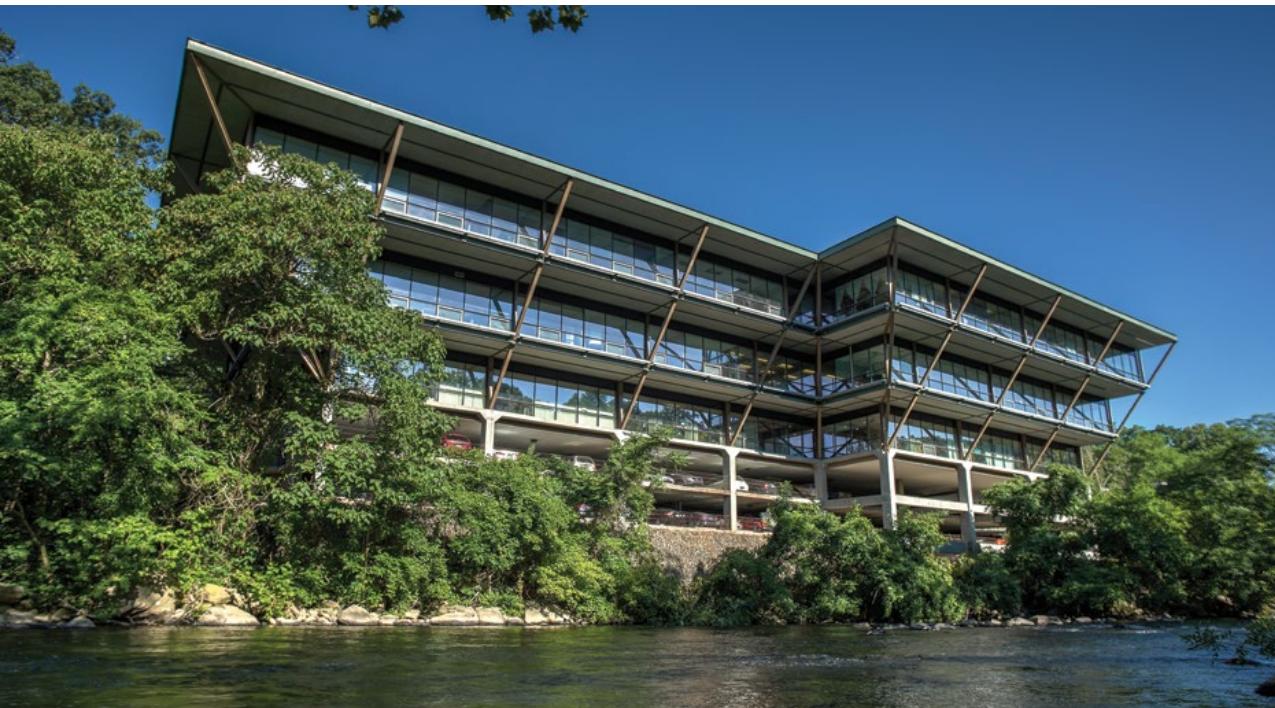


# 2 AND 3 MILL ROAD

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

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

## General Building Information

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

# PROPERTY FACT SHEET

2 Mill Road



## Construction and Building Systems

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

## Emergency Systems

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

# PROPERTY FACT SHEET

3 Mill Road



## General Site Information

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

## General Building Information

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

# PROPERTY FACT SHEET

3 Mill Road



## Construction and Building Systems

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

## Emergency Systems

<b>Fire Systems:</b>	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
<b>Lighting:</b>	Emergency lighting in stairs, corridors and exits (battery operated) for egress lighting
<b>Security Systems:</b>	Card access system provided by Security Inc.

