

FOR LEASE

THE NEMOURS BUILDING

1007 N. ORANGE STREET
WILMINGTON, DE 19801



The Buccini/Pollin Group
OWNER • BUILDER • MANAGER

www.cbre.us/nemours

CBRE

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THE NEMOURS BUILDING

1007 N. ORANGE STREET

Wilmington, DE 19801



PROPERTY HIGHLIGHTS

- Description:** Landmark 551,488 rentable square foot 14-story office, retail, and residential building.
- Construction:** Original construction (steel frame with finished concrete floor slabs and granite facade) completed in phases in 1936 and 1941. Designed by Thompson & Binger, Inc. for the Wilmington Automobile Company and E.I. du Pont de Nemours & Company.
- Renovations:** In January 2002, ownership completed a \$34 million full building renovation which included construction of 85 furnished apartments, office lobby improvements, installation of ground floor retail space, and construction of a new outdoor plaza. Elevator cabs were completely refinished to include new interior finishes and modernized mechanical equipment. Enhancements were also made to electrical, HVAC, sprinkler, fire alarm and telecommunications systems. Exterior façade was restored and existing windows were replaced with new energy efficient windows and a new street level streetscape design.
- Ground Level Refurbishment:** In October 2014, ownership completed improvements totaling over \$2.5 million, including: upgrades to the office lobby wall finishes, lighting and flooring; modifications to exterior plaza and motor court; and construction of ground-level Starbucks Coffee.
- Ceiling Heights:** Typical slab to slab 12' – 6"; Slab to finish ceiling 8'6"; Lobby 20'
- Floor Load:** Approximately 125 lbs PSF live load
- Voice & Data Cabling:**
- Customization of system per occupants needs
 - Risers are supported by several carriers including: Verizon, Sprint, Comcast and WhyFly
 - Satellite accessible
- Electric:** 7 watts of 120/208 volt electric power available per RSF (net of Air Conditioning consumption)

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- HVAC:** VAV System
- Elevators:** Four (4) new state-of-the art high-speed microprocessor passenger elevators and two (2) new freight elevators. The cabs were refinished with new wood veneer panels, illuminated ceilings with polished bronze frames.
- Security:** State of the art security system including closed circuit television system at entry/exit doors and elevators. Card access system for remote lobby entrances. Night/weekend escort service available to and from parking or transportation service.
- Parking:** The Park BPG Garage is located at 12th & Orange Streets.
- Transportation:** Bus stop located directly in front of the project . Downtown service available at West & 11th Streets. Rodney Square only two blocks away.
- Loading Dock:** Full service loading dock was constructed simultaneously with the completion of the parking garage. Additional loading dock area is located on the 11th Street.
- Life Safety:** Fully sprinklered and ADA compliant throughout. The fire alarm control panel utilizes a microprocessor based, analog-addressable system.

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CURRENT TENANTS

Casarino Christman Shalk Ransom & Doss, PA

Cooch & Taylor

CoreTen Fitness, LLC

DLS Discovery, LLC

Greenberg Traurig, LLP

Marshall Dennehey Warner Coleman & Goggin

Ratner Prestia, PC

Reliable Copy Service, Inc.

Springfield College

Starbucks Corporation

State of Delaware Department of Insurance

Teleport Communications America, LLC

The Williford Firm, LLC

U.S. Government

USI Insurance Services, LLC

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ON-SITE AMENITIES

- Easy access to I-95 and a prestigious location adjacent to the Hotel DuPont.
- Park BPG Garage is located at 12th & Orange Streets.
- Flexible co-working space and suites available in The Mill, 4th Floor.
- Reliable Copy Center, operates 24/7.
- Auditorium to seat 200 people.
- Conference center with boardroom facilities.
- Café Mezzanote restaurant.
- Starbucks
- Private passenger drop-off area on the 10th Street side of the property.
- Bus service that stops on 11th Street at the Brandywine Building.
- Banking with ATM through the Louviers Credit Union.
- CoreTen & CrossFit, featuring state-of-the-art equipment, group fitness classes, on-site locker rooms, and personal training.



