



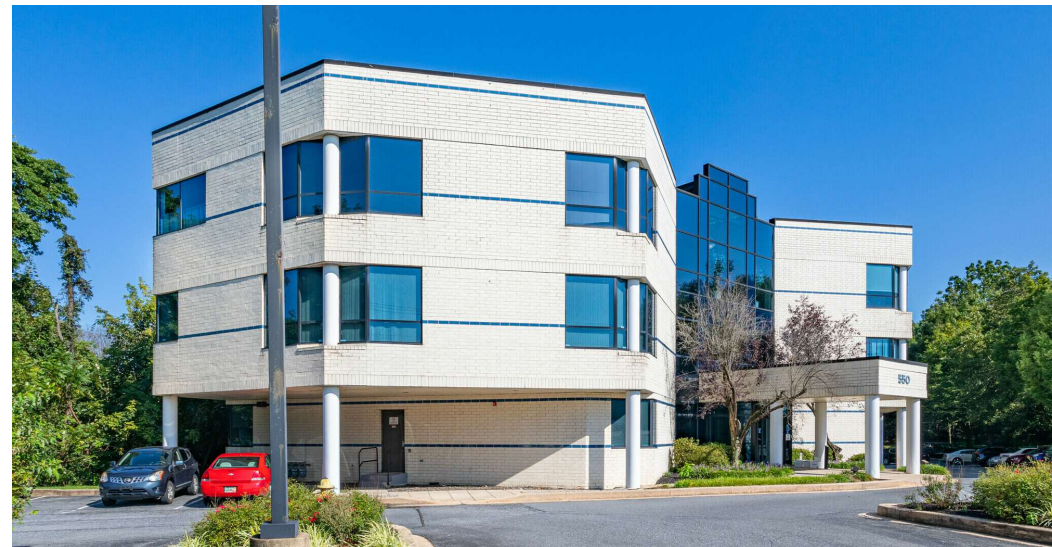
PROPERTY DESCRIPTION

This well-maintained, three-story medical office building, served by an elevator, boasts excellent visibility along Route 7, providing prime exposure for your practice. The suite is designed to enhance workflow and patient experience, featuring a welcoming waiting area, an administrative space, seven exam rooms (five equipped with sinks), three restrooms, and two private offices for consultations or administrative work. The building's professional environment and strategic location make it an ideal choice for medical doctors and practices seeking a turnkey space tailored to healthcare needs.

Ideally situated in the heart of the county, this location offers exceptional accessibility near the I-95 and State Route 1 interchange. Just minutes away from Christiana Hospital, the site benefits from the hospital's large visitor traffic and nearby medical offices. Its prime positioning provides convenient access to major highways, facilitating easy travel to Wilmington, Philadelphia, and surrounding areas. Additionally, its central location places it close to key shopping, dining, and business districts, making it an ideal spot for a variety of uses.

PROPERTY DETAILS

- **Available:** 2,405 SF, Suite 202
- **Lease Rate:** \$22.50/SF + utilities and janitorial
- Convenient elevator access for ease of patient and staff mobility
- Abundant parking available for both patients and staff
- Beautifully landscaped and meticulously maintained grounds