# 2 & 3 MILL ROAD

2 Mill Road



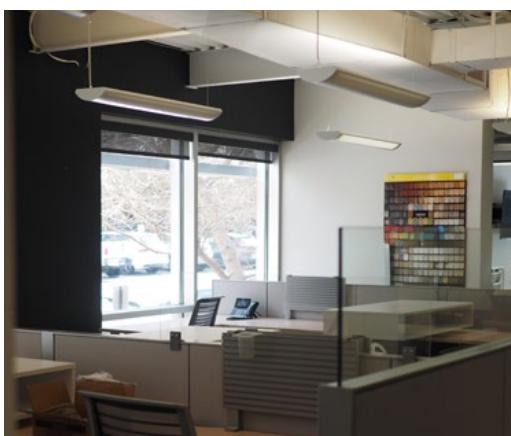
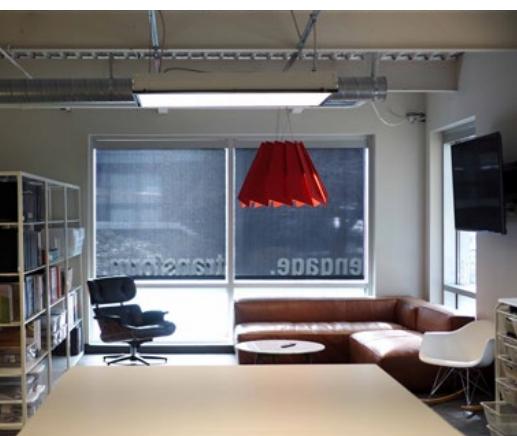
# 2 & 3 MILL ROAD

