

## OFFICE FOR LEASE

# 1225 N KING ST

Wilmington, DE 19801



### PROPERTY DESCRIPTION

Now available for immediate occupancy — a beautifully renovated office suite located on the 3rd floor at 1225 N King Street in Wilmington, DE. Situated in the heart of the Legal Arts District and close to downtown Wilmington, this space offers both convenience and professional appeal.

### PROPERTY HIGHLIGHTS

- Newly renovated office suite with a modern, professional layout
- Three private offices with a large open floor area ideal for collaborative workstations or a reception area
- Elevator and stair access for ease of entry
- Option to lease fully furnished, including desks, TVs, couches, chairs, and more
- Located in the Legal Arts District, near downtown Wilmington, courthouses, and major professional services
- Full Triple Net (NNN) Lease — electricity to be placed in the tenant's name

### OFFERING SUMMARY

Lease Rate:	\$3,211.83 per month (NNN)
Available SF:	2,572 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	778	3,994	16,677
Total Population	1,471	7,355	34,372
Average HH Income	\$44,771	\$45,830	\$48,940

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**BRET DAVIS**  
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**KW COMMERCIAL**  
11200 Racetrack Road  
Ocean Pines, MD 21811

Each Office Independently Owned and Operated



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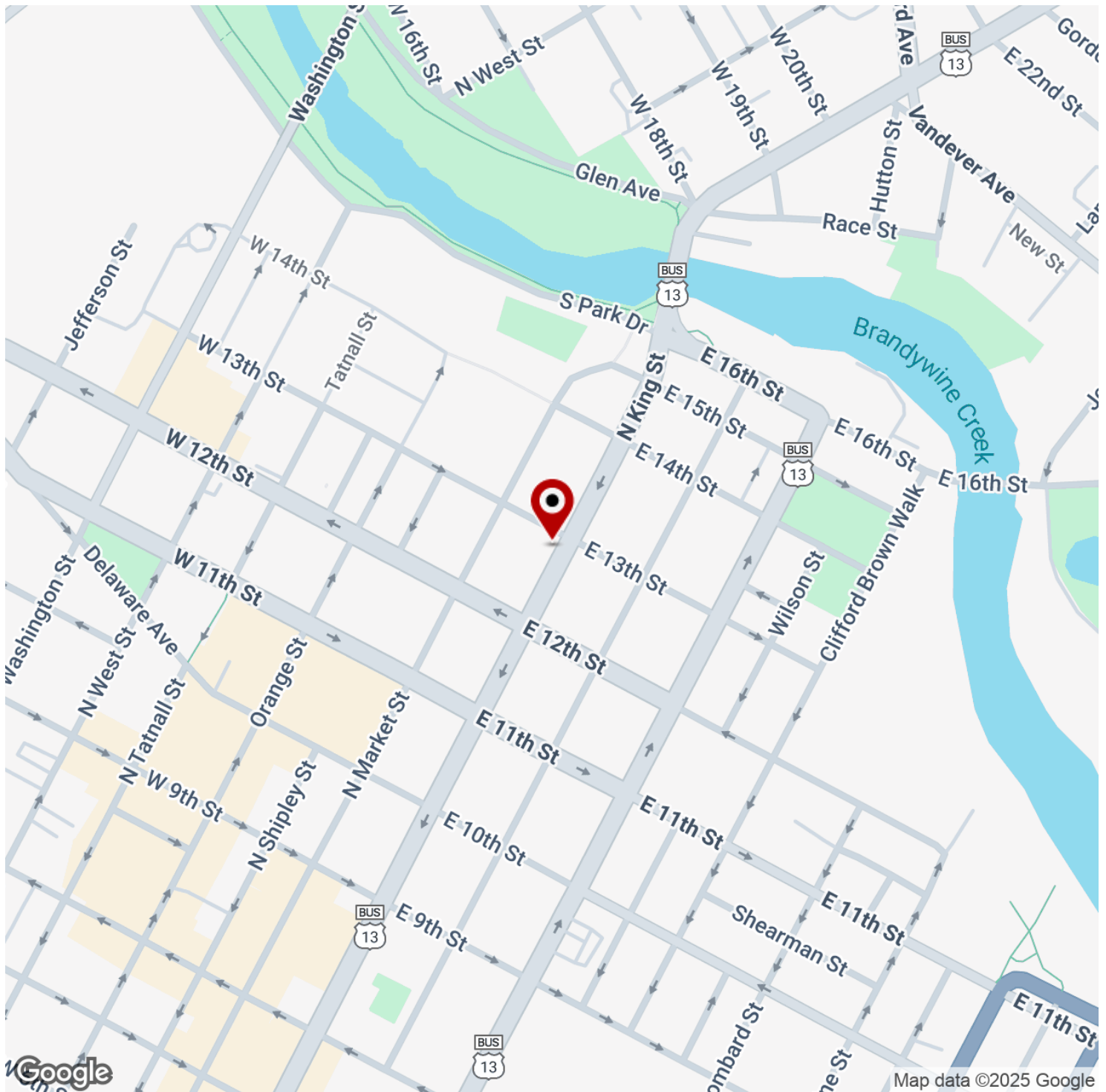
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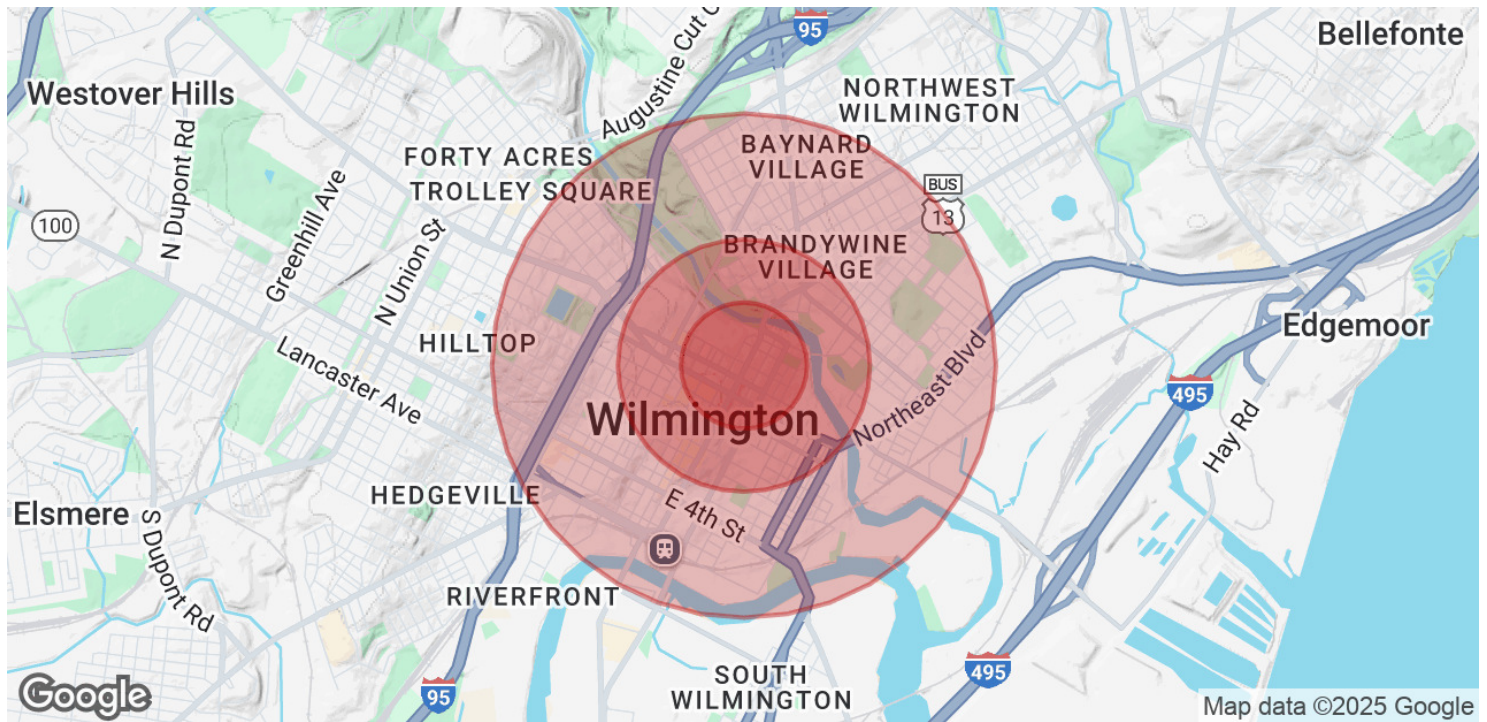
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,471	7,355	34,372
Average Age	30.0	34.3	36.5
Average Age (Male)	26.7	28.7	33.4
Average Age (Female)	32.6	38.8	40.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	778	3,994	16,677
# of Persons per HH	1.9	1.8	2.1
Average HH Income	\$44,771	\$45,830	\$48,940
Average House Value	\$172,701	\$145,879	\$158,520

2020 American Community Survey (ACS)

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