

2 AND 3 MILL ROAD

2 & 3 MILL ROAD, WILMINGTON, DE 19806



MULTIPLE SPACES FOR LEASE

 **VIRTUS**
REALTY ADVISORS

PROPERTY MANAGEMENT

2 & 3 Mill Road

Property Managed by **B P G** | 3 6 0

BPG | 360 is a **full-service real estate asset and property management company** that strives to exceed the expectations of every tenant and owner they serve. The company actively manages more than six million square feet of commercial properties in the Maryland to Philadelphia office corridor, which includes properties both in The Buccini/Pollin Group's portfolio as well as those controlled by third-party owners. BPG 360's commercial operations team effectively touches every aspect of property management. With a 25 year history of managing commercial, hotel, retail and residential properties, every member brings their own experience and ideas to the table to provide an exceptional business model. BPG 360 is all about providing best in class customer service to the owners we represent, the tenants we serve, the vendor partnerships we culture and the fellow associates we work with every day.

BPG | 360 boasts one of the east coast's deepest benches of professionals with a very broad talent base of real estate and mechanical backgrounds. Our core team experience includes master electricians and plumbers, crafted painters, HVAC engineers, and landscapers along with experienced property managers, tax and financial analysts, construction managers and law enforcement personnel. It brings together top executives with experiences from the nation's leading real estate companies. This team marries their institutional backgrounds with a very entrepreneurial and pro-active tenant-focused platform.

The team maximizes the value of its assets with a hands-on, progressive management approach, enhancing financial performance through increased operating efficiency, asset repositioning, and rehabilitation strategies. The BPG 360 team carefully designs custom strategic plans to meet the challenges and opportunities faced by each specific property while optimizing value and performance based on the owner's specific goals.

PROPERTY FACT SHEET

2 Mill Road



General Site Information

Location:	Park like setting along the Brandywine River, 15 minutes from Downtown Wilmington, 20 minutes south of Philadelphia International Airport	
Owner:	2/3 Mill Road LLC	
Management Group:	BPG Real Estate Services	
VP of Commercial Ops:	Ralph Rossi	(302) 691-4065
VP of Leasing:	Jeffrey Gannett	(302) 691-4067
Property Management:	Paul Watts	(302) 691-2090

General Building Information

Original Builder:	Frederic Krapf & Son Inc.
Structural Engineer:	Arthur Lawrence Morgan
Total R.S.F.:	31,963 SF
Floors:	2 story office with garage/service level below
Year Built:	1975

PROPERTY FACT SHEET

2 Mill Road



Construction and Building Systems

Structure:	Concrete and steel frame with concrete foundations, metal floor and roof decking, concrete slab floors
Floor Height:	10' 3" deck-to-deck
Exterior:	Aluminum exterior panels with single pane, tinted windows with brick accents
Roof:	Fully adhered TPO roof with tapered insulation over metal decking, installed in 2015
Electric Distributor:	Delmarva Power
Water:	City of Wilmington
Sewer:	City of Wilmington
Phone:	Verizon (Regional Service)
Telecommunications:	Comcast, Verizon and others
HVAC:	Rooftop air sourced packaged heat pumps
Elevators:	1 Otis hydraulic elevator rated to 2,000 pounds serving both floors and parking garage
Plumbing:	2 1/2" Main for domestic water service. Electric hot water distribution
Electrical:	Main electric panel rated 1200 amp, 480/277 volt, 3 phase, 4 wire AC
Building Automation:	HVAC controlled by in suite thermostats

Emergency Systems

Fire Systems:	Honeywell fire panel monitored by Security Inc.
Lighting:	Emergency lighting in stairs, corridors and exits (battery operated) for egress lighting
Security Systems:	Card access system controlled and monitored by Security Inc.