3 Mill Road



# 2 MILL ROAD - SUITE 103

3,033 SF



# PROPERTY OVERVIEW

2 & 3 Mill Road



# LEASING PLANS - 2 MILL ROAD

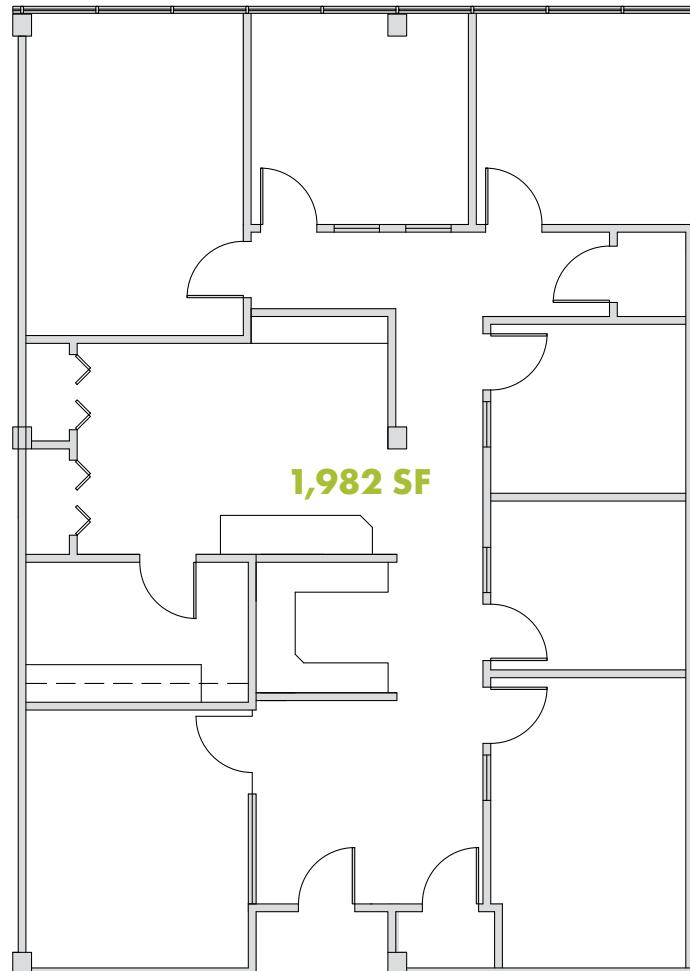
2 Mill Road – Ground Floor



GROUND FLOOR PLAN

# FLOOR PLANS - 2 MILL ROAD

2 Mill Road – Ground Floor



