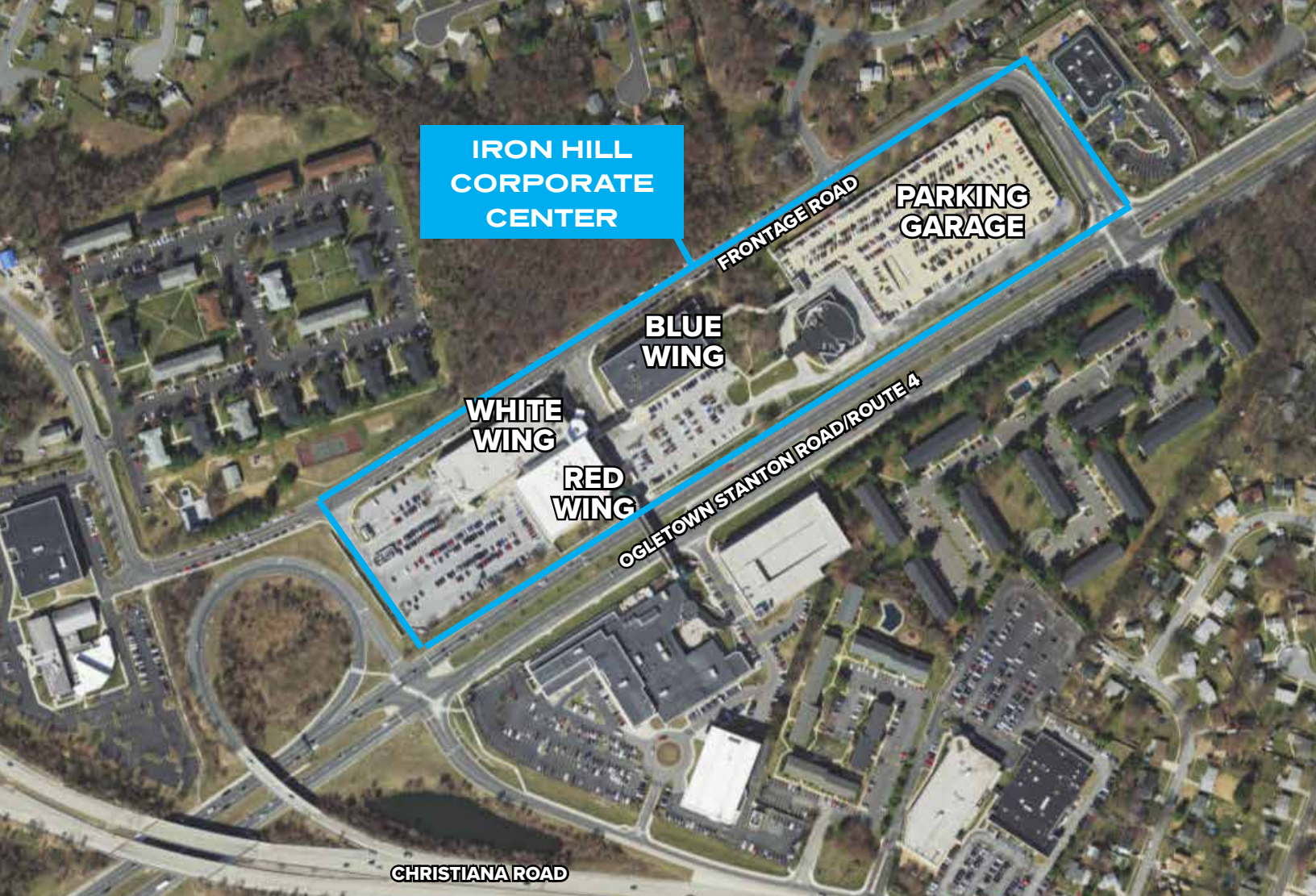
AMENITIES

Tenants at Iron Hill Corporate Center will enjoy the following amenities:

- Free on-site fitness center
- On-site cafe
- Numerous hotels, restaurants and shops within a 1 mile radius
- Ample on-site parking at 4.0 per 1,000 ratio
- Covered parking with 912 space garage
- Redundant dual power feeds service to the property
- Ceiling heights that are approximately 10'
- On-site property management
- Dart bus service with a stop at site
- Telecommunication vendors include:
Verizon, AT&T and Comcast
- Tenants in the park include:
Aetna
Allied First Bank
Brown & Brown of Delaware
CSOLS, Inc.
Centene Management Company
Computer Aid, Inc.
Delaware Imaging Partners
ENT & Allergy of Delaware
Master, Sidlow & Associates, P.A.
Rise Physical Therapy
Taghleef Industries



- Constructed in 1992
- 105,475 rentable SF
- Three (3) floors
- Zoned - CR
- Building currently includes:
 - Dual power feeds
 - HVAC via water source heat pumps
 - Two (2) 200 ton evaporative cooling towers for the cooling loop in the summer - a 435KW electric boiler maintains loop temperature in winter
- Three (3) hydraulic piston driven elevators
- Property includes a 1600 KW diesel with a 3,000 gallon skid-mounted fuel tank. 1 338KVA and 125KVA Liebert UPS system is also available



750 PRIDES CROSSING

- Constructed in 1988
- 84,191 rentable SF
- Three (3) floors
- Zoned - CR
- Building currently includes:
 - Dual power feeds
 - HVAC via water source heat pumps with 200-ton evaporative cooling tower for the cooling loop in summer
 - Two (2) DX split systems are located on the roof
 - A 435KW electric boiler maintains loop temperature during the winter hydraulic piston driven elevators
- Two (2) hydraulic piston driven elevators
- Building includes a 200 amp transfer switch with emergency circuit

800 PRIDES CROSSING

- Constructed in 1990
- 85,568 rentable SF
- Three (3) floors
- Zoned - CR
- Building currently includes:
 - Dual power feeds
 - HVAC via water source heat pumps
 - Two (2) 290-ton evaporative cooling towers for the cooling loop in the summer
 - 435KW electric boiler maintains loop temperature in the winter
- Three (3) hydraulic piston driven elevators
- Property includes a 1200 KV diesel with a 2,000 gallon skid-mounted fuel tank - one 125KVA Liebert UPS system is also available