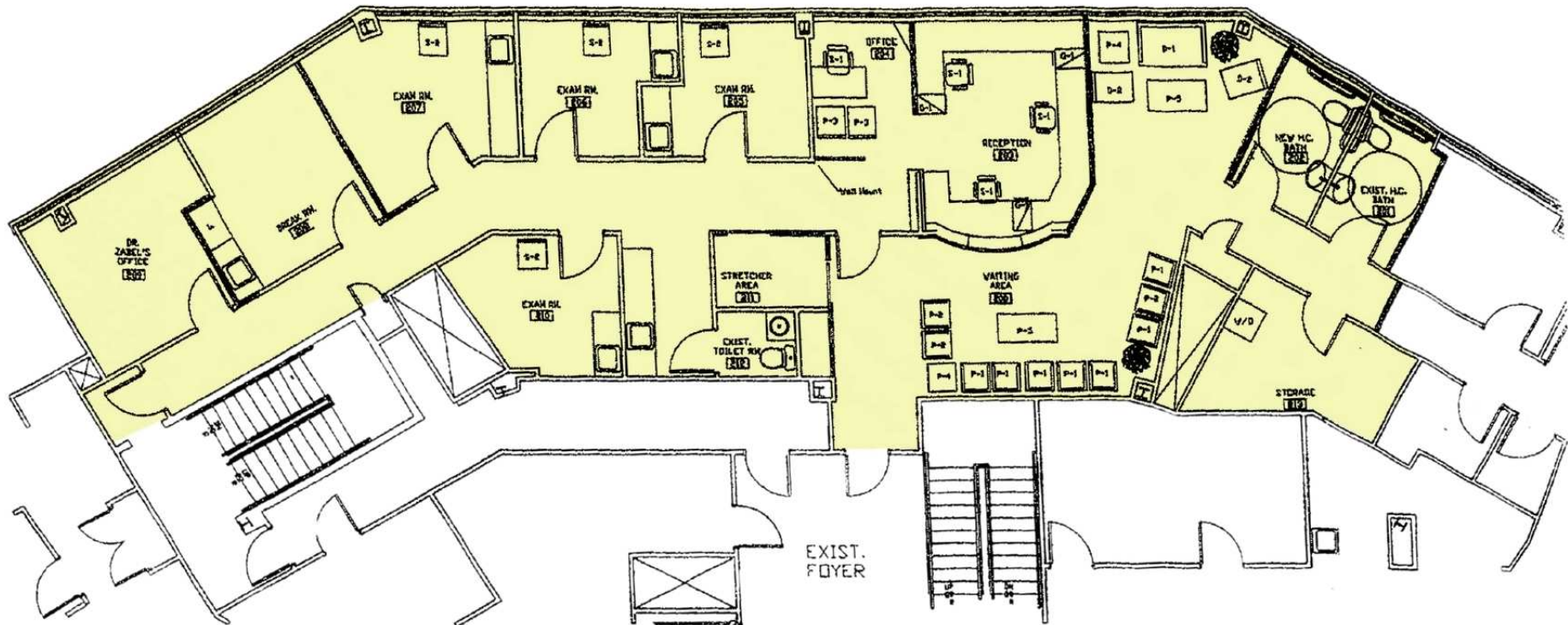
For More Information, Contact:

Gordon Winegar
gwinegar@dsmre.com
302.283.1800 Office
302.757.5353 Cell

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
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Suite 202: 2,405 SF



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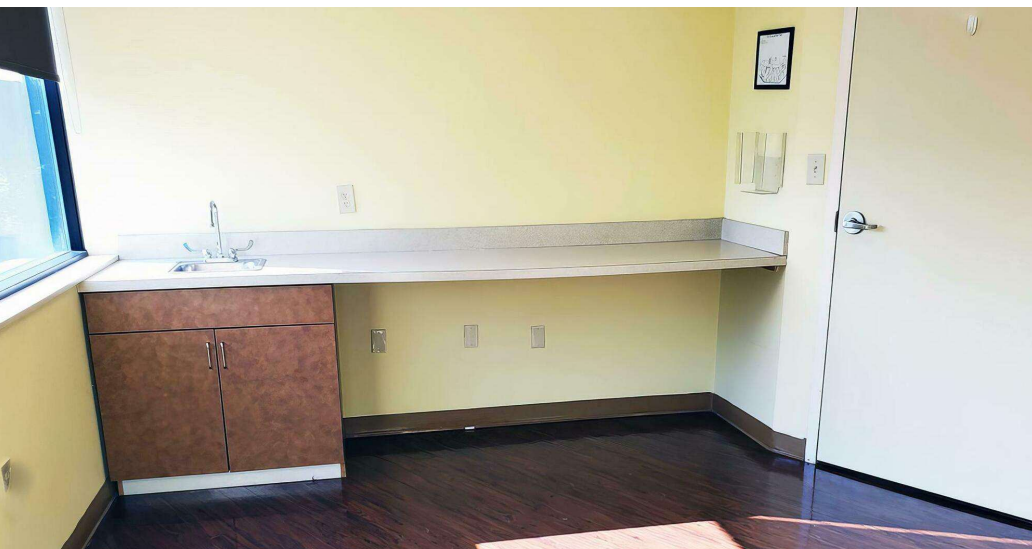
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WHITE CLAY MEDICAL CENTER