Entrance



In-store



Lobby



Motor Court

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LEASE TERMS

- **Lease Rental Rate:** \$22.00 plus electric
- **Annual Escalation:** 3.0%
- **Lease Term:** 5, 10 or 15 year lease terms
- **Operating Expenses:** Included as a Base Year
- **Real Estate Taxes:** Included as a Base Year
- **Tenant Improvement Allowance:** Negotiable

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AVAILABLE SPACE

FLOOR	VACANCY	COMMENTS
1 st Floor	2,808 SF	Second generation office space
2 nd Floor	4,149 SF	Second generation office space
2 nd Floor	4,045 SF	Second generation office space
2 nd Floor	1,752 SF	Second generation office space
2 nd Floor	1,000 SF	Second generation office space
3 rd Floor	32,500 SF	Second generation office space
5 th Floor	751 SF	Shell condition
5 th Floor	3,480 SF	High-end law firm build-out space
8 th Floor	29,945 SF	High-end law firm build-out space
9 th Floor	29,945 SF	High-end law firm build-out space
11 th Floor	3,552 SF	Second generation office space
TOTAL	113,927 SF	

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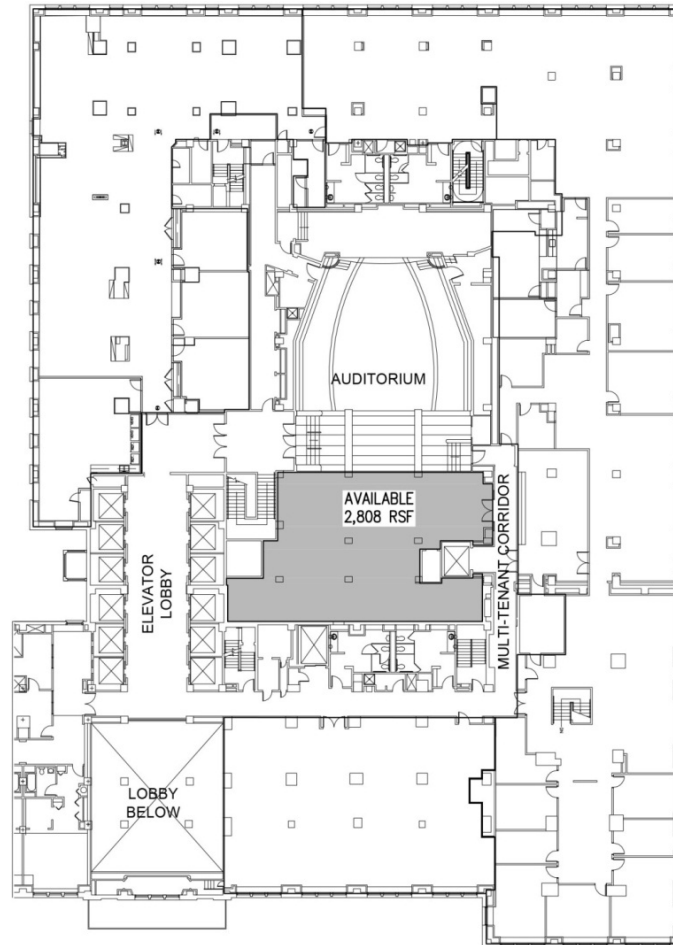
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1ST FLOOR PLAN

