

F O R L E A S E

3 2 2 A S T R E E T

322 A Street / Wilmington, DE



PROPERTY LOCATED WITHIN AN OPPORTUNITY ZONE!



CBRE

322 A STREET

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PROPERTY FACT SHEET

OPPORTUNITY ZONE

Property is located within an Opportunity Zone, which is an economic development tool designed as revitalization programs in economically-distressed communities in Delaware and in other communities by providing tax benefits to investors.

To learn more: www.business.delaware.gov/opportunity-zones

CONSTRUCTION & BUSINESS SYSTEMS

Structure:	Concrete slab and steel
Available SF:	Second Floor –13,112 SF
Column Spacing:	Column free
Exterior:	Glass tinted windows, concrete block and zinc and stainless steel metal siding
Window Mullion Spacing:	Varies; typical is 5'
Roof:	Fully adhered rubber EPDM membrane roof
UTILITIES:	
Electric Distributor:	Delmarva
Water:	City of Wilmington
Sewer:	City of Wilmington
Phone:	Verizon
Solar:	200kw system owned by Distributed Sun
Telecommunications:	Comcast/Verizon
HVAC:	Central air conditioning and forced air heat - rooftop package units with VAV and fan power box distribution
Elevators:	One three-stop hydraulic elevator
Building Automation:	Honeywell Backtalk BAS

EMERGENCY SYSTEMS

Fire Systems:	Edwards System Technologies EST2 panel - Maintained by Wayman Fire Protection - Monitored by Security Instruments - fully sprinklered building 10" fire service - Dry system for external parking area
Lighting:	Emergency lighting in stairs, corridors and exits for egress lighting - 120/277v fluorescent lighting
Security Systems:	Security Instruments card access system on main entry doors - security alarm system on all exterior doors with motion detection alarms aside - 21 cameras recording internal and external DVR.

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AMENITIES MAP



● RETAIL

- 1. Riverfront Market
- 2. Constitution Yards Beer Garden
- 3. Starbucks
- 4. Riverfront Restaurants
- 5. Shipyard Shops
- 6. Christina Crossing Shopping Center & ShopRite

● ENTERTAINMENT AND SPORTS

- 7. Delaware Theater Company
- 8. DCCA
- 9. Penn Cinema Theater & IMAX
- 10. Statosphere Trampoline Park
- 11. CrossFit RiverFront
- 12. Delaware Children's Museum
- 13. Frawley Stadium
- 14. Wildlife Refuge & Envir. Education Center

● RESIDENTIAL

- 15. The Residences at Christina Landing Apartments, RiverTower Condos and Christina Landing Townhomes
- 16. The Residences at Justison Landing Apartments
- 17. The Residences at Harlan Flats Apartments
- 18. Justison Landing