PROPERTY FACT SHEET

3 Mill Road



General Site Information

Location:	Park like setting along the Brandywine River, 15 minutes from Downtown Wilmington, 20 minutes south of Philadelphia International Airport	
Owner:	2/3 Mill Road LLC	
Management Group:	BPG Real Estate Services	
VP of Commercial Ops:	Ralph Rossi	(302) 691-4065
VP of Leasing:	Jeffrey Gannett	(302) 691-4067
Property Management:	Paul Watts	(302) 691-2090

General Building Information

Architect:	Homsey Inc. Architects
Original Builder:	Wholsen Construction Company
Structural Engineer:	Jordan & Iyengar
Mechanical Engineer:	Paragon Engineering
Total R.S.F.:	54,961 SF
Floor Area:	Varies
Floors:	3 story office with 2 additional garage floors
Year Built:	1989

PROPERTY FACT SHEET

3 Mill Road



Construction and Building Systems

Structure:	Concrete and steel frame with concrete foundations, metal floor and roof decking, concrete slab floors
Floor Height:	12' 6" deck-to-deck
Exterior:	Glass façade and curtainwall system
Roof:	Fully adhered TPO membrane over rigid insulation and metal decking
Electric Distributor:	Delmarva Power
Water:	City of Wilmington
Sewer:	City of Wilmington
Phone:	Verizon (Regional Service)
Telecommunications:	Comcast, Verizon and others
HVAC:	Water source heat pumps serving all tenant spaces with supplemental electrical baseboard heat in common areas and stair towers
Elevators:	2 Dover hydraulic elevators rated to 2,500 pounds service all three floors plus the garage levels
Plumbing:	4" Main for domestic water service. Main electric hot water heaters with supplemental undercounter hot water heaters in some tenant spaces
Electrical:	Main panel rated for 1200 amp, 480/277 volt, 3 phase, 4 wire AC service
Building Automation:	An Allerton building automation system controls automation all HVAC for the building. Control and adjustment made by building management personnel

Emergency Systems

Fire Systems:	NAPCO fire alarm panel. Horns/strobes, smoke detectors, alarms report to Security Inc. The building has complete sprinkler coverage throughout. Wet system in building, dry system in the garage areas
Lighting:	Emergency lighting in stairs, corridors and exits (battery operated) for egress lighting
Security Systems:	Card access system provided by Security Inc.