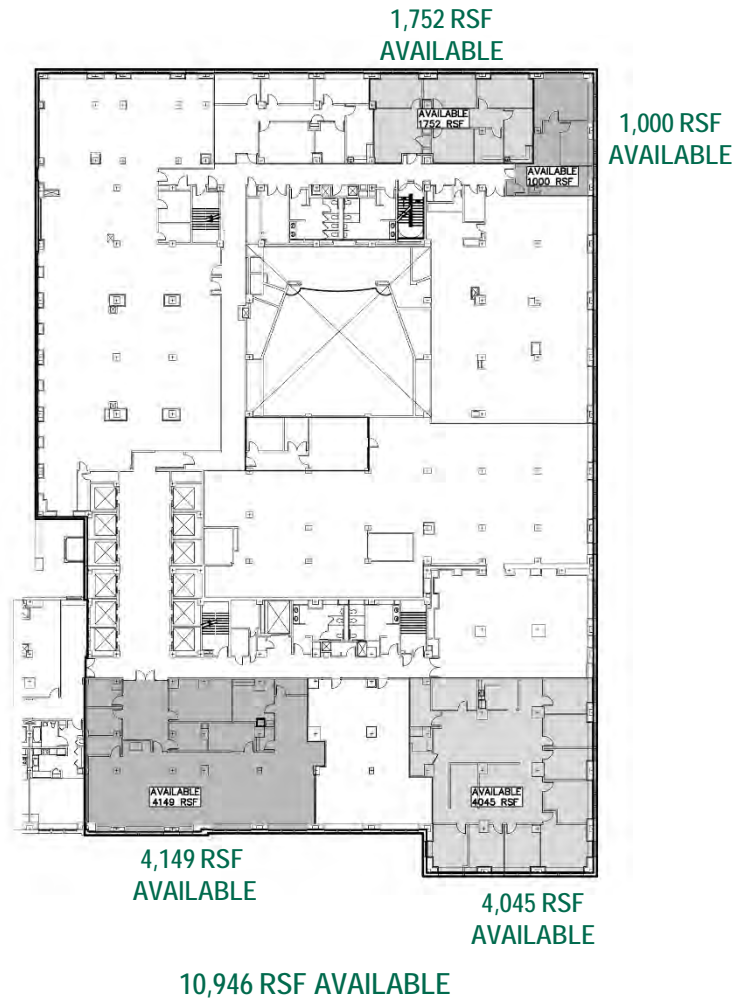


2,808 RSF AVAILABLE

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 **2ND FLOOR PLAN**



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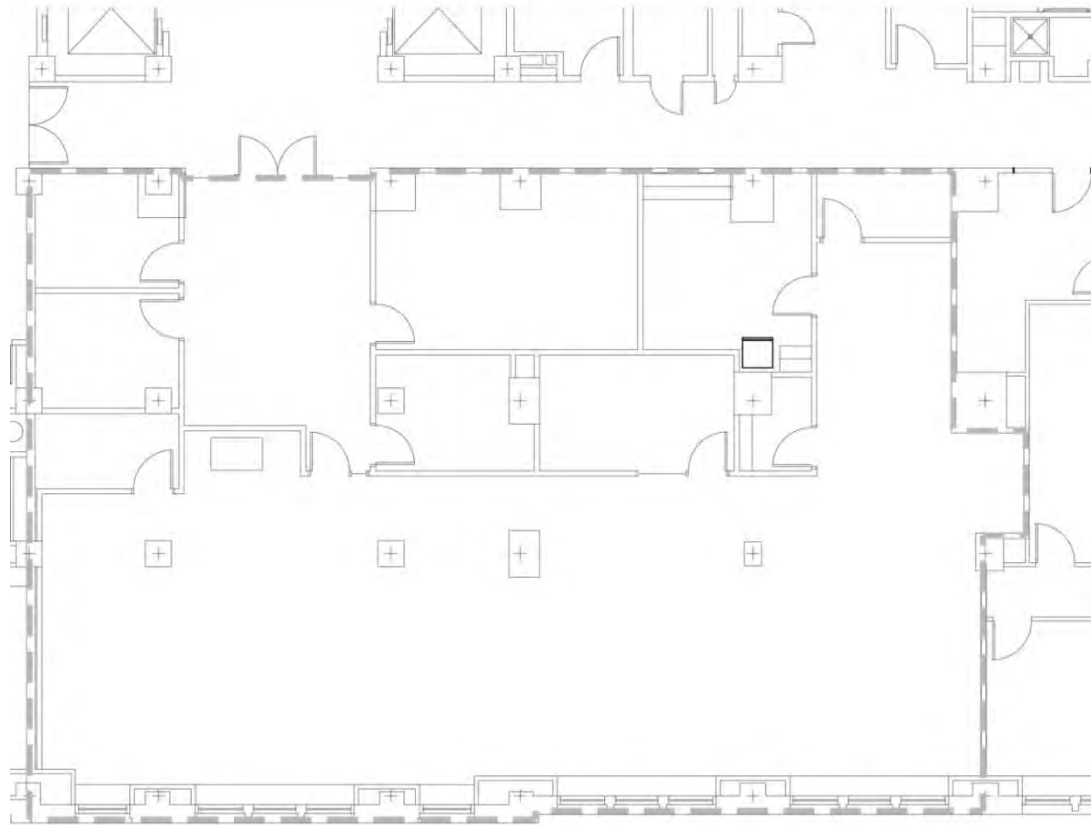
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2ND FLOOR PLAN