● COMMERCIAL

- 19. Barclays
- 20. Christina Crescent
- 21. The Star Building
- 22. AAA

● HOTEL

- 23. Chase Center & Westin Hotel

● TRANSPORTATION

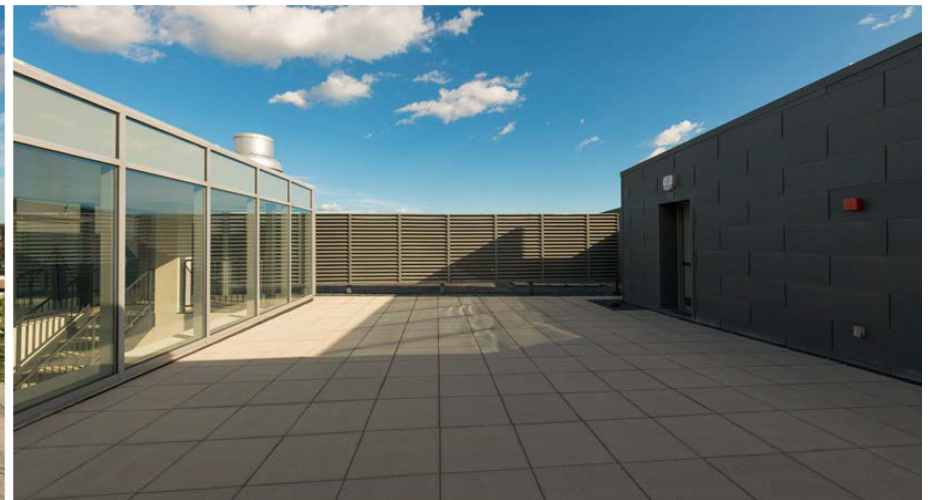
- 24. AMTRAK & SEPTA Train Station

★ 25. 322 A Street

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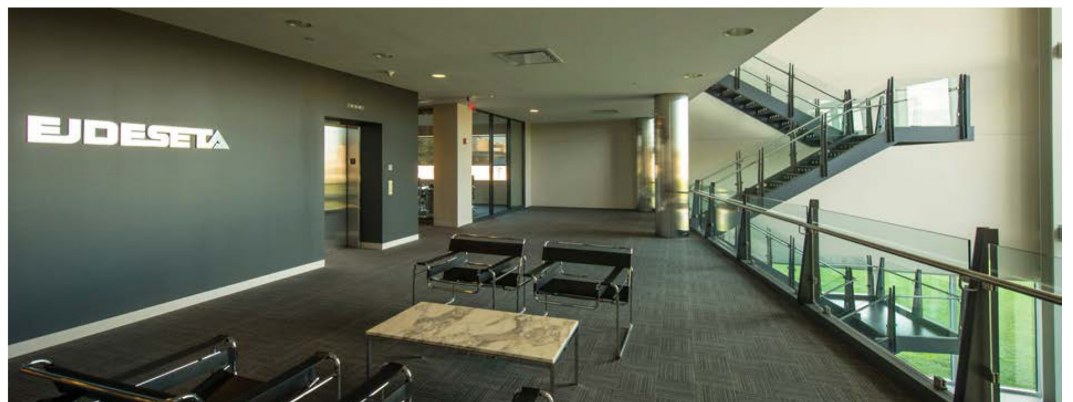
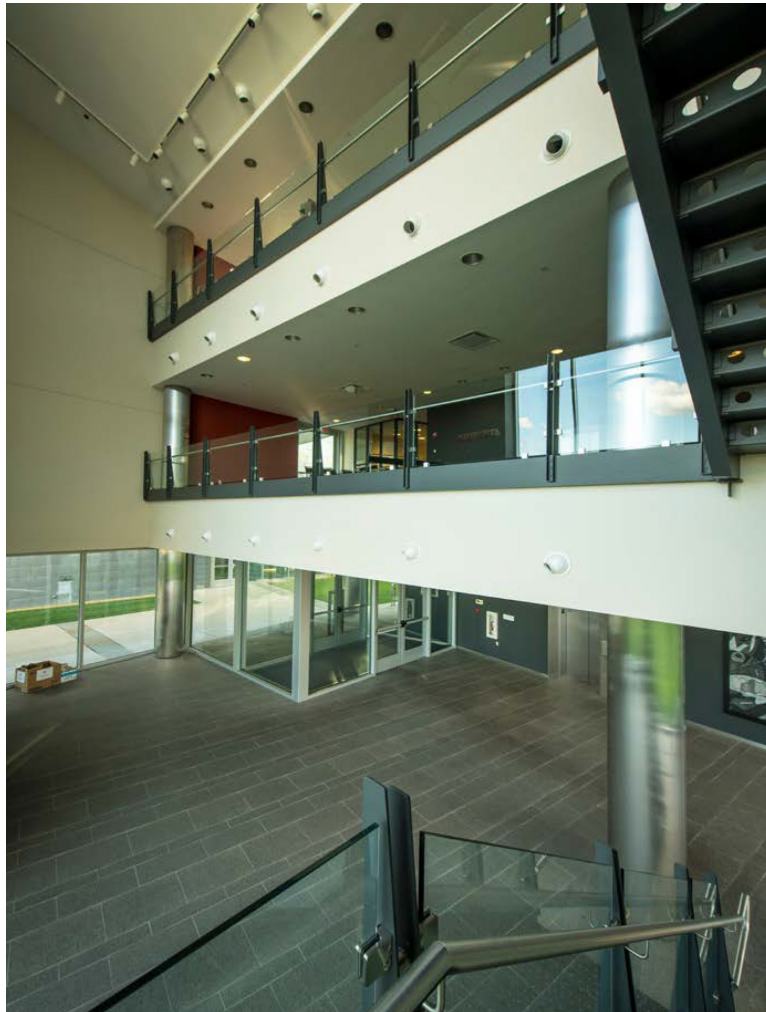
ROOFTOP PATIO