2 & 3 MILL ROAD

2 Mill Road



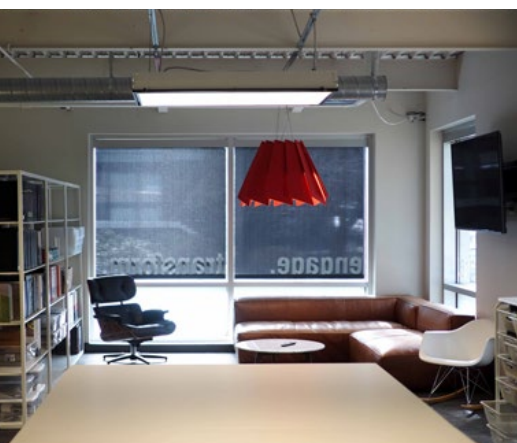
2 & 3 MILL ROAD

3 Mill Road



2 MILL ROAD - SUITE 103

3,033 SF



PROPERTY OVERVIEW

2 & 3 Mill Road



LEASING PLANS - 2 MILL ROAD

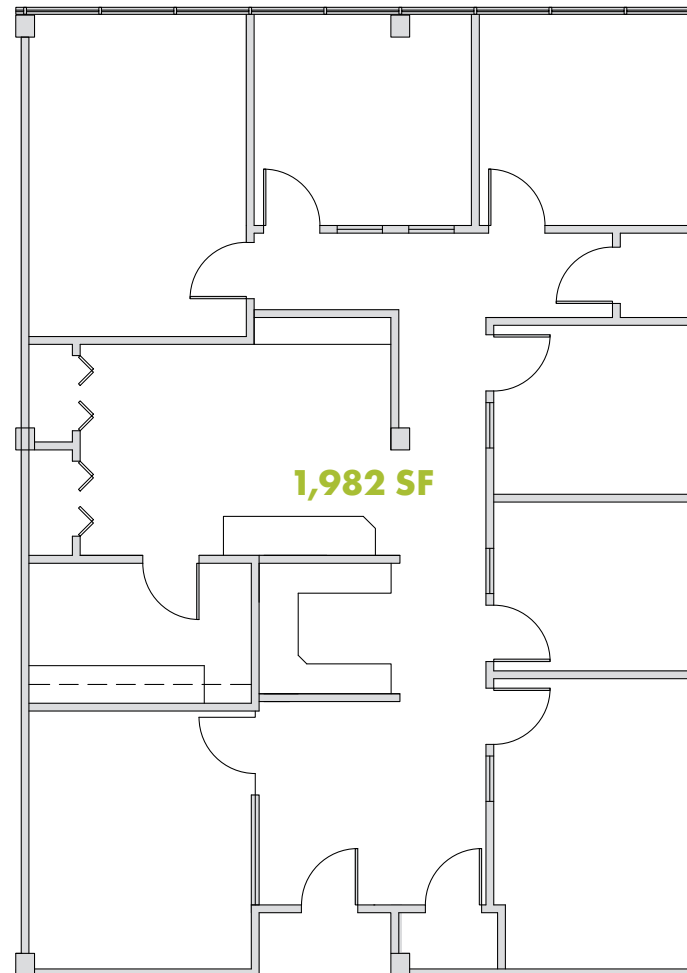
2 Mill Road – Ground Floor



GROUND FLOOR PLAN