4,149 RSF AVAILABLE

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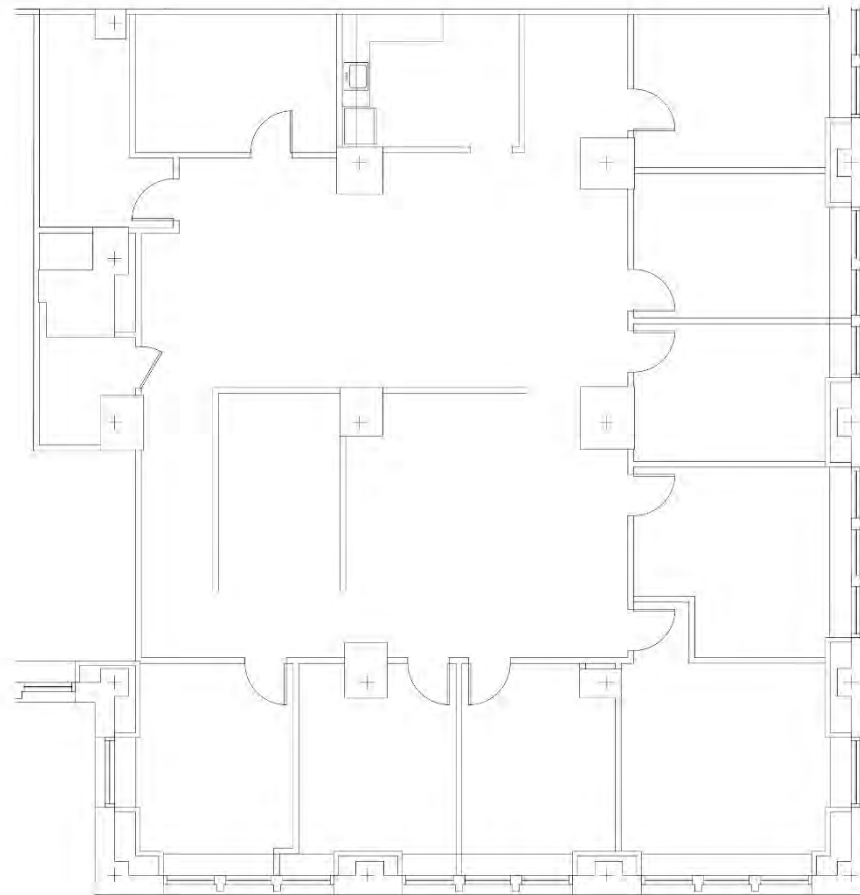
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2ND FLOOR PLAN



4,045 RSF AVAILABLE

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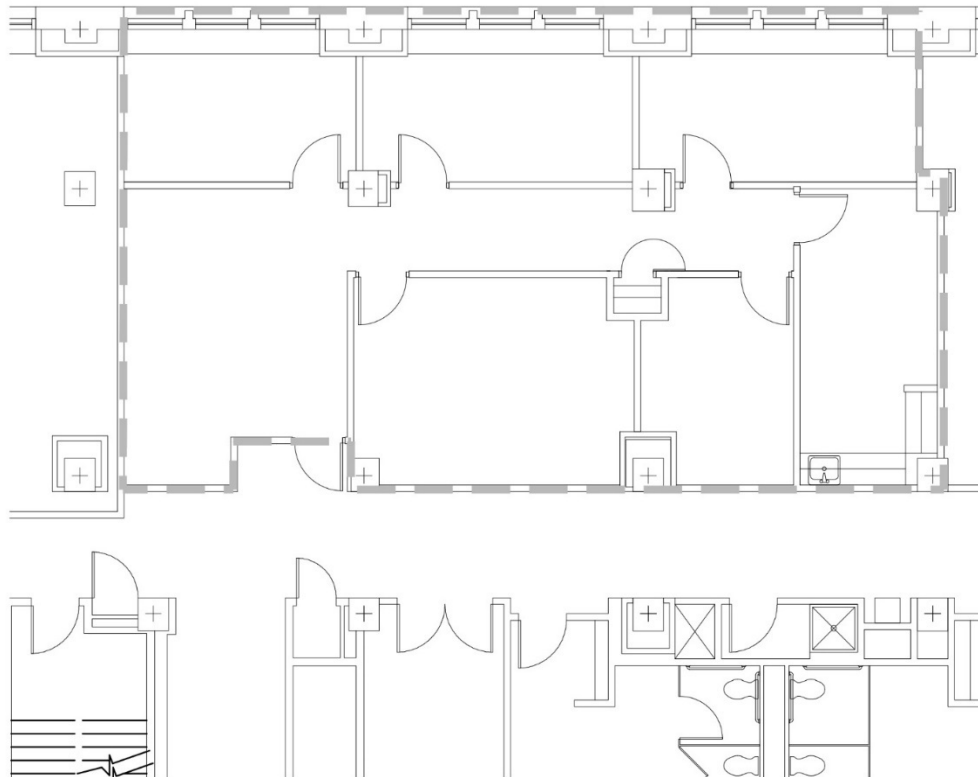
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2ND FLOOR PLAN



