

OFFICE SPACES FOR LEASE
DOWNTOWN WILMINGTON
OFFICE BUILDING

800 N KING STREET

Wilmington, DE 19801

JOSEPH LATINA, SIOR

Managing Principal

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PROPERTY DESCRIPTION

Find the ideal workspace for your business at 800 N King Street, located in the heart of Downtown Wilmington. This premier office building offers a range of suites to suit businesses of all sizes — from move-in-ready spaces to customizable, build-to-suit options on the fourth and fifth floors. Whether you're a growing startup or an established company seeking expansion, this building has the flexibility and convenience you'll need for your business.

PROPERTY HIGHLIGHTS

- Prime location in Downtown Wilmington, with easy access to major transportation
- Modern amenities, including high-speed internet and updated HVAC systems
- Secure entry and 24/7 building access
- On-site parking for tenants and visitors
- Nearby dining, retail, and professional services

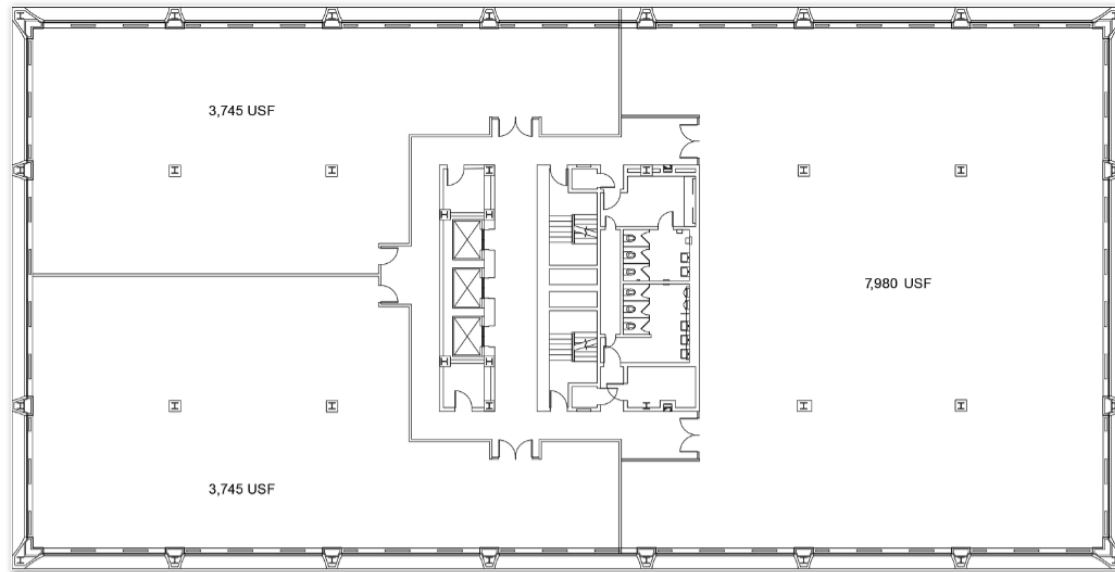
OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (Gross; NNN)
Number of Units:	3
Lower Level: Plaza P	3,300 +/- SF
Floor #4	15,470 +/- SF
Lower Level: Plaza P	15,470 +/- SF