550 Stanton Christiana Rd
Newark, DE 19713

OFFICE SUITE FOR LEASE



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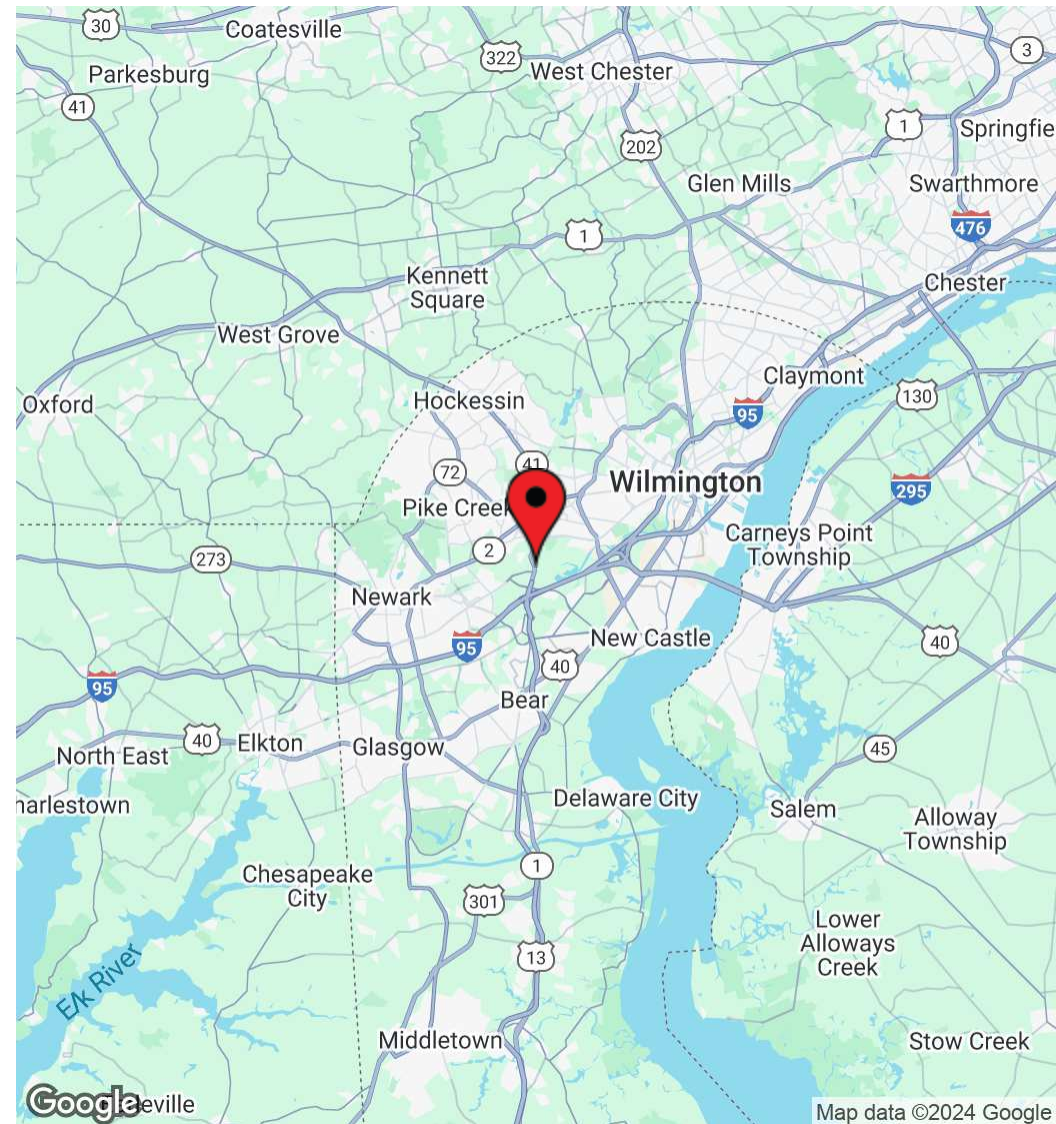
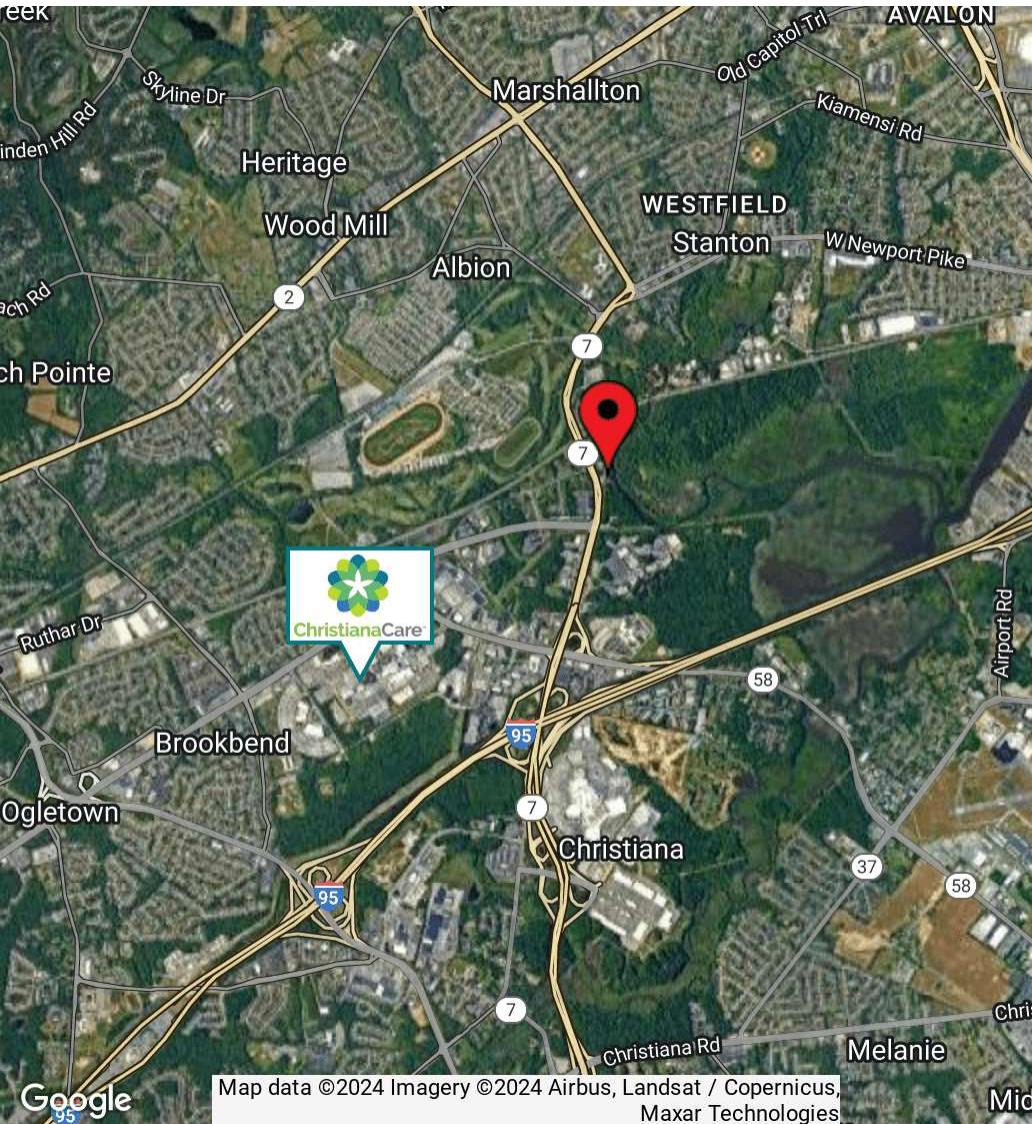
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