FLOOR PLANS - 2 MILL ROAD

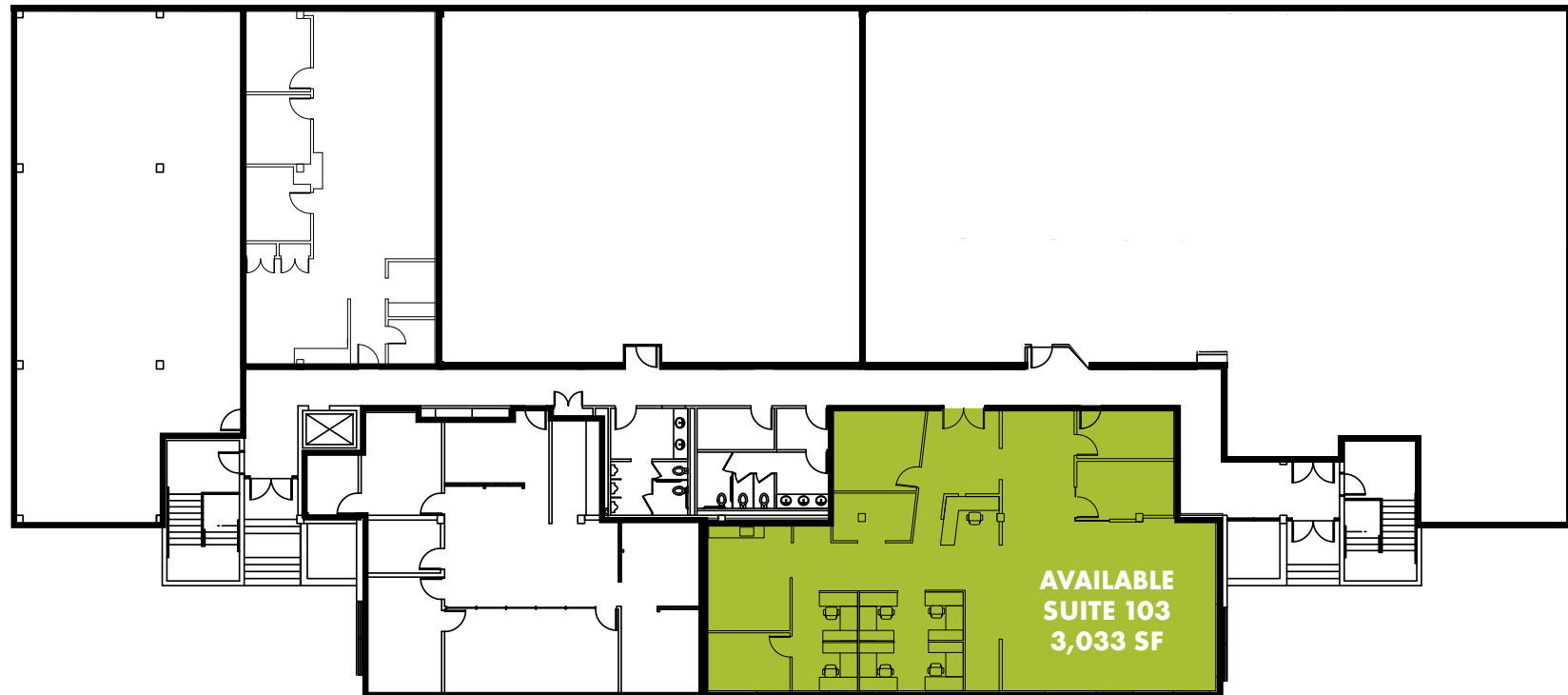
2 Mill Road – Ground Floor



SUITE 204 • 1,982 SF

LEASING PLANS - 2 MILL ROAD

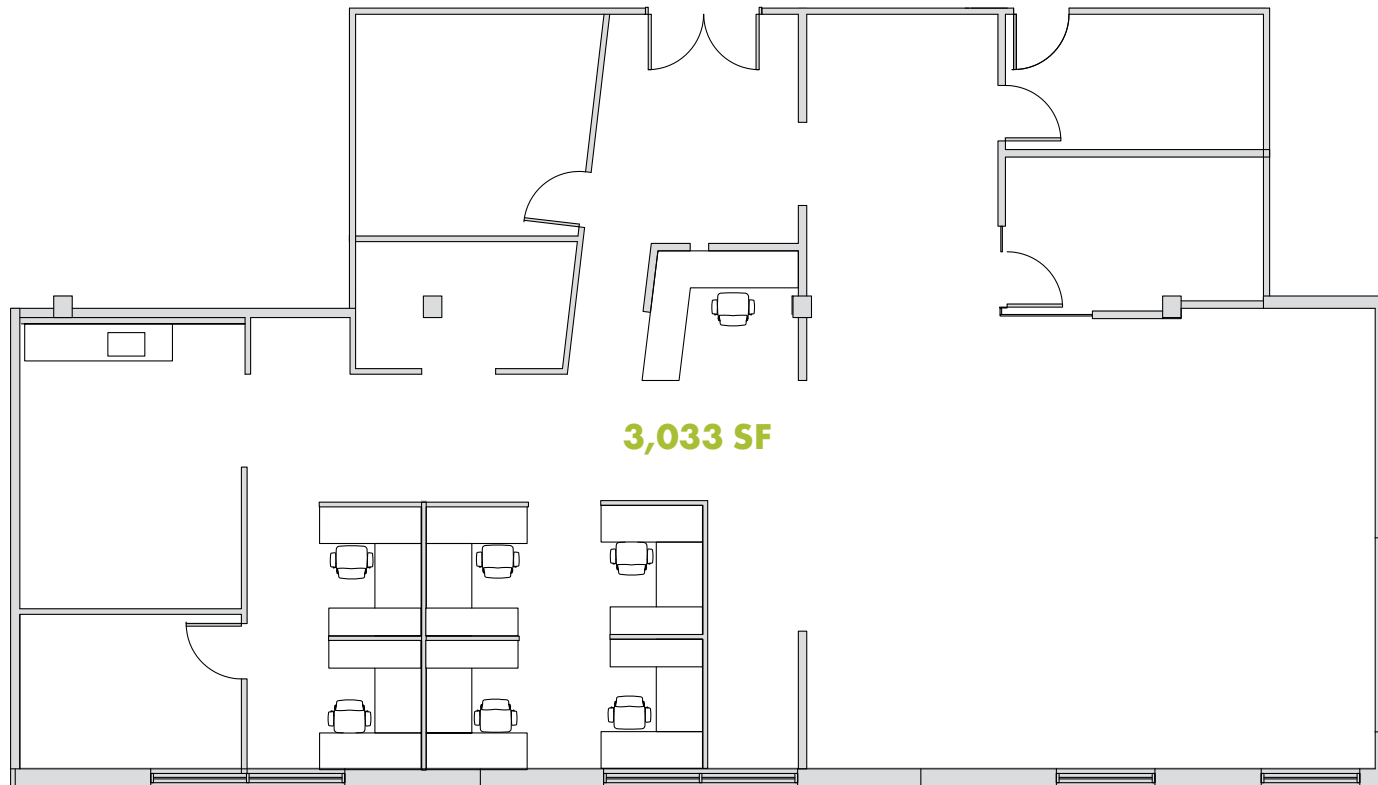
2 Mill Road – First Floor



FIRST FLOOR PLAN

FLOOR PLANS - 2 MILL ROAD

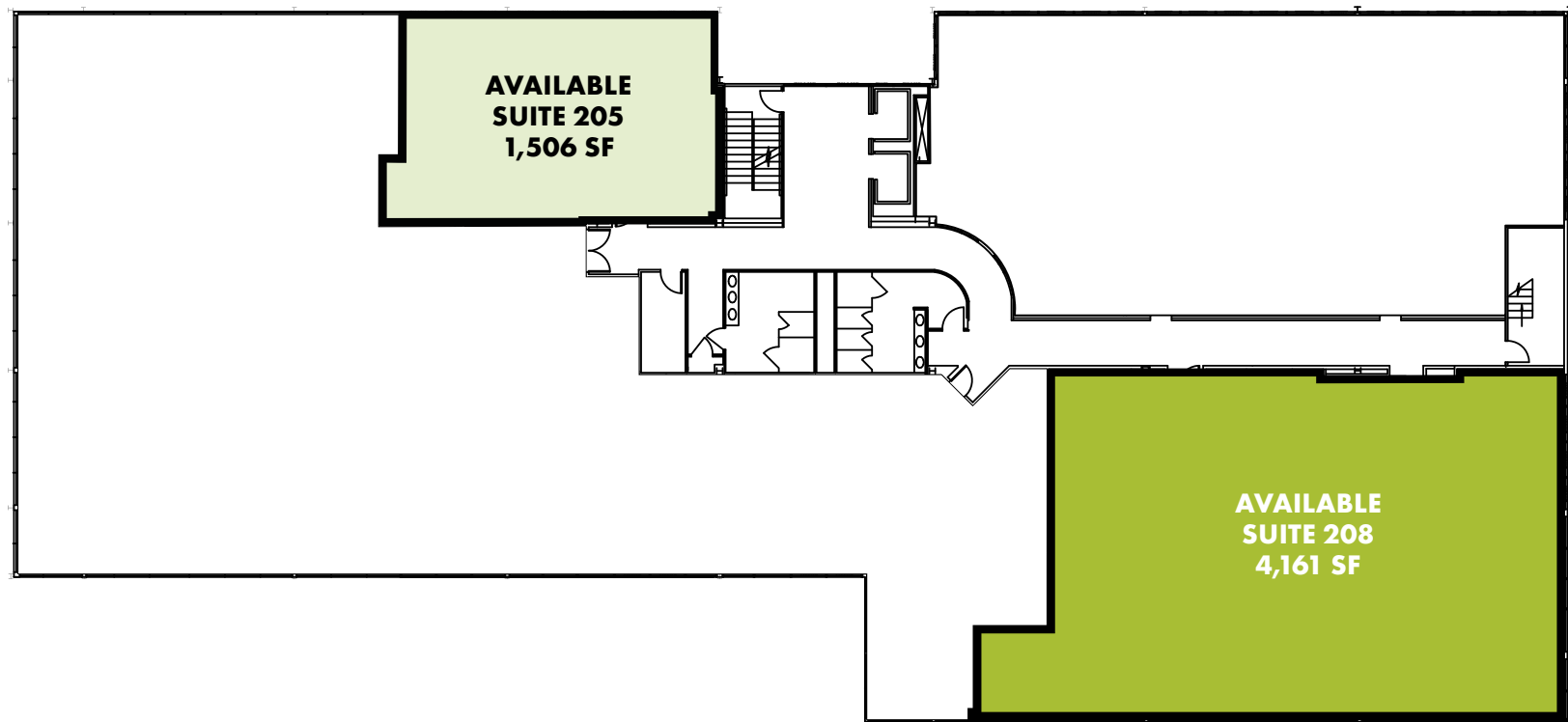