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LOBBY & WAITING AREA

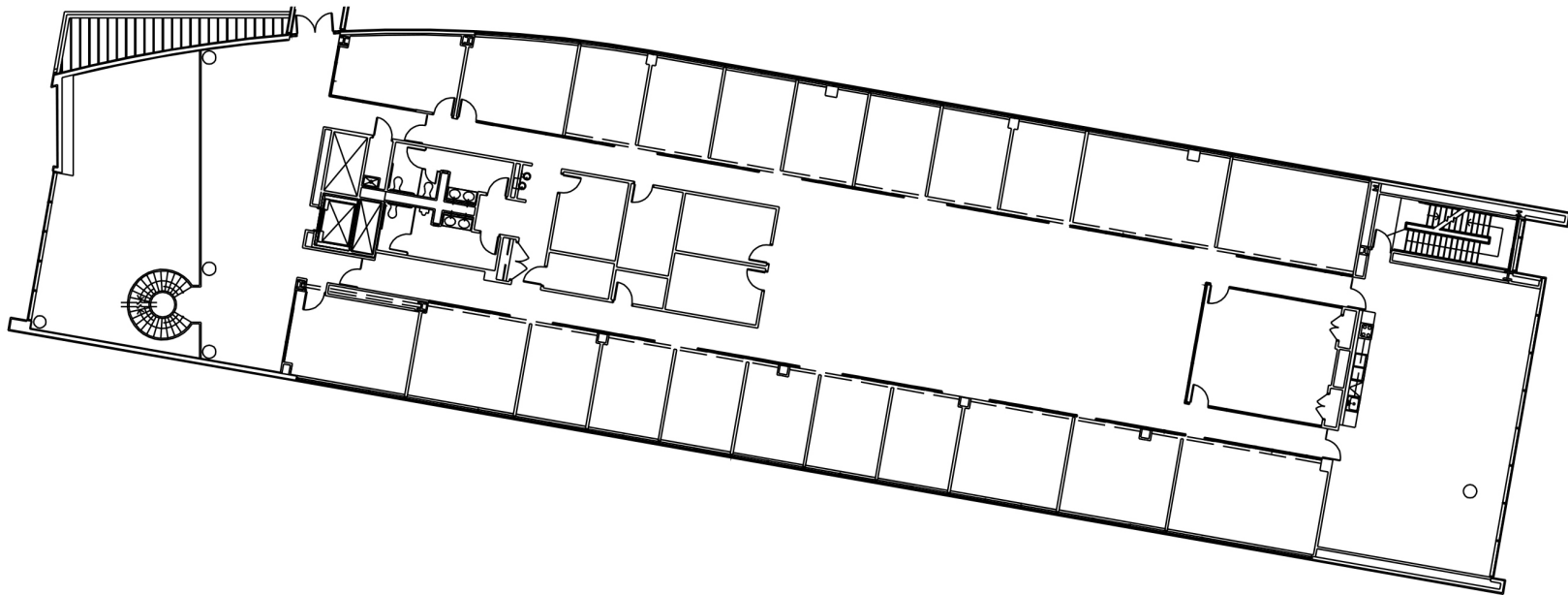


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FLOOR PLANS

2ND FLOOR - 13,112 SF



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BUILDING PHOTOS



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