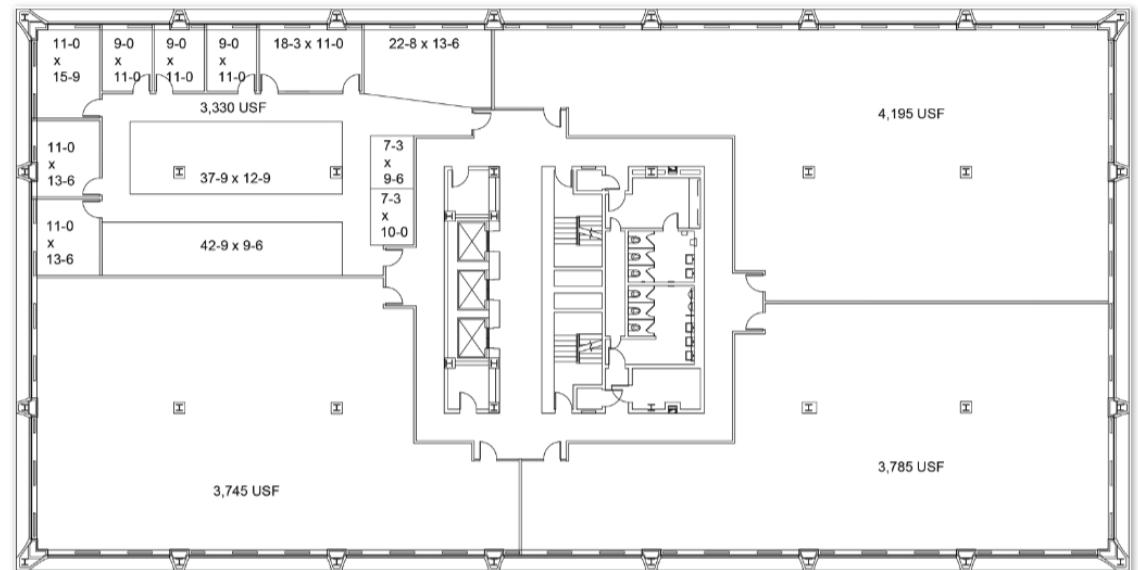
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**4th and 5th Floors
Build-to-Suit Suite Options**



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Floor #4 - Available 15,470 +/- SF



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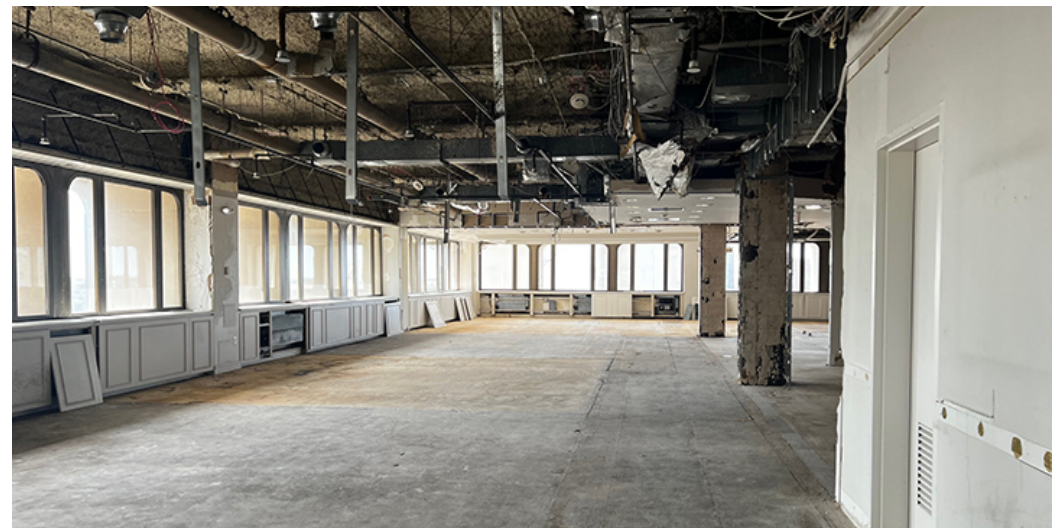
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Floor #5 - Available 15,470 +/- SF