2 Mill Road – First Floor



SUITE 103 • 3,033 SF

LEASING PLANS - 3 MILL ROAD

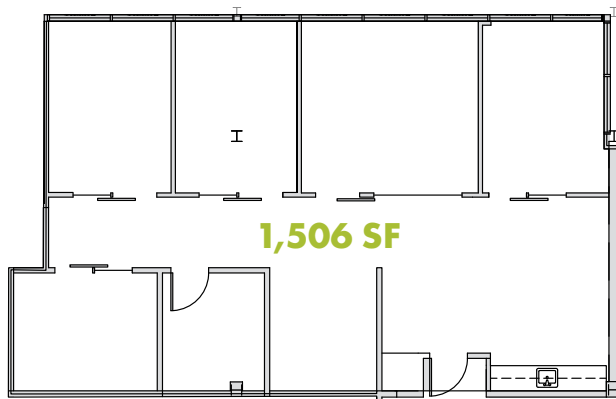
3 Mill Road – Second Floor



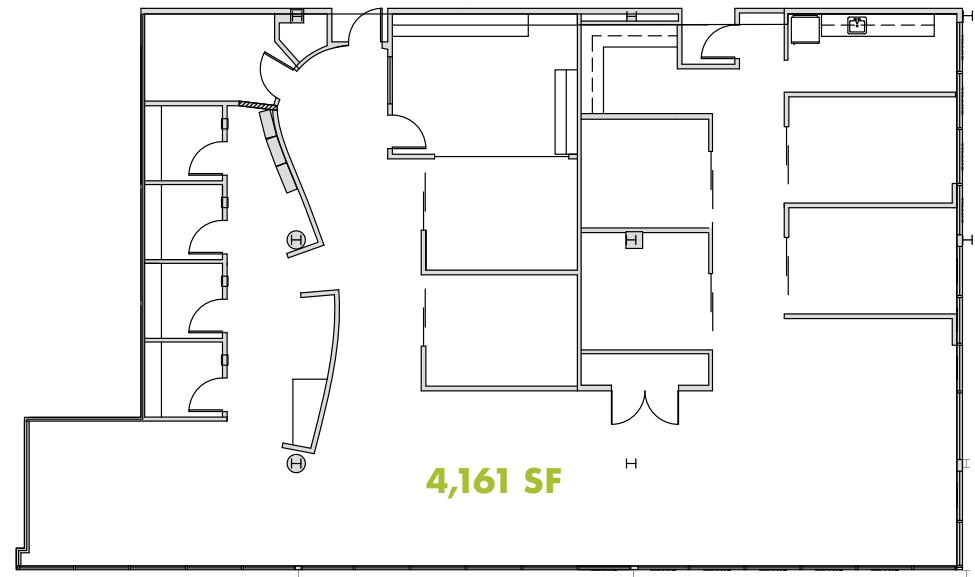
SECOND FLOOR PLAN

FLOOR PLANS - 3 MILL ROAD

3 Mill Road – Second Floor



SUITE 205 • 1,506 SF