**SUITE 204 • 1,982 SF**

# LEASING PLANS - 2 MILL ROAD

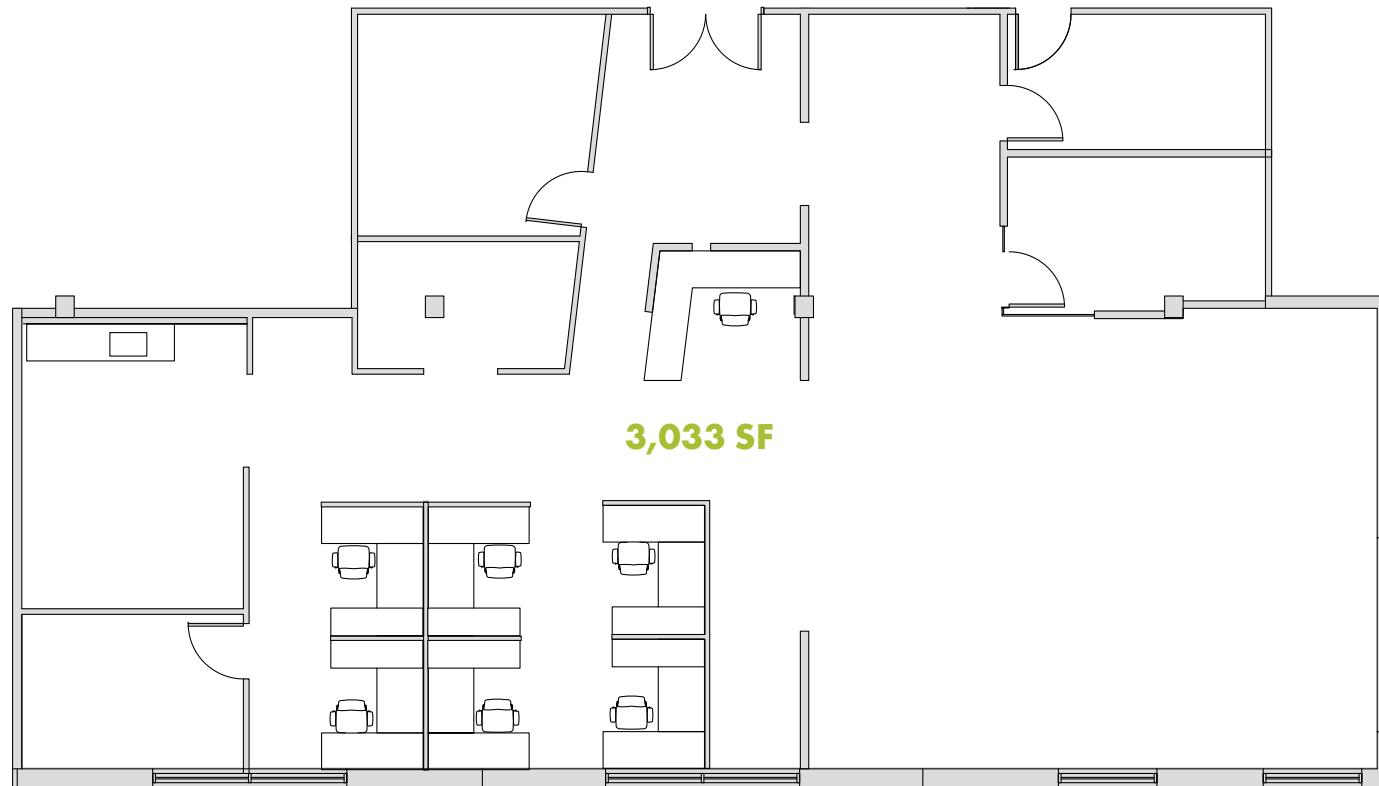
2 Mill Road – First Floor



FIRST FLOOR PLAN

# FLOOR PLANS - 2 MILL ROAD

2 Mill Road – First Floor

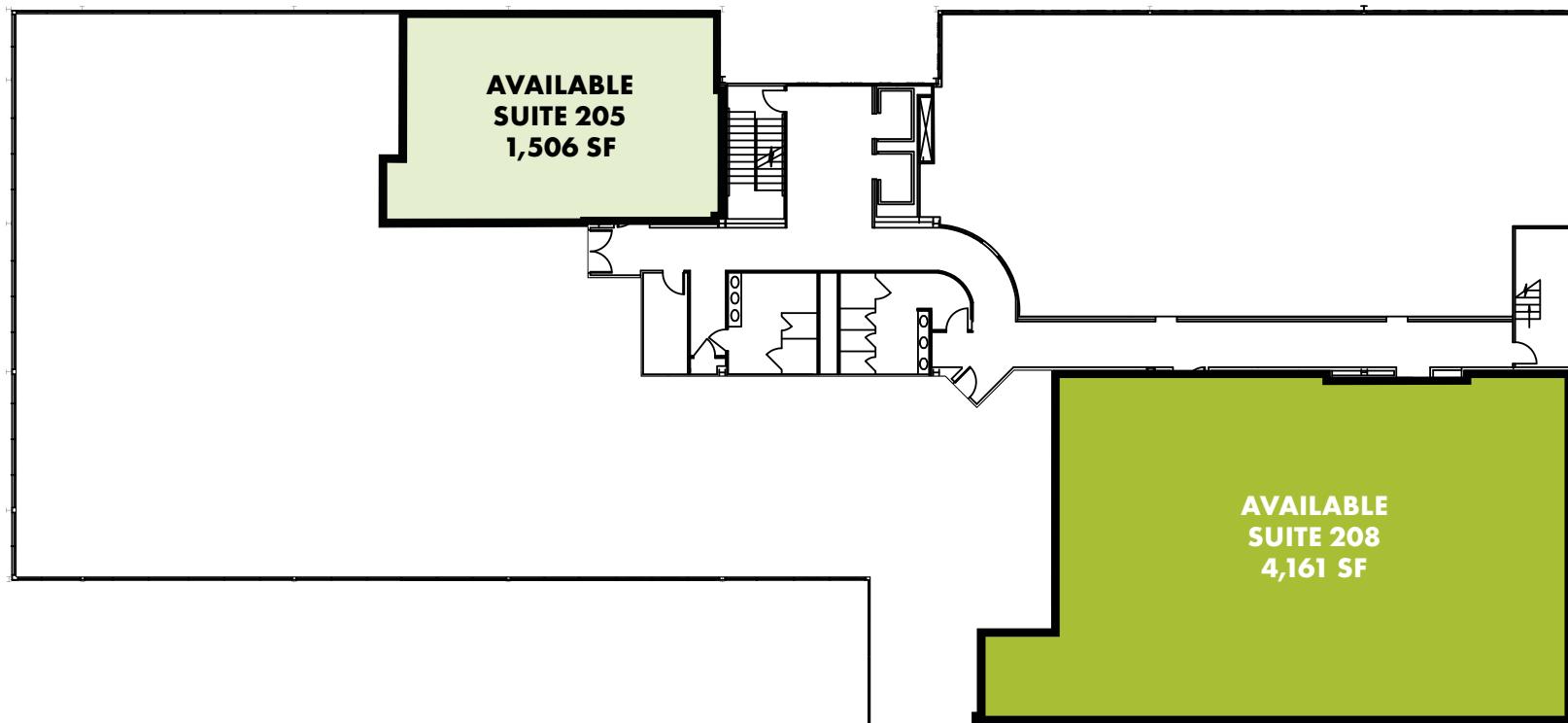


**3,033 SF**

**SUITE 103 • 3,033 SF**

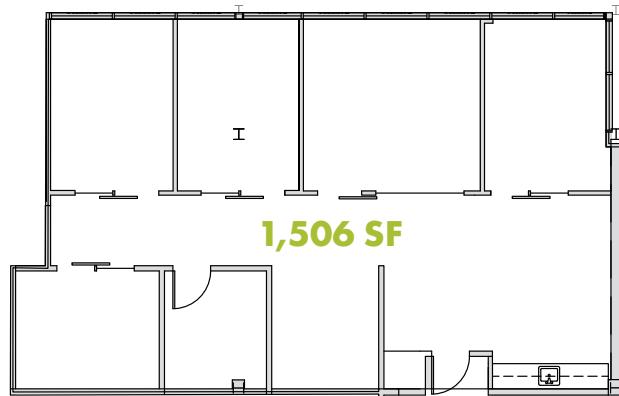