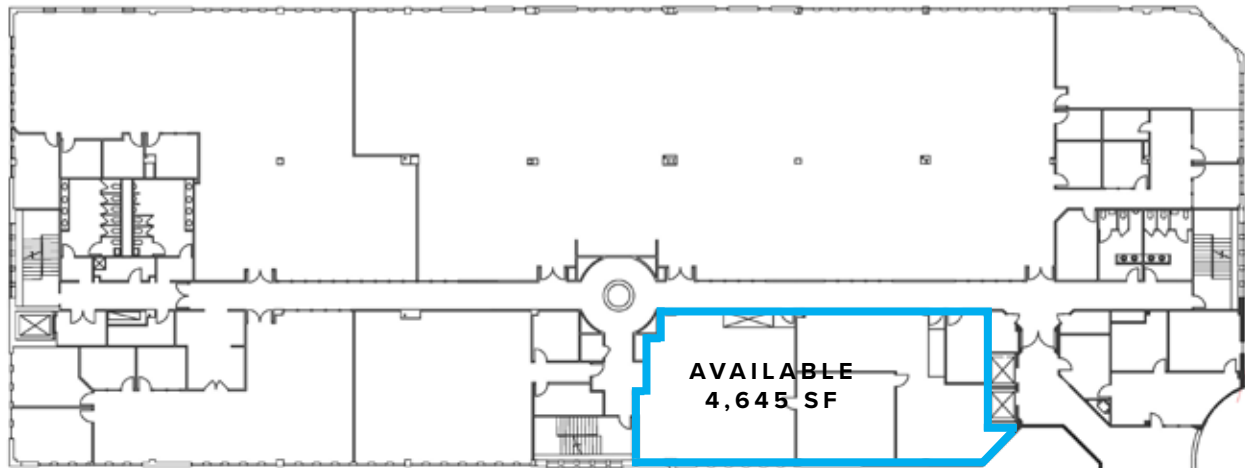
CBRE



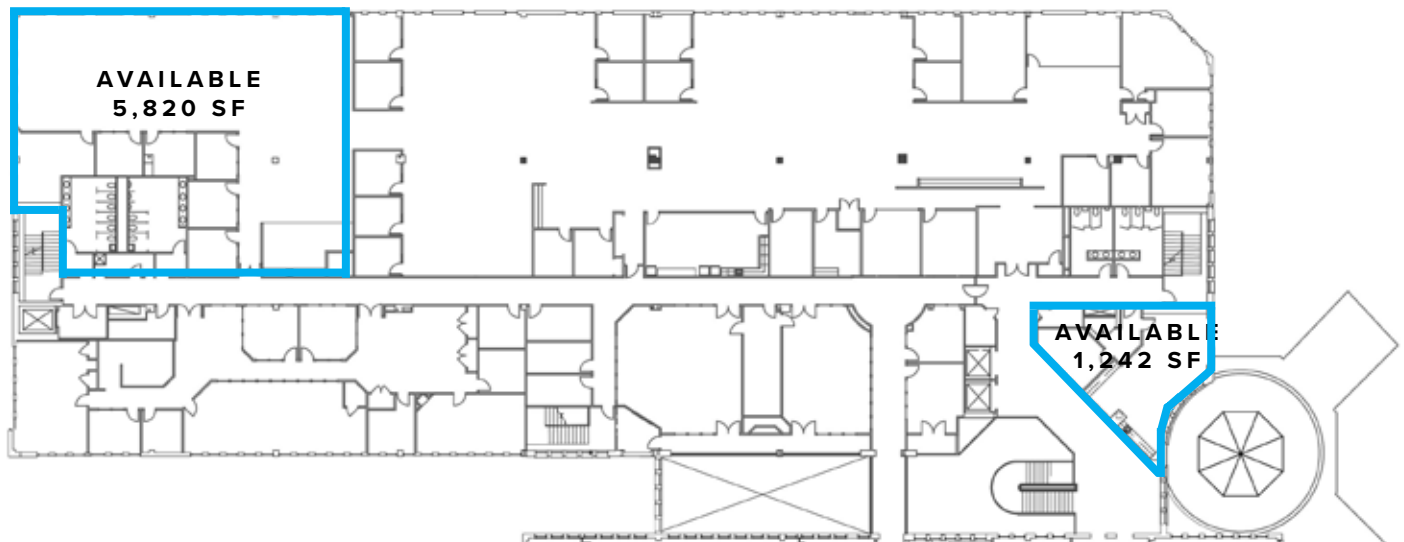
IRON HILL CORPORATE CENTER

FLOOR PLANS - WHITE WING - 700 PRIDES CROSSING

2ND FLOOR - 4,645 SF AVAILABLE



3RD FLOOR - 7,062 SF AVAILABLE

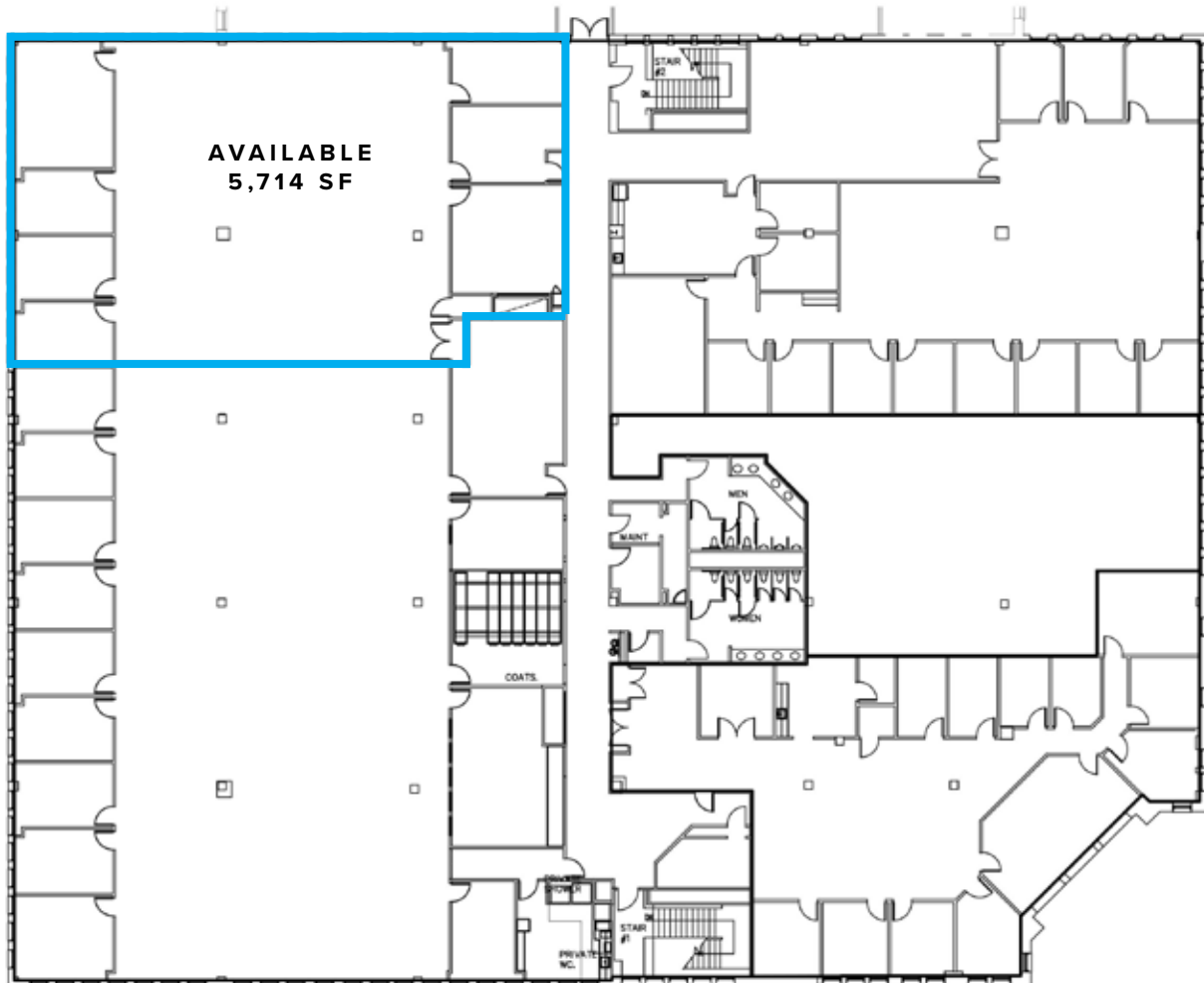




IRON HILL CORPORATE CENTER

FLOOR PLAN - RED WING - 750 PRIDES CROSSING

3RD FLOOR - 5,714 SF AVAILABLE





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FLOOR PLAN - BLUE WING - 800 PRIDES CROSSING

1ST FLOOR - 28,589 SF AVAILABLE



FULL FLOOR 28,589 SF
(AVAILABLE JANUARY 1, 2025)



