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DELAWARE

NEWMARK



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NEWMARK

800
DELAWARE

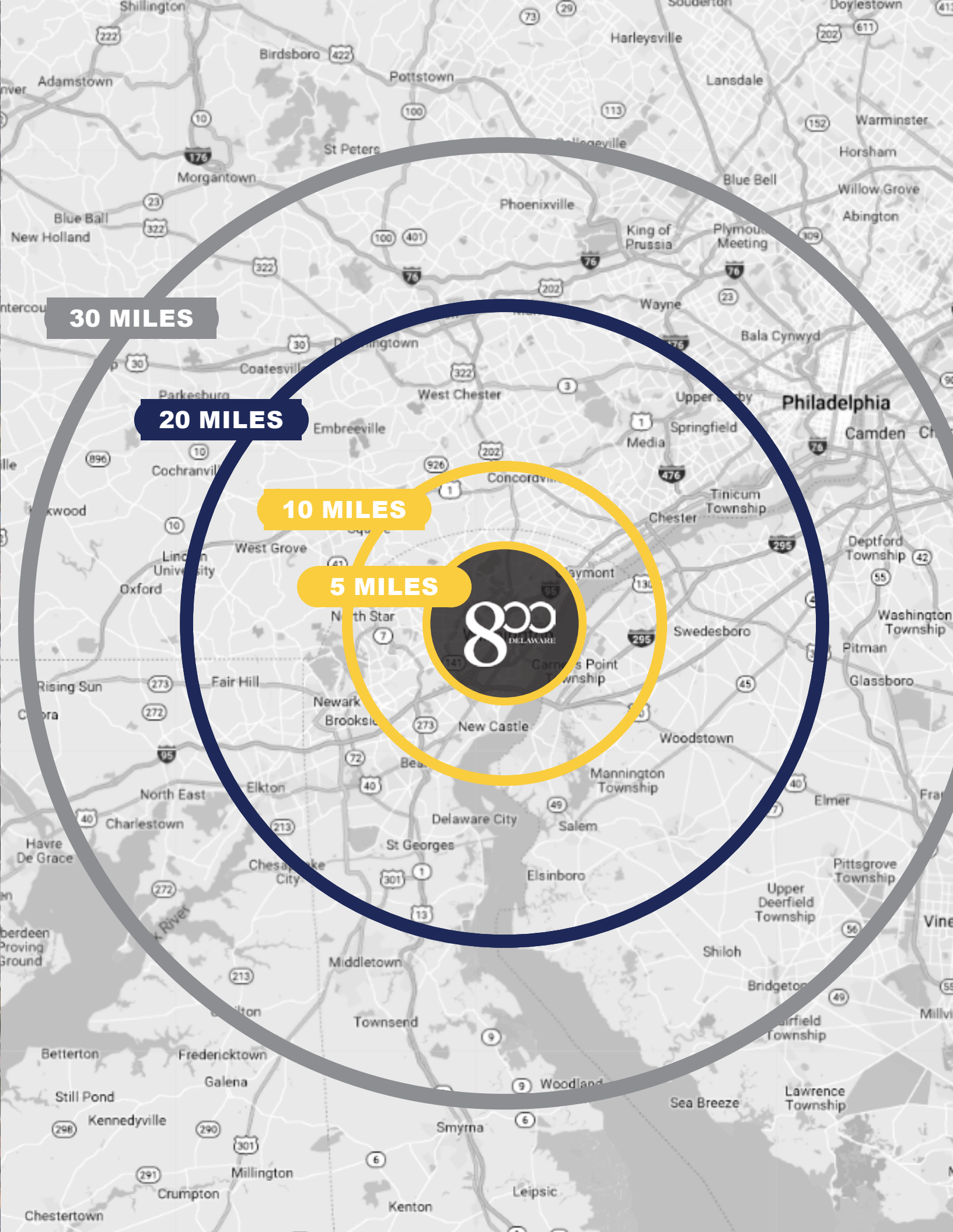
02 Location

08 Property

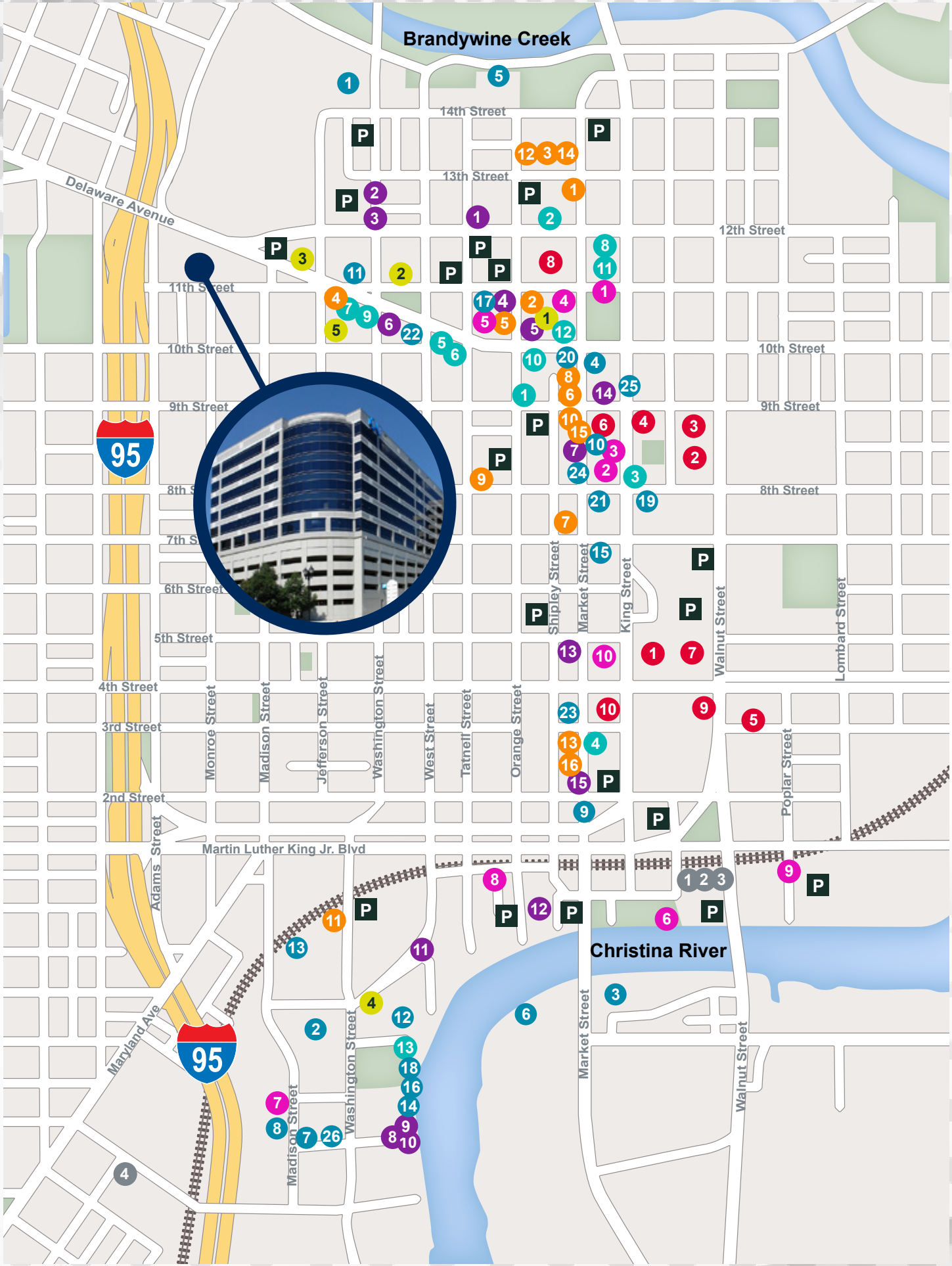
14 Availabilities

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Location



Amenities



RESTAURANTS

- 1 Deep Blue Bar & Grill
- 2 Mikimotos
- 3 Washington Street Ale House
- 4 Café Mezzanotte
- 5 Green Room (Hotel DuPont)
- 6 Basil Bar & Grill (Sheraton)
- 7 Chelsea Tavern
- 8 Iron Hill Brewery
- 9 Joe's Crab Shack
- 10 Big Fish Grill
- 11 Firestone
- 12 Harry's Seafood Grill
- 13 La Fia
- 14 Ernest & Scott Taproom
- 15 Extreme Pizza

CASUAL DINING

- 1 Urban Café
- 2 DuPont Cafeteria & Shops
- 3 Dunkin Donuts (Hercules Building)
- 4 Pure Bread Deli
- 5 Starbucks
- 6 Brew Ha Ha
- 7 Cavanaugh's
- 8 Qdoba
- 9 Libby's
- 10 DiMeco's
- 11 Cusi
- 12 Bain's Deli
- 13 LOMA Café
- 14 Salad Master
- 15 Jimmy John's
- 16 Zaikka Indian Grill

CORPORATE HEADQUARTERS

- 1 Chemours
- 2 Wilmington Savings Fund Society
- 3 Blue Cross Blue Shield Regional
- 4 AAA Mid-Atlantic Regional
- 5 Capital One