SUITE 208 • 4,161 SF

LEASING PLANS - 3 MILL ROAD

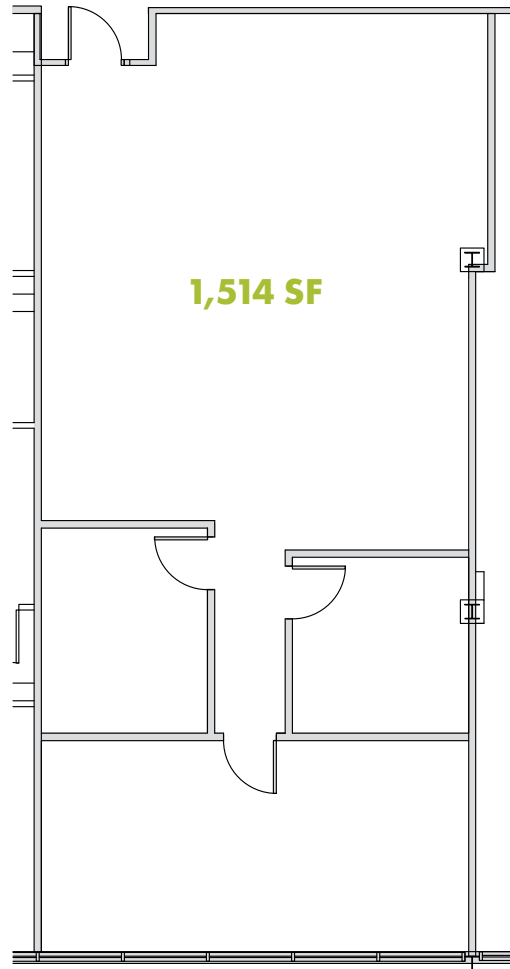
3 Mill Road – Third Floor



THIRD FLOOR PLAN

FLOOR PLANS - 3 MILL ROAD

3 Mill Road – Third Floor



SUITE 306A • 1,514 SF

CONTACT

2 & 3 Mill Road

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