IRON HILL CORPORATE CENTER

AMENITY SPACE - RED WING - 750 PRIDES CROSSING



CAFE

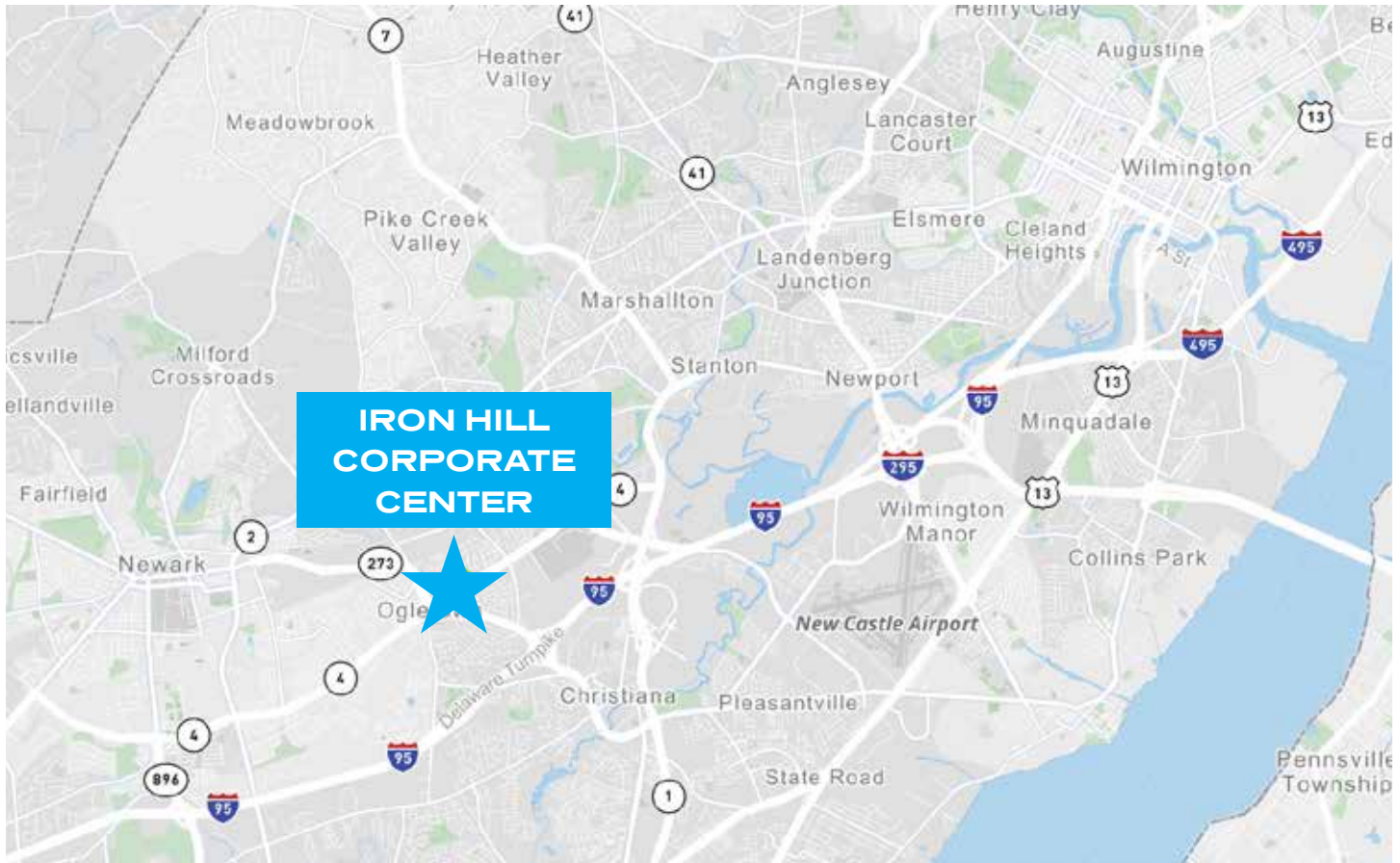


FITNESS CENTER



IRON HILL CORPORATE CENTER

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NEWARK, DELAWARE



PLEASE CONTACT:

CBRE, INC.

3711 Kennett Pike, Suite 210
Wilmington, DE 19807
+302 661 6700
Licensed Real Estate Broker

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