SERVICES

- 1 Downtown Cleaners
- 2 FedEx Kinko's
- 3 Tri State Couriers
- 4 Parcels, Inc.
- 5 PNC Bank
- 6 TD Commerce Bank
- 7 U.S. Postal Service
- 8 Wilmington Trust
- 9 WSFS
- 10 Wells Fargo
- 11 Bank of America
- 12 M&T Bank
- 13 Currie Hair Skin Nails

GOVERNMENT

- 1 New Castle County Courthouse
- 2 City County Building
- 3 Carvel State Building
- 4 Federal Building
- 5 Wilmington Public Safety Building
- 6 Court of Bankruptcy
- 7 Court of Chancery
- 8 Office of U.S. Senator Chris Coons
- 9 Office of U.S. Senator Tom Carper
- 10 Office of Congressman John Carney

THEATERS

- 1 Rodney Square
- 2 The Grand Opera House
- 3 The Baby Grand Theater
- 4 DuPont Theater
- 5 Theater N @ Nemours
- 6 Tubman Garrett Park
- 7 IMAX Riverfront
- 8 Delaware Theatre Company
- 9 OperaDelaware
- 10 World Café Live/Queen Theater

UNIQUE LOCATIONS

- 1 Christiana Health Care Services
- 2 Justison Landing Community
- 3 Christiana Landing Community
- 4 The Residences @ Rodney Square
- 5 Brandywine Creek Walk
- 6 Christina Riverwalk
- 7 Chase Center on the Riverfront
- 8 Wilmington Blue Rocks Stadium
- 9 Ships Tavern District
- 10 Market Street Mall
- 11 YMCA Fitness Center
- 12 Horizon Riverfront Rink
- 13 Delaware Center for the Contemporary Arts
- 14 Delaware Children's Museum
- 15 Delaware College of Art and Design
- 16 Crossfit
- 17 Plexus
- 19 Stratosphere
- 20 DoubleTree by Hilton
- 21 Walgreens
- 22 Ninth Street Book Shop
- 23 Sheraton Suites
- 24 Delaware Technical Community College
- 25 Rite Aid Pharmacy
- 26 North Wilmington Public Library
- 27 The Westin Wilmington

TRANSPORTATION

- 1 Amtrak Interstate Rail
- 2 SEPTA Regional – R2
- 3 Greyhound Bus Service
- 4 DART Wilmington Central Hub

Property



Building Info

BUILDING SIZE: ±280,190 SF

PARKING: Attached adjacent parking garage is available at a generous ratio.

SECURITY: Tenant has 24-hour access to the building through a card access system. The building is protected by an Radionics Fire/Burglary system.

SIGNAGE: Building standard signage provides tenant identification in the atrium lobby, the elevator lobby and on a suite identification sign.

VERTICAL TRANSPORTATION: The building has six Dover traction elevators with one elevator devoted to freight.

HVAC: The HVAC system is a combination of a water source heat pump system and a constant volume, dual deck, air system controlled through an electronic direct digital control system, allowing control over areas as small as 1,200 square feet. Base board hot water units supplied along perimeter or original building system.

ENERGY MANAGEMENT SYSTEM: An Allerton Energy Management System enables integration of automatic temperature controls, lighting control, facilities management and energy conservation.

ELECTRICAL: Building is equipped with dual feed primary power supplied by Connective Power service delivered to the building from two incoming 12KV utility feeders. The two sources of power have an automatic transfer switch. Electrical power up to 10 watts per square foot. Each tenant floor is served by bus duct electrical risers for lighting, general floor power and heat pumps. In addition, the building is provided with emergency distribution risers which will supply power to all essential life safety building loads. Power, 480V will be distributed by two bus ducts to electrical panels located in two electrical closets located on each floor.

MATERIAL HANDLING: A covered loading facility that is suitable for 18-wheel tractor trailer delivery is located to rear of the building and has direct access to the freight elevator.

BUILDING MANAGEMENT:

Building management is provided by Newmark. An asset manager oversees the operational and financial control of the building through a property management administrator. An on-site maintenance engineer provides immediate response to tenant needs and day-to-day maintenance of the building and building systems. Property Management is oncall 24-hours a day.

STRUCTURE:

The frame of the building is structure assembled from fabricated steel. Floor construction consists of poured concrete with composite floor metal deck spanning to structural steel beams and girders. Columns support the floor framing and transmit loads to building foundation.

ROOF:

A Carlisle rubber membrane ballasted roofing system over the original building and a Carlisle membrane mechanically fastened system over the new core.

BUILDING EXTERIOR:

Limestone trim and limestone appearance insulated panels, granite base with grey tinted windows. The glazing is high efficiency tempered glass set in light grey metal frames.

ENTRANCE:

The entrance is of polished, stainless steel with brass fittings. The entrance plaza and building lobby consists of a 37' ceiling with an open balcony from the second floor and an enclosed glass gallery from the third floor looking into the lobby. The Northern and Southern views of the City of Wilmington are fully exposed. Lobby finish materials include polished stainless, cherry-wood panels, marble columns and marble flooring.