# LEASING PLANS - 3 MILL ROAD

3 Mill Road – Second Floor

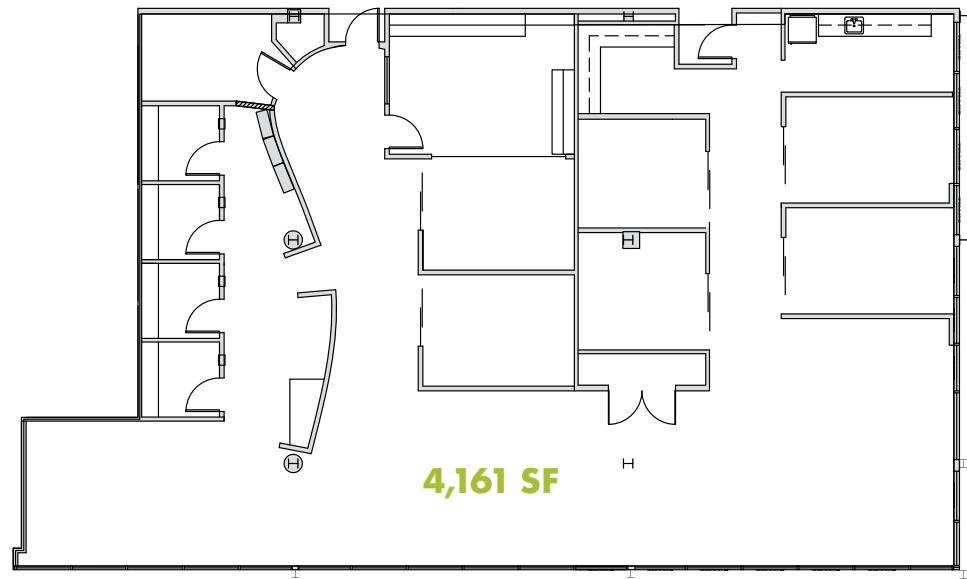


# FLOOR PLANS - 3 MILL ROAD

3 Mill Road – Second Floor



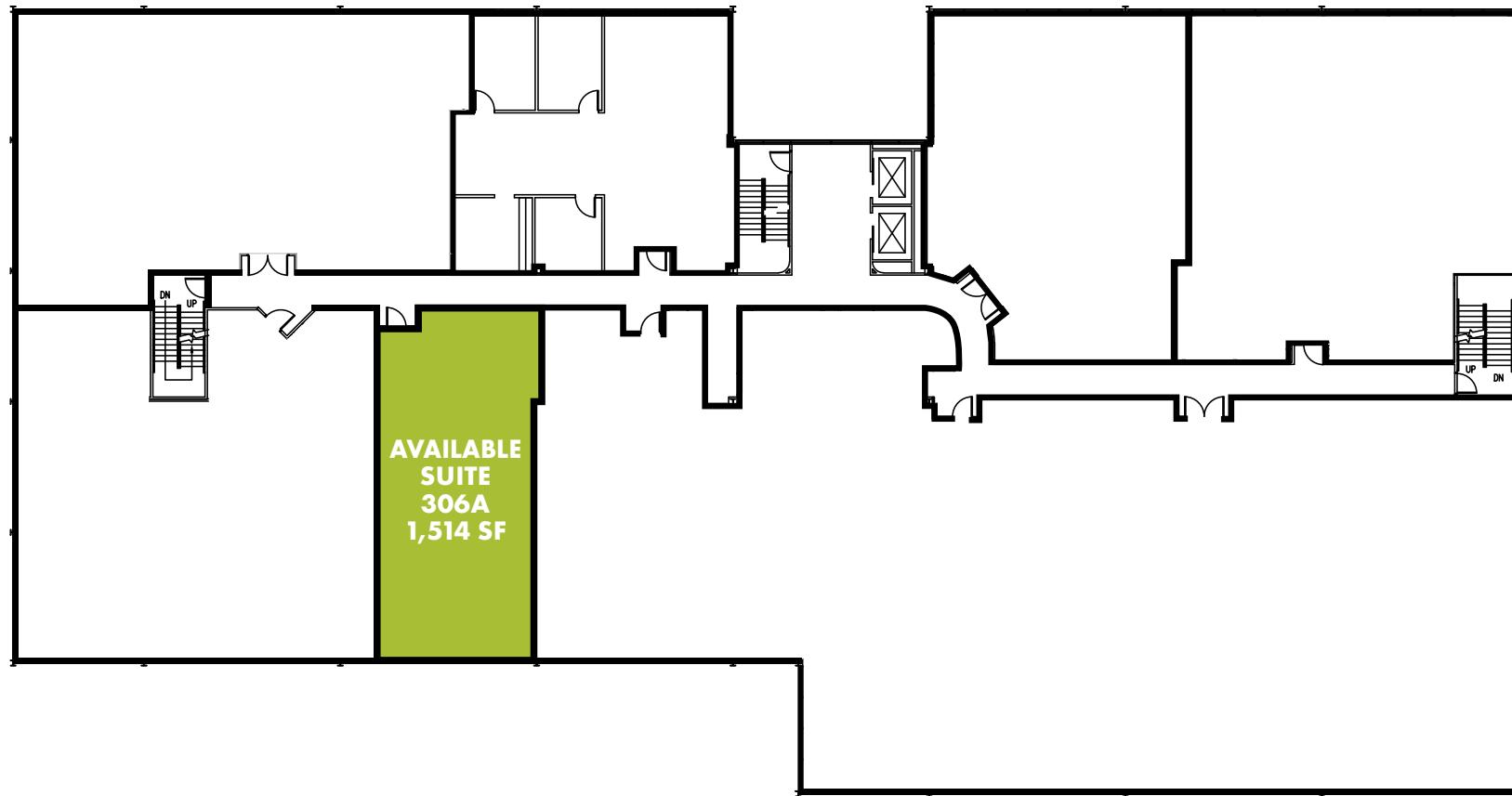
**SUITE 205 • 1,506 SF**



**SUITE 208 • 4,161 SF**

# LEASING PLANS - 3 MILL ROAD

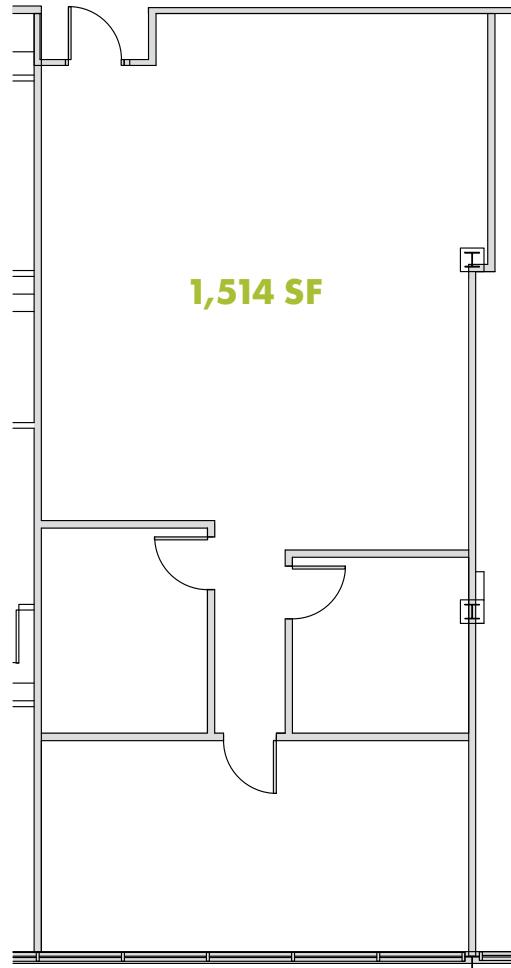
3 Mill Road – Third Floor



THIRD FLOOR PLAN

# FLOOR PLANS - 3 MILL ROAD

3 Mill Road – Third Floor



**SUITE 306A • 1,514 SF**

# CONTACT

2 & 3 Mill Road

VirtusREA.com

## **Jeffrey Gannett**

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