1,752 RSF AVAILABLE

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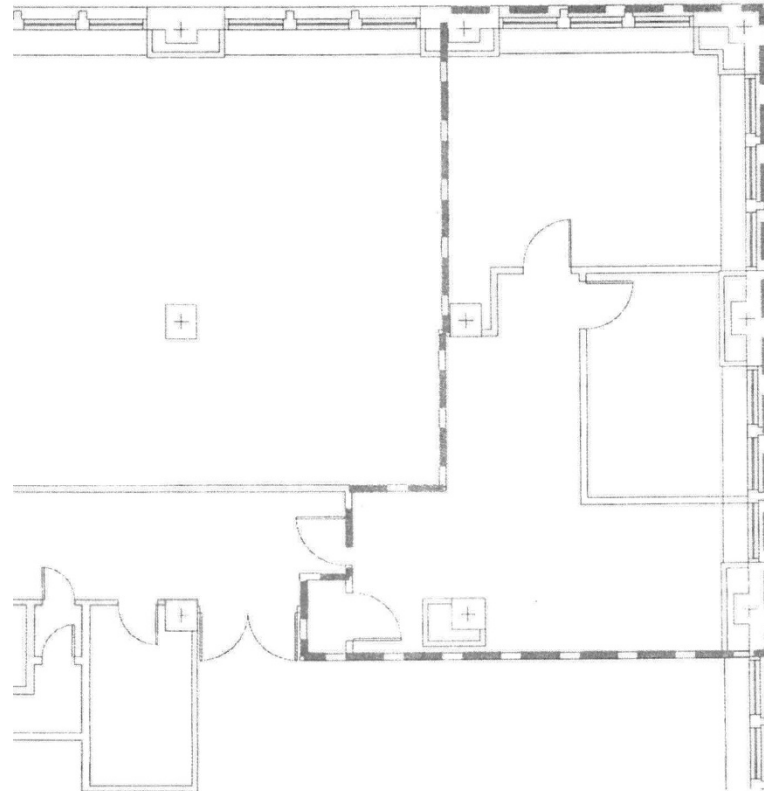
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2ND FLOOR PLAN

