

UNIVERSITY OFFICE PLAZA

Gordon Winegar

302.283.1800
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Ryan Bree

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256 - 263 CHAPMAN ROAD, NEWARK, DE 19702

OFFICE SPACE FOR LEASE



DSM
COMMERCIAL

3304 OLD CAPITOL TRAIL \\\ WILMINGTON, DE 19808 \\\ 302.283.1800 \\\ DSMRE.COM

UNIVERSITY OFFICE PLAZA

Welcome to University Office Plaza, a dynamic six-building office park spanning 185,000 square feet. With dedicated onsite management and maintenance, it offers convenience and reliability. Nestled at the heart of New Castle County, at the bustling I-95/Route 273 interchange, this campus is strategically positioned for success. Boasting a diverse tenant roster, including entities like The State of Delaware, Mosaic, International Literacy Association, and Delaware Sleep, alongside a range of financial, healthcare, non-profit, medical, and technology firms, it's a hub of innovation and collaboration.

PROPERTY DETAILS

- **Available Suites**
- **OXFORD BUILDING | 256 Chapman**
 - > Suite 100: 2,400 RSF
 - > Suite 105: 1,985 RSF
- **CHOPIN BUILDING | 258 Chapman**
 - > Suite 204: 5,300 RSF
- **COMMONWEALTH BUILDING | 260 Chapman**
 - > Suite 205: 2,273 RSF
 - > Suite 205b: 1,120 RSF
 - > Suites can be combined for 3,393 RSF
- **STOCKTON BUILDING | 261 Chapman**
 - > Suite 105: 1,801 RSF
- **BELLEVUE BUILDING | 262 Chapman**
 - > Suite 100: 2,000 RSF
 - > Suite 200/200b: 1,709 - 3,530 RSF

ADDITIONAL INFORMATION

- **Lease Rate:** \$19.50/SF/Full Service
- **Parking:** 753 parking spaces (4.1/1,000)



For More Information, Contact:

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AMENITIES



ON-SITE MANAGEMENT



ABUNDANCE OF PARKING



CONFERENCE FACILITIES



SEASONAL TENANT EVENTS



RENOVATED COMMON AREAS



NEW OUTDOOR LIGHTING &
LANDSCAPING



PARK-LIKE SETTING



EASY ACCESS TO SHOPPING &
HIGHWAYS



EASY ACCESS TO PUBLIC
TRANSPORTATION



COMMUNITY-LIKE ATMOSPHERE



TRASH REMOVAL AND SUITE
CLEANING



CUSTOMIZABLE SPACES



ELECTRICITY INCLUDED IN
RENT

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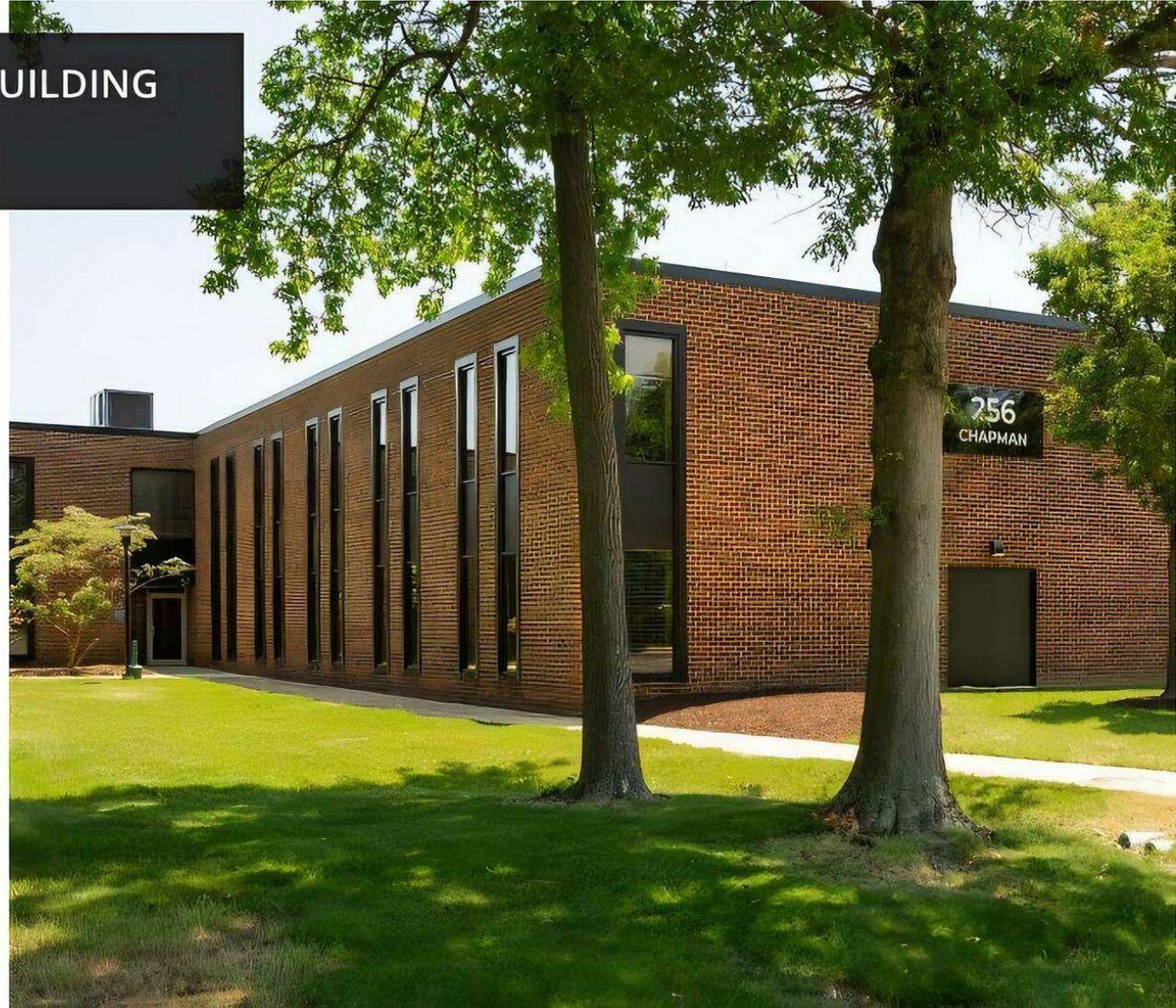
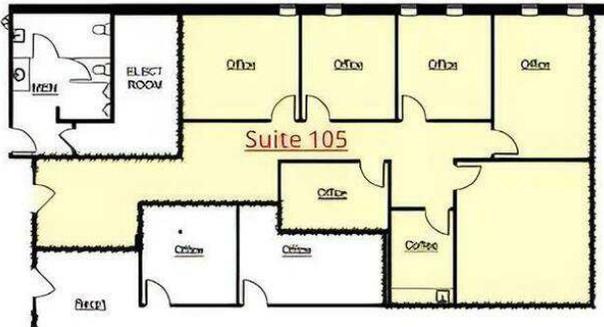
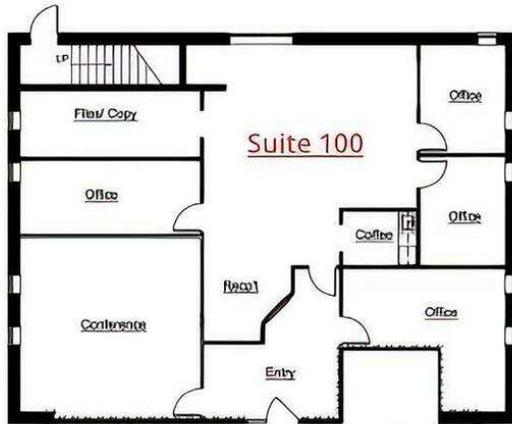
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256 CHAPMAN | OXFORD BUILDING

Suite 100 | 2,400 RSF

Suite 105 | 1,985 RSF



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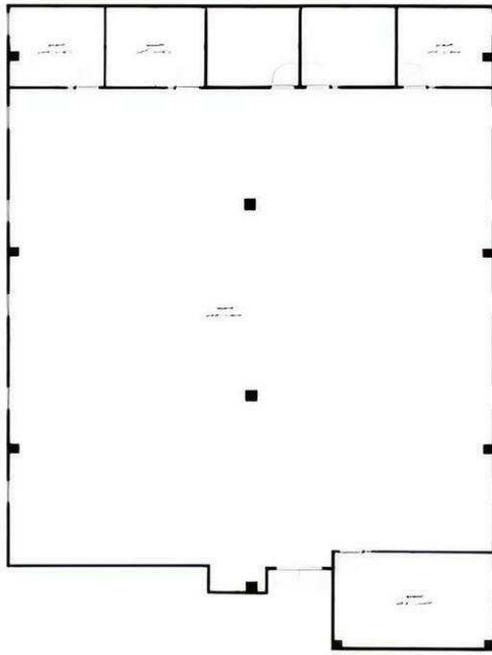
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258 CHAPMAN | CHOPIN BUILDING

Suite 204 | 5,300 RSF



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260 CHAPMAN | COMMONWEALTH BUILDING

Suite 205/205b | 2,273 RSF



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