WATER:

Supplied by the City of Wilmington.

EMERGENCY POWER:

A radiator cooled, diesel fueled emergency generator will provide power to building emergency systems upon failure of normal electrical service.

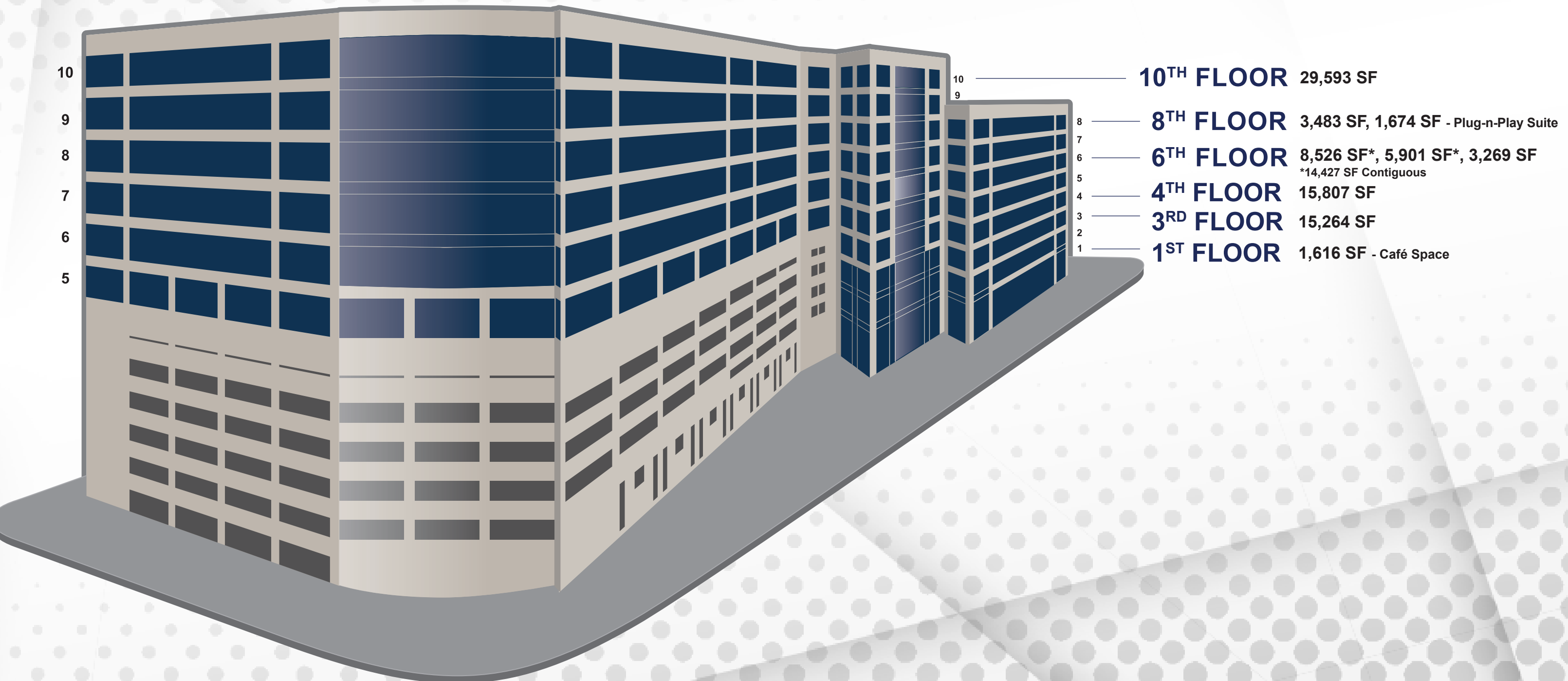




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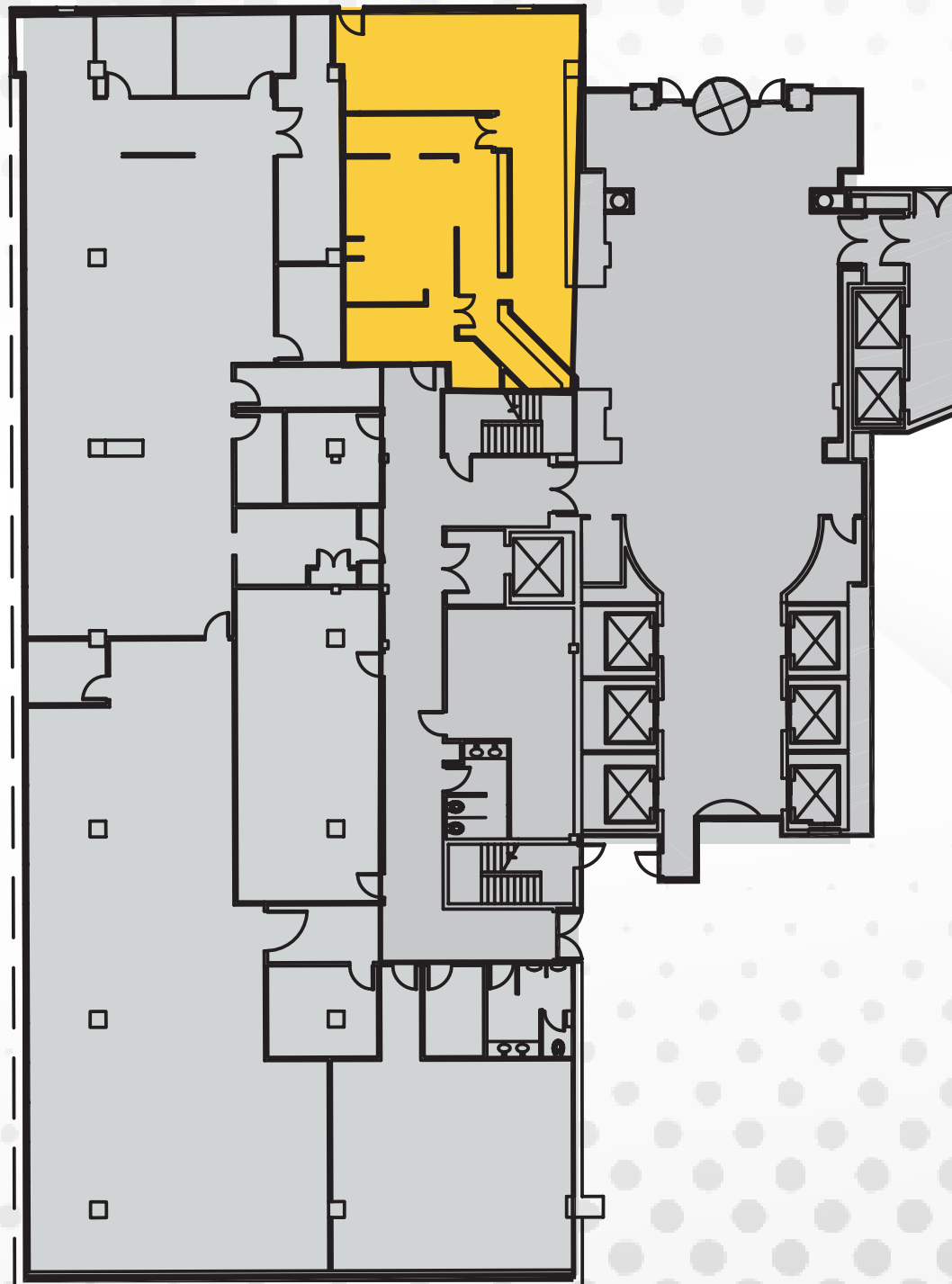