Floor #5 - Available 15,470 +/- SF



Floor #5 - Available 15,470 +/- SF

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Concept Rendering



Concept Rendering



Concept Rendering

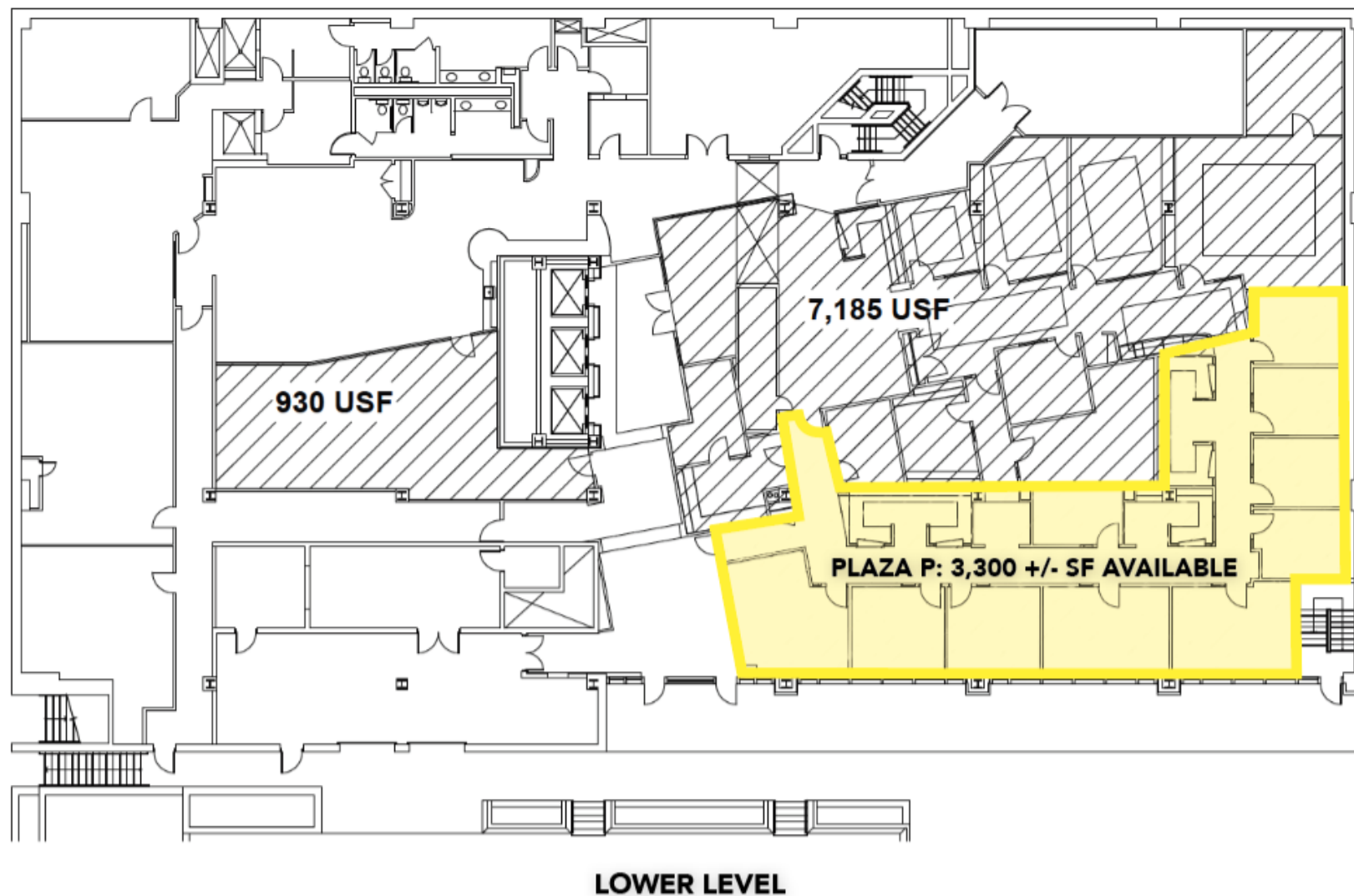


Concept Rendering

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Amenity Space



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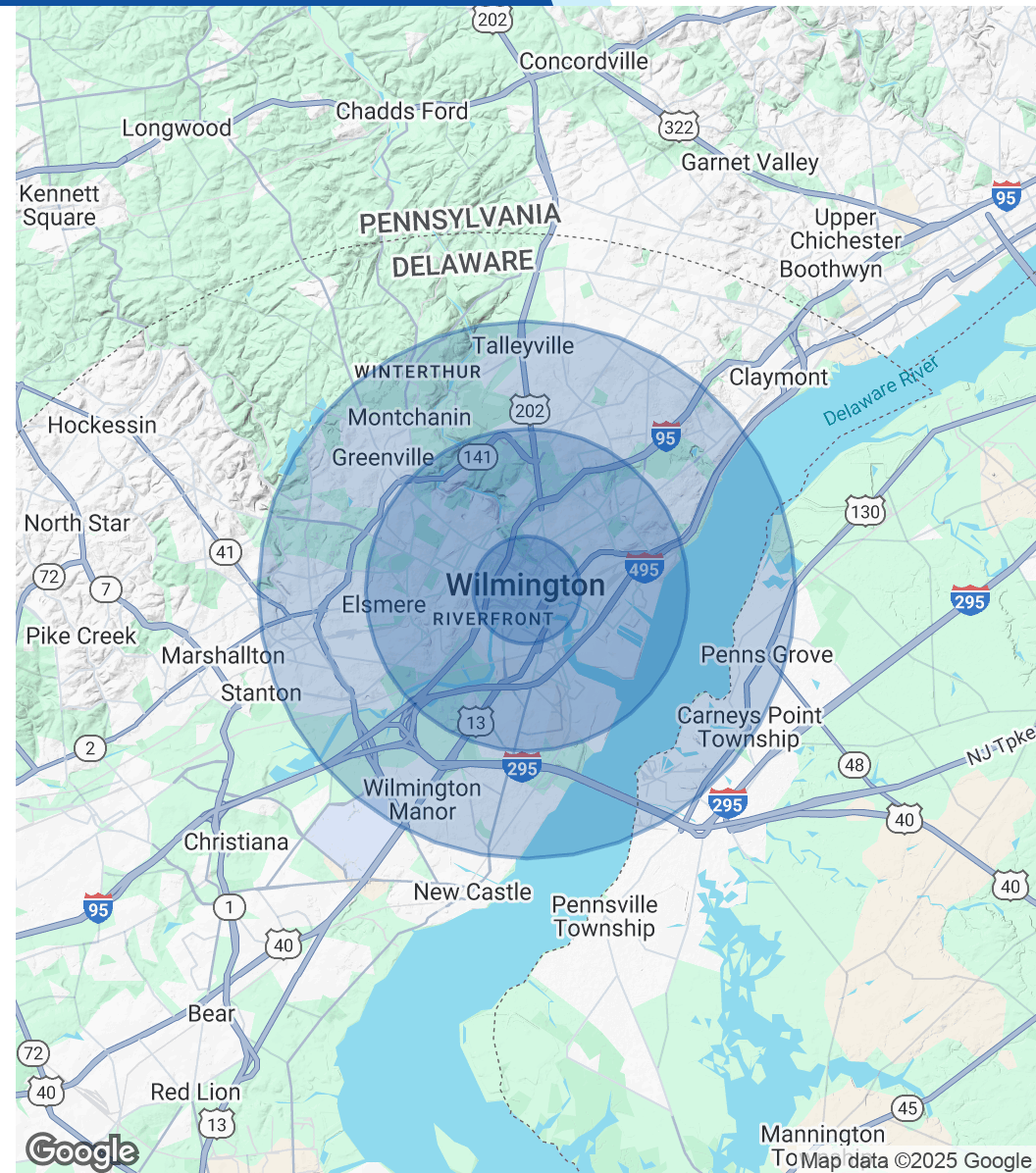
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,740	108,449	191,643
Average Age	38	40	41
Average Age (Male)	37	38	40
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,728	45,896	78,893
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$64,351	\$78,532	\$93,434
Average House Value	\$215,579	\$291,950	\$331,558

Demographics data derived from AlphaMap



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