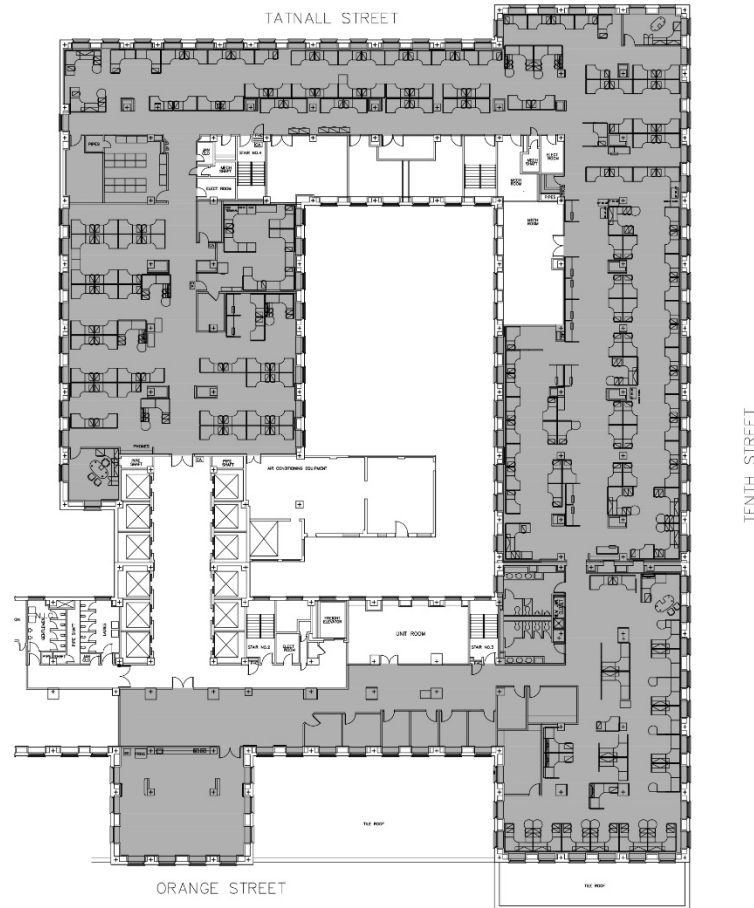


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 **3RD FLOOR PLAN**



32,500 RSF AVAILABLE

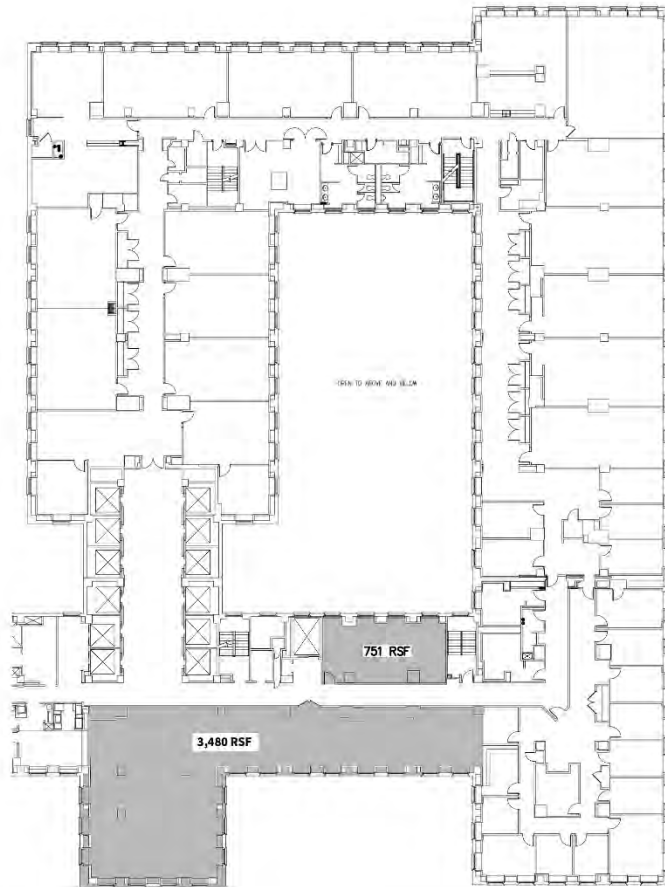
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5TH FLOOR PLAN



4,231 RSF AVAILABLE

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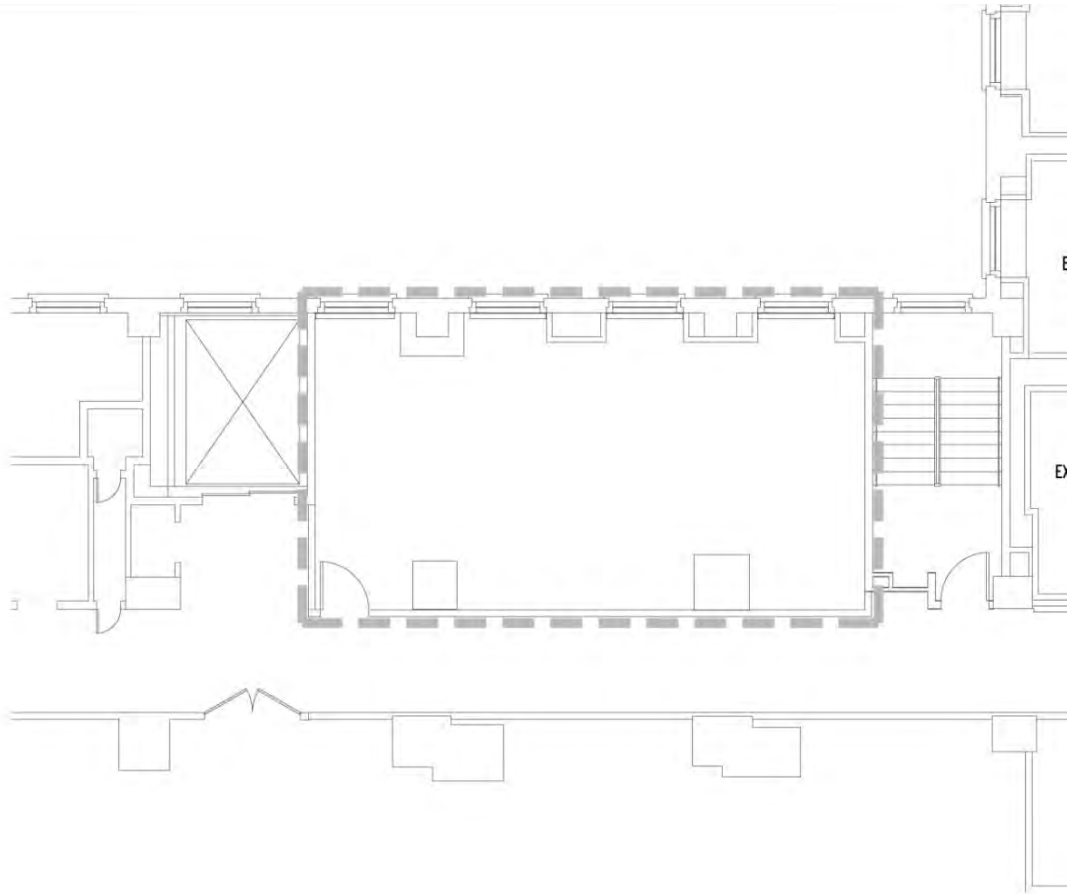
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5TH FLOOR PLAN