Stacking Plan & Availabilities



1st Floor

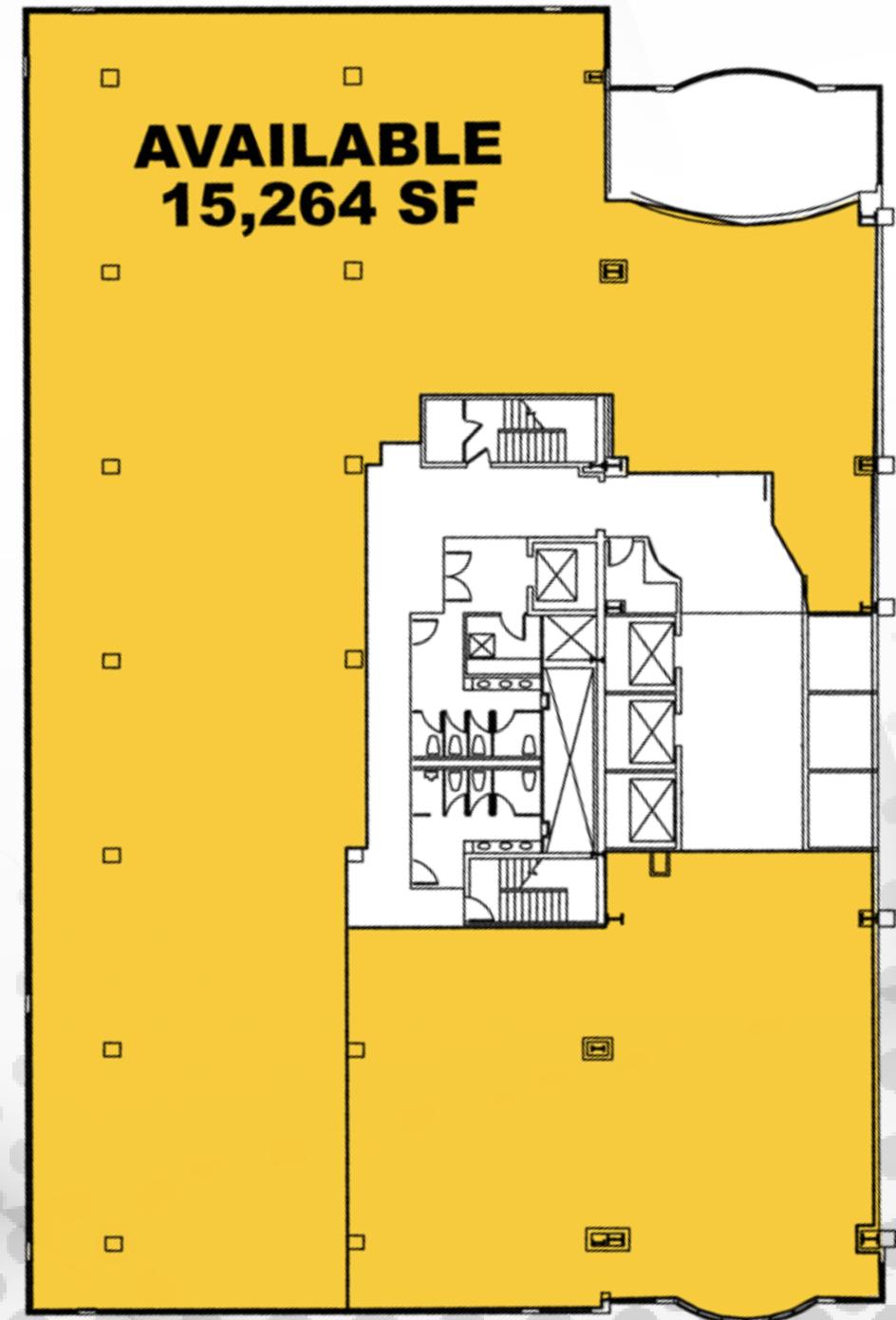
AVAILABLE
1,616 SF
Café Space



3rd Floor

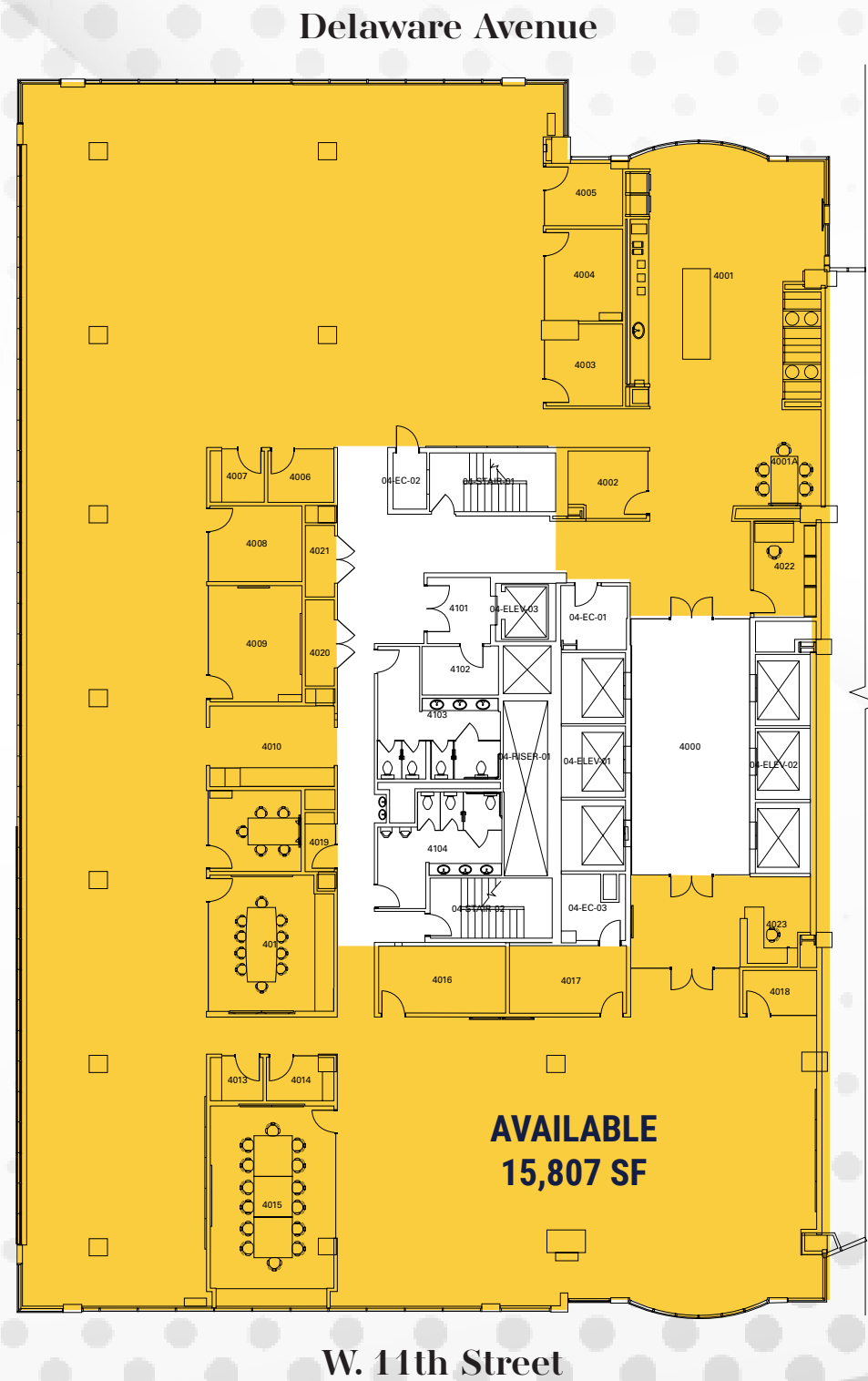
Delaware Avenue

