



**FOR SALE OR LEASE**

**2501 Silverside Rd**

Wilmington, DE 19810



## FREESTANDING MEDICAL OFFICE BUILDING

### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,900,000
<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	11,010 +/- SF
<b>Land Area:</b>	0.59 +/- AC
<b>Zoning:</b>	ON-Office Neighborhood

[Click for Virtual Tour](#)

For more information, please contact:

**Greg Ellis, CCIM**  
Tel 302.622.3534  
ellis@pattersonwoods.com

### PROPERTY OVERVIEW

Rare single-story freestanding medical office building opportunity in North Wilmington.

### PROPERTY HIGHLIGHTS

- Parking: Cross Easement with adjoining property and variance for relief of medical office parking requirement
- Former ortho practice furniture/equipment available for purchase
- Adjacent building also for sale

### SUITE 1 NOW AVAILABLE FOR LEASE

- 6,810 +/- SF
- Former orthopedic practice suite - Vacant
- 9 exam rooms (2 with sinks)
- Large procedure room
- X-ray room

### SUITE 2

- 4,200 +/- SF
- Currently leased as diagnostic imaging center
- Buyer choice to extend Tenant or vacate suite

3801 Kennett Pike  
Bldg. D, Suite 100  
Wilmington, DE 19807

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Suite 1 – 6,810 SF – **NOW AVAILABLE FOR LEASE**



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Suite 2 – 4,200 SF



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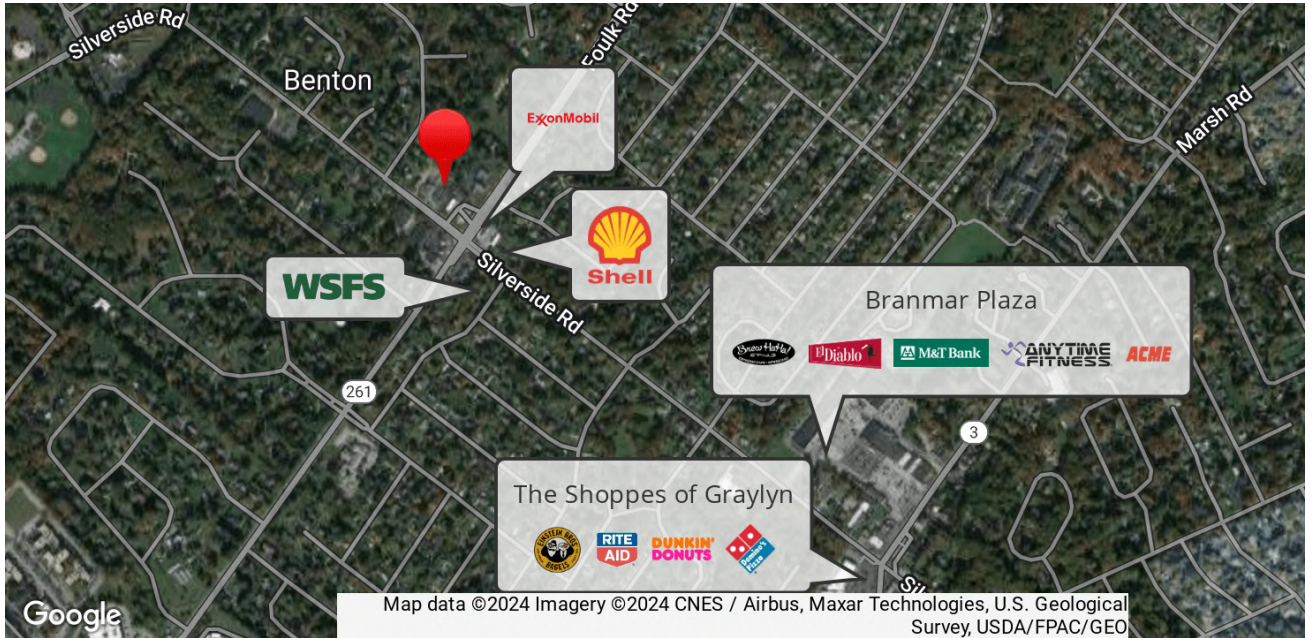




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