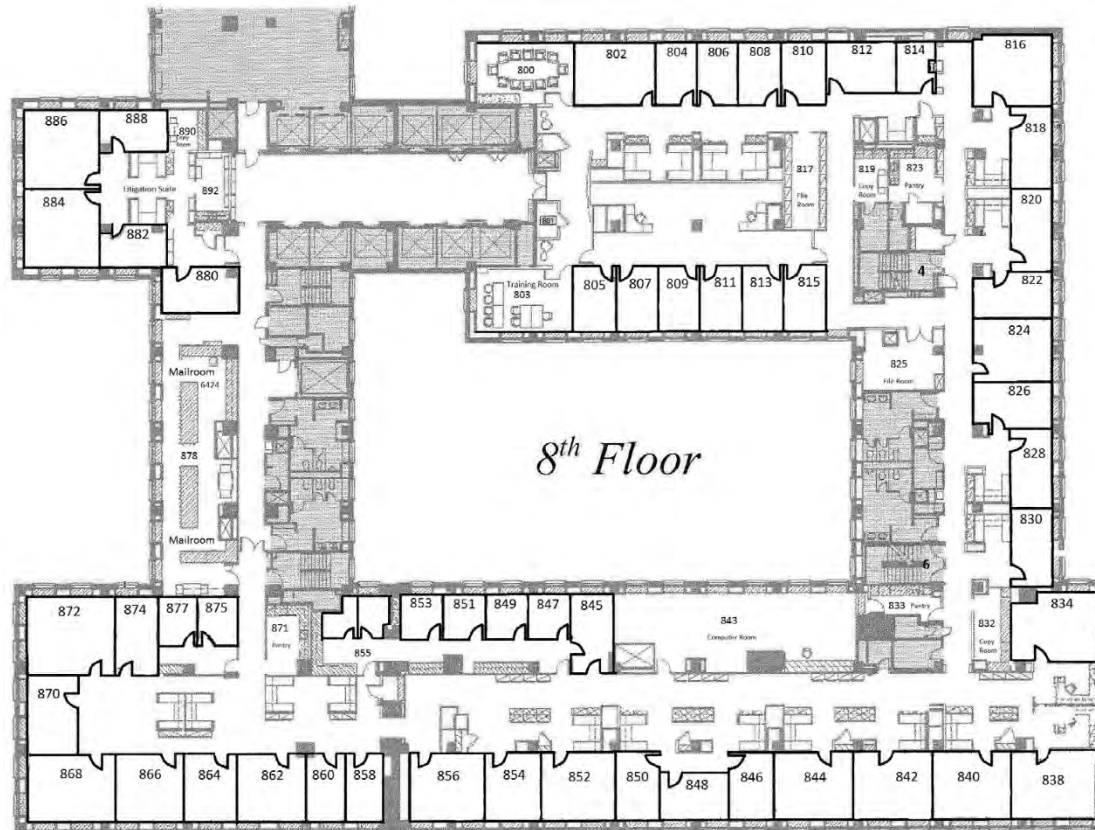


751 RSF AVAILABLE

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 **8TH FLOOR PLAN**

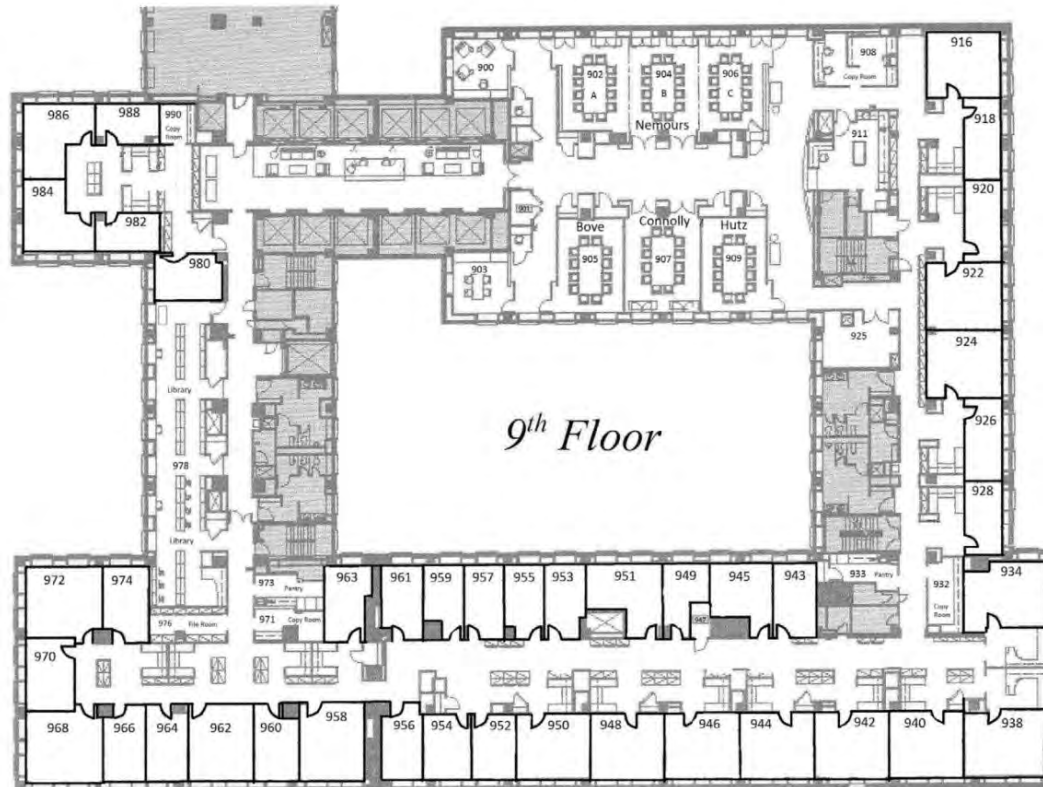


29,945 RSF AVAILABLE

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 **9TH FLOOR PLAN**



29,945 RSF AVAILABLE

