



PROPERTY DESCRIPTION

The perfect new HQ for your business! Meticulously maintained +/-10,000 SF office building with an additional +/-2,000 SF of basement storage located at the corner of N Tatnall & W 8th Street. This 4-story building has (2) basements for storage, four levels of Class B office, as well as a secure gated lot for off-street parking. The property has been completely renovated in 1985 with new offices, MEP's, glass stair tower and elevator. Recent renovations include: additional 2,000 SF of air-conditioned office space and (2) ADA restrooms on the 1st floor, elevator upgrades, newly paved parking lot and a new roof (2020). Ideally located in an opportunity zone in the center of the Wilmington CBD within close proximity to all retail and restaurant amenities.

PROPERTY DETAILS

- **Available:** +/-10,000 SF office space & +/-2,000 SF basement storage
- **Sale Price:** \$1,200,000
- **Lease Rate:** \$15/SF + electric & janitorial
 - > **1st Floor:** 4,000 SF
 - > **2nd Floor:** 2,000 SF
 - > **3rd Floor:** 2,000 SF
 - > **4th Floor:** 2,000 SF
- **Lot Size:** 0.19 acres
- **Zoning:** C-3 (Central Retail)
- **Off-Street Parking:** 10 spots in gated parking lot & 2 spots in garage
- Owner is willing to potentially structure a leaseback as part of the sale.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	31,777	108,936	187,619
Total Households	16,468	50,347	82,091
Average HH Income	\$47,669	\$67,999	\$78,693
Median Age	36.7	38.0	39.1



For More Information, Contact:

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For More Information, Contact:

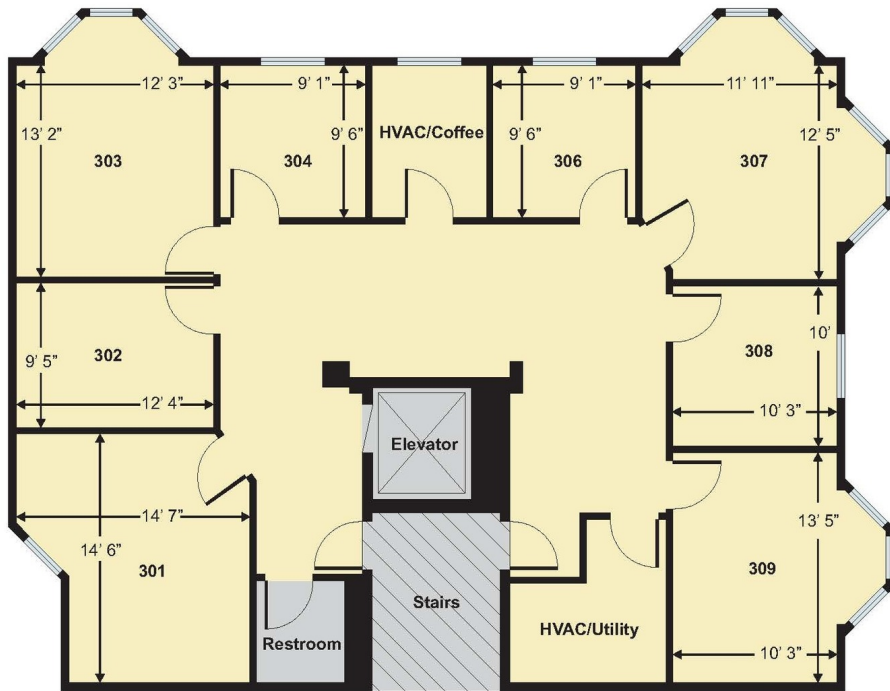
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TATNALL STREET