AVAILABLE
15,264 SF



W. 11th Street

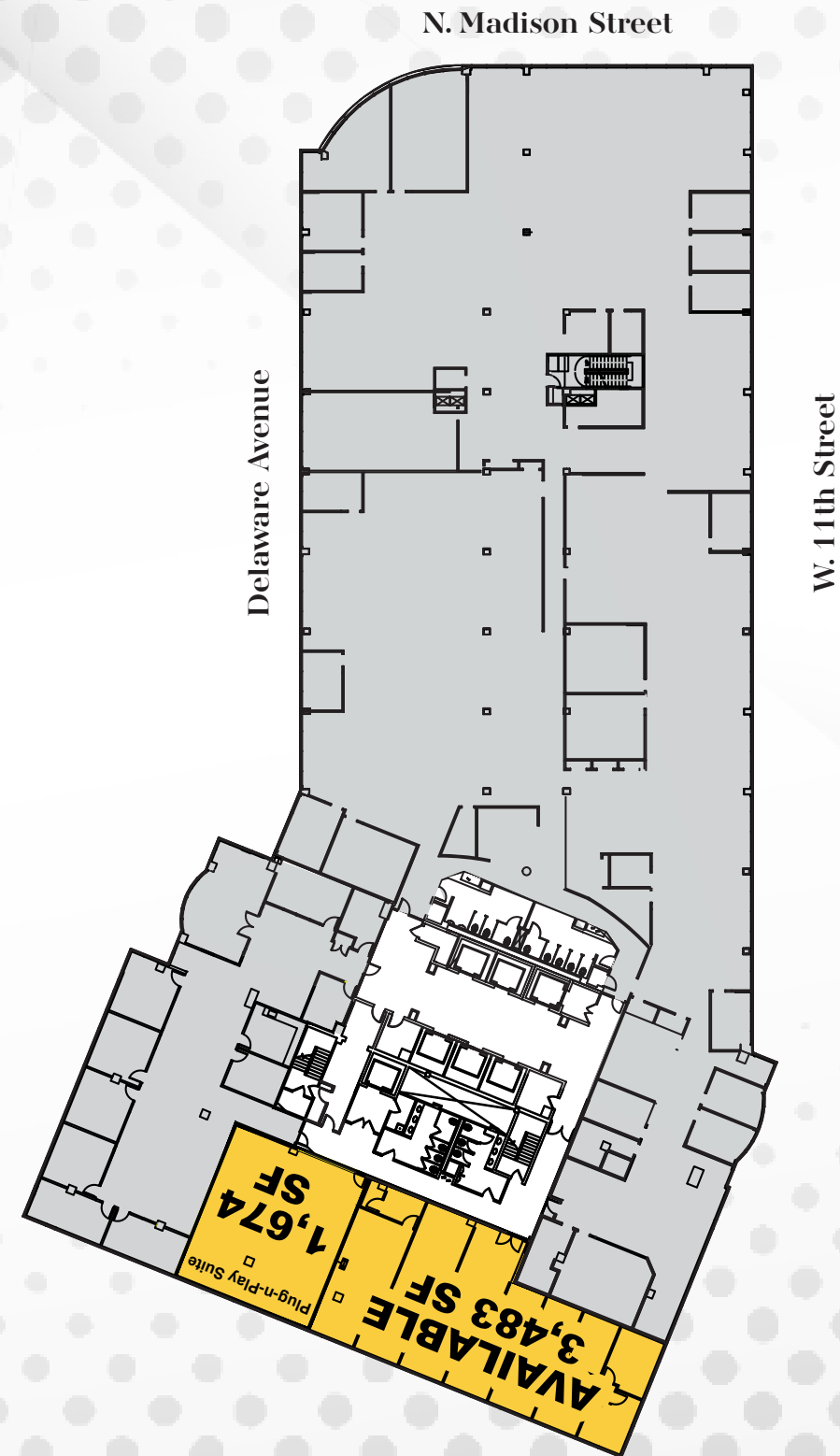
4th Floor



6th Floor



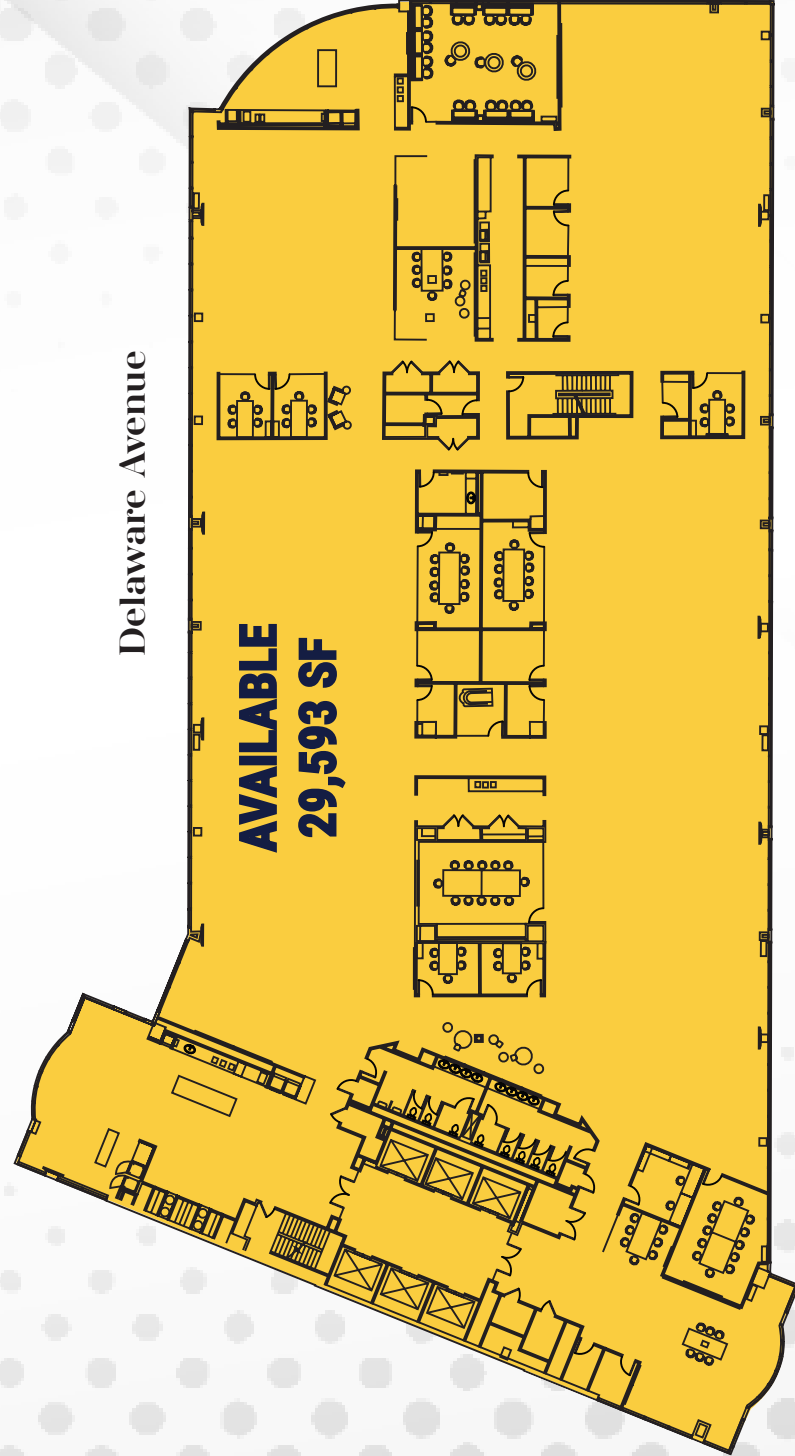
8th Floor



Existing Conditions

10th Floor

N. Madison Street



Delaware Avenue

W. 11th Street



Delaware Avenue

W. 11th Street

N. Madison Street

Sample Law Firm Plan

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