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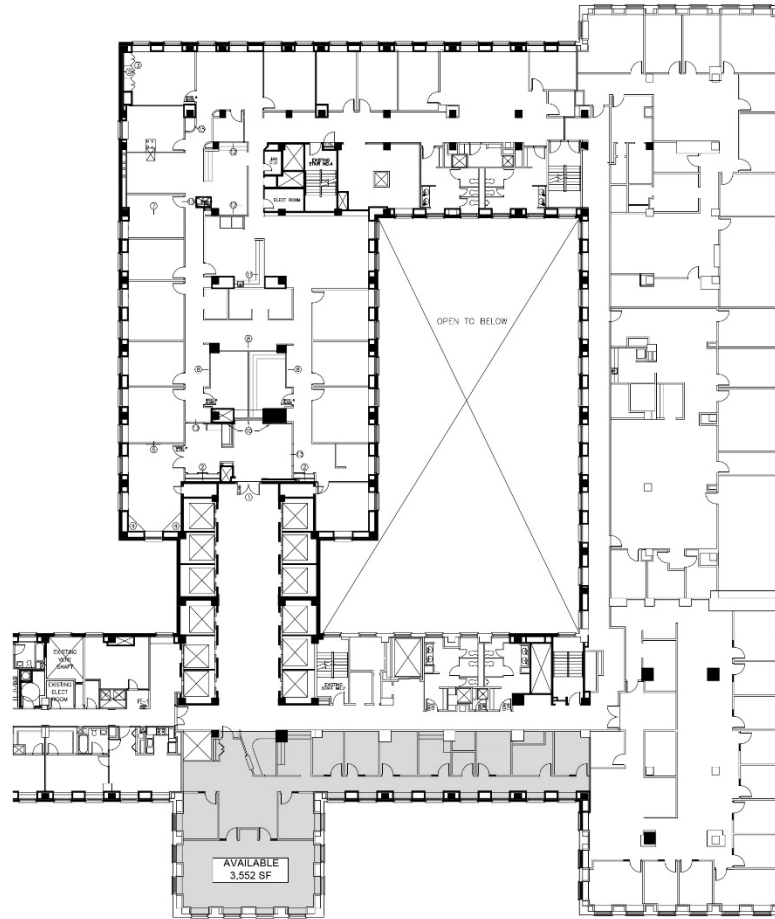
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11TH FLOOR PLAN



3,552 RSF AVAILABLE

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CONTACT US

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Licensed Real Estate Broker

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