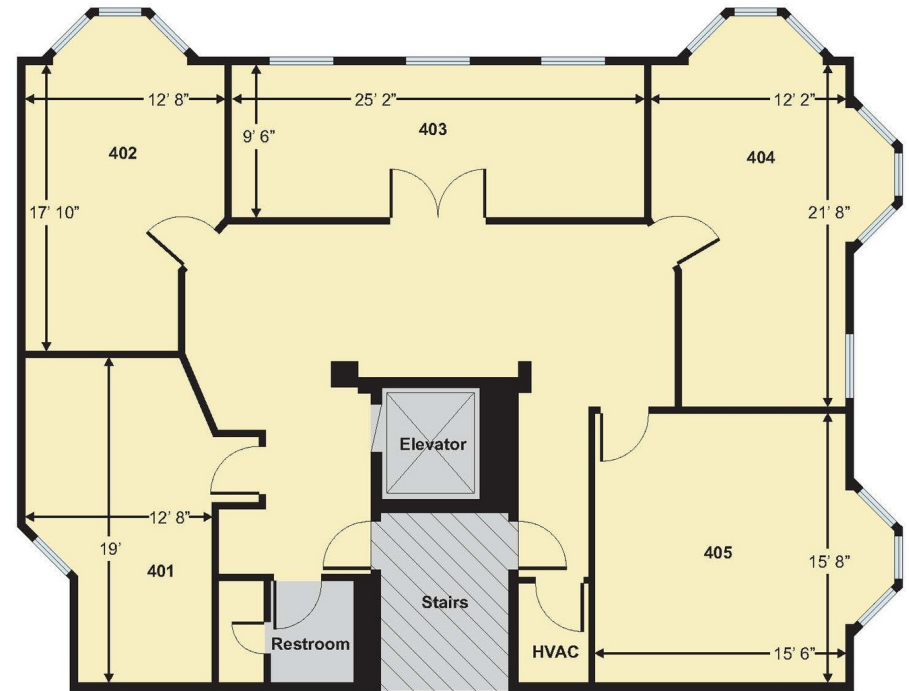


FLOOR 3

PARKING LOT

8th STREET

TATNALL STREET



FLOOR 4

PARKING LOT

8th STREET

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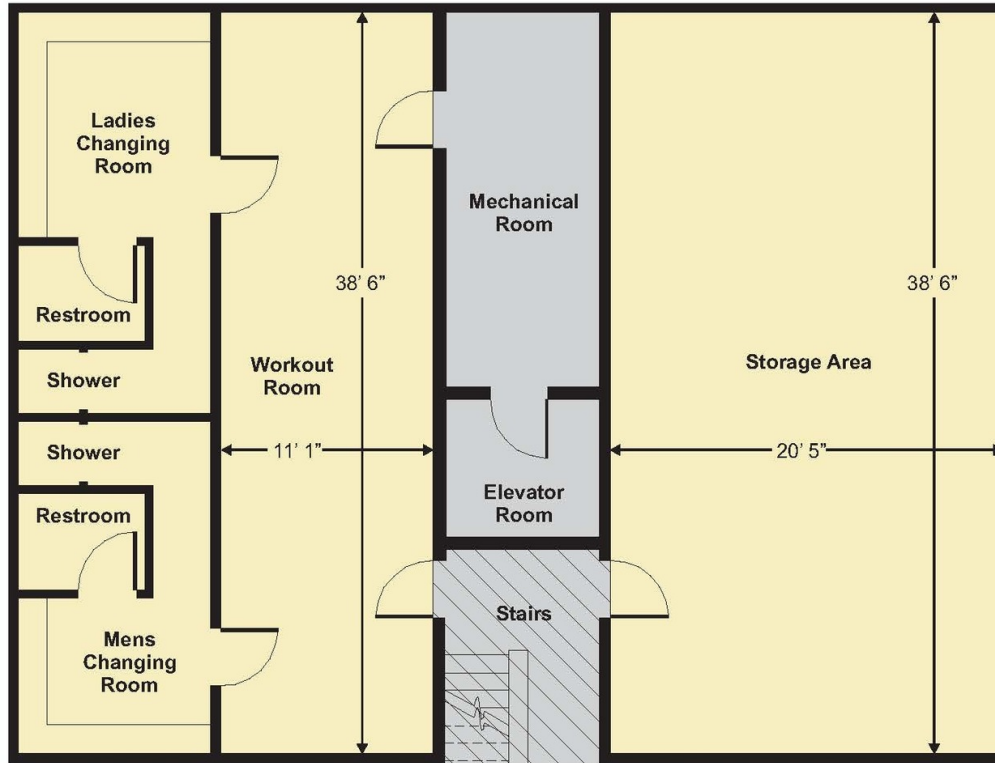
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TATNALL STREET



8th STREET

Lower Level

PARKING LOT

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First Floor Conference Room



Gated Parking Area

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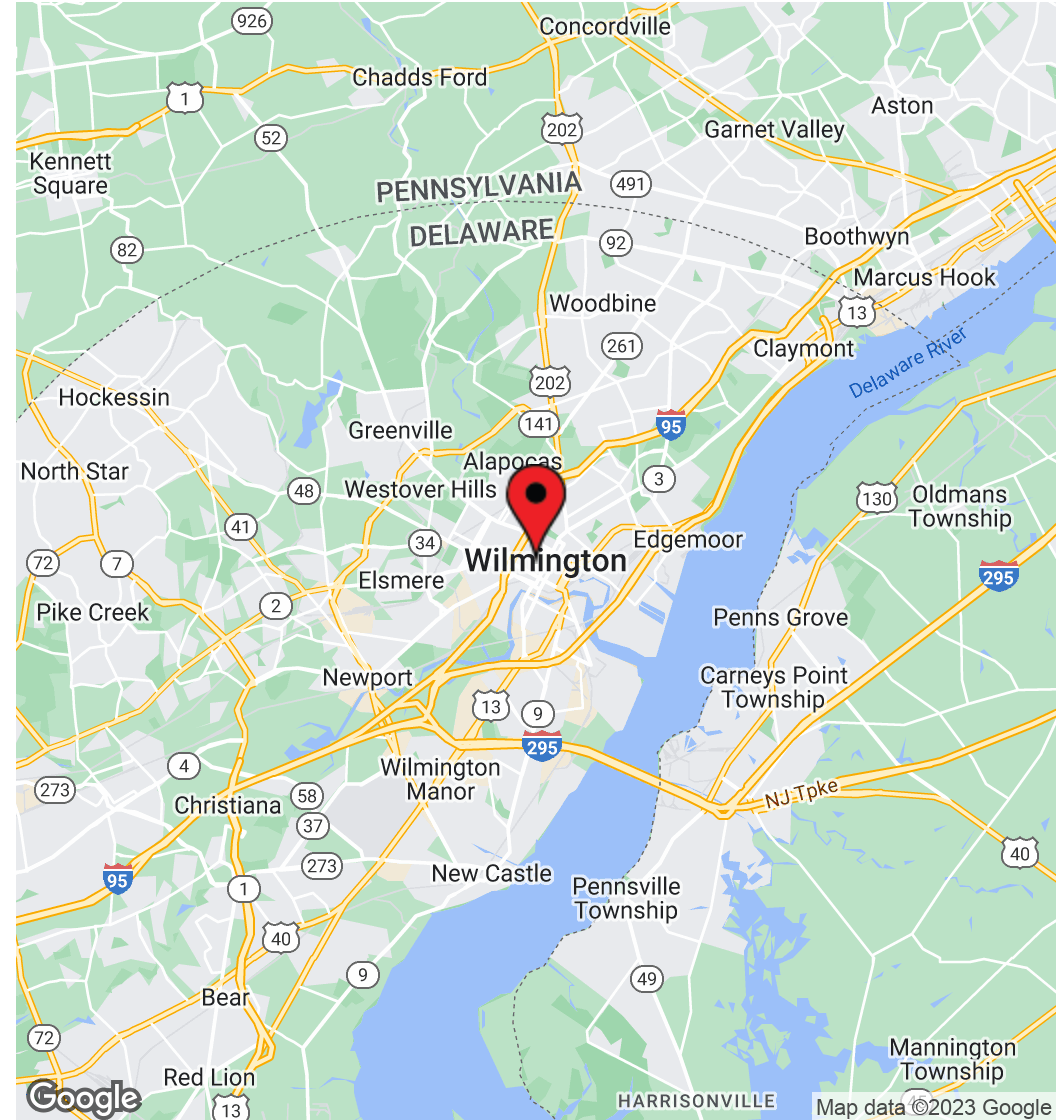
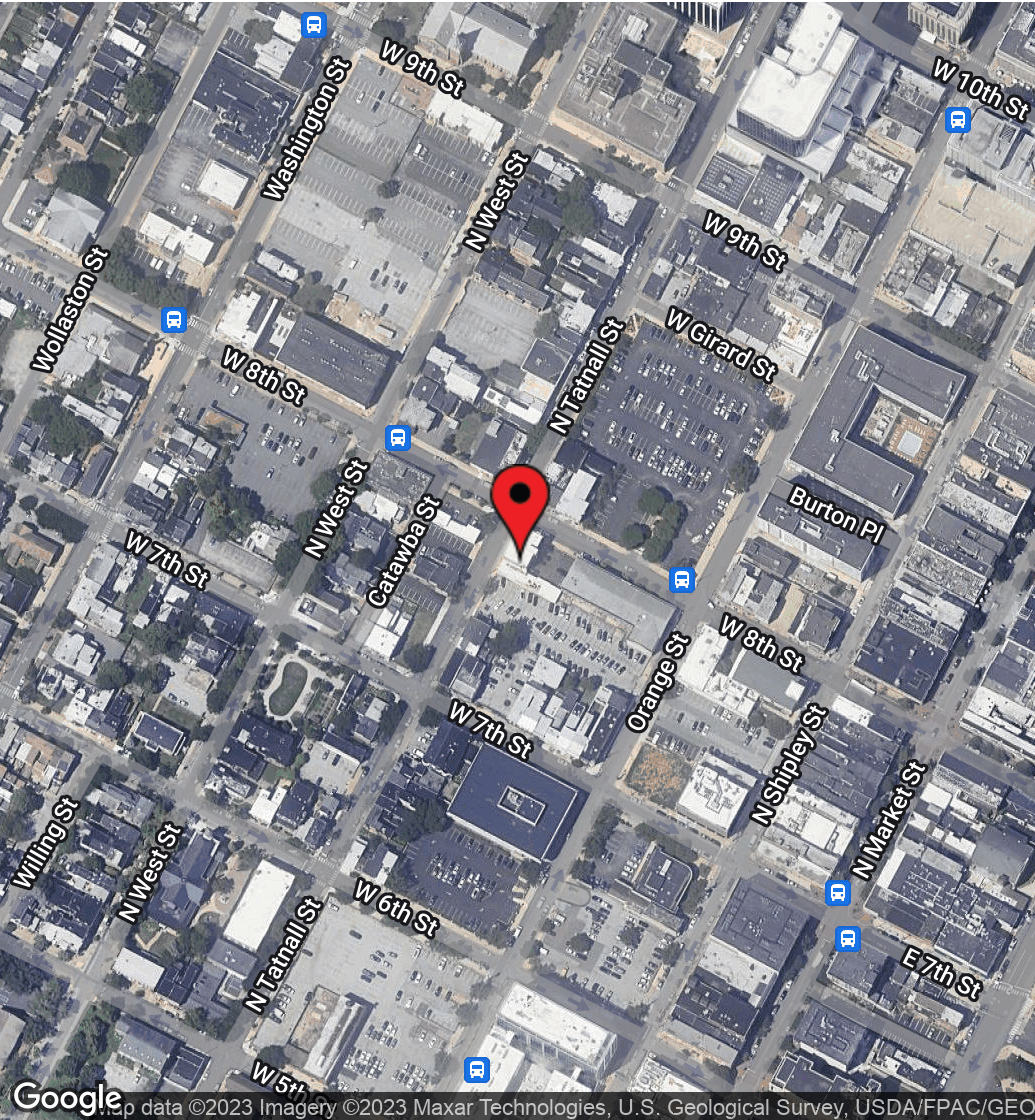
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OFFICE BUILDING FOR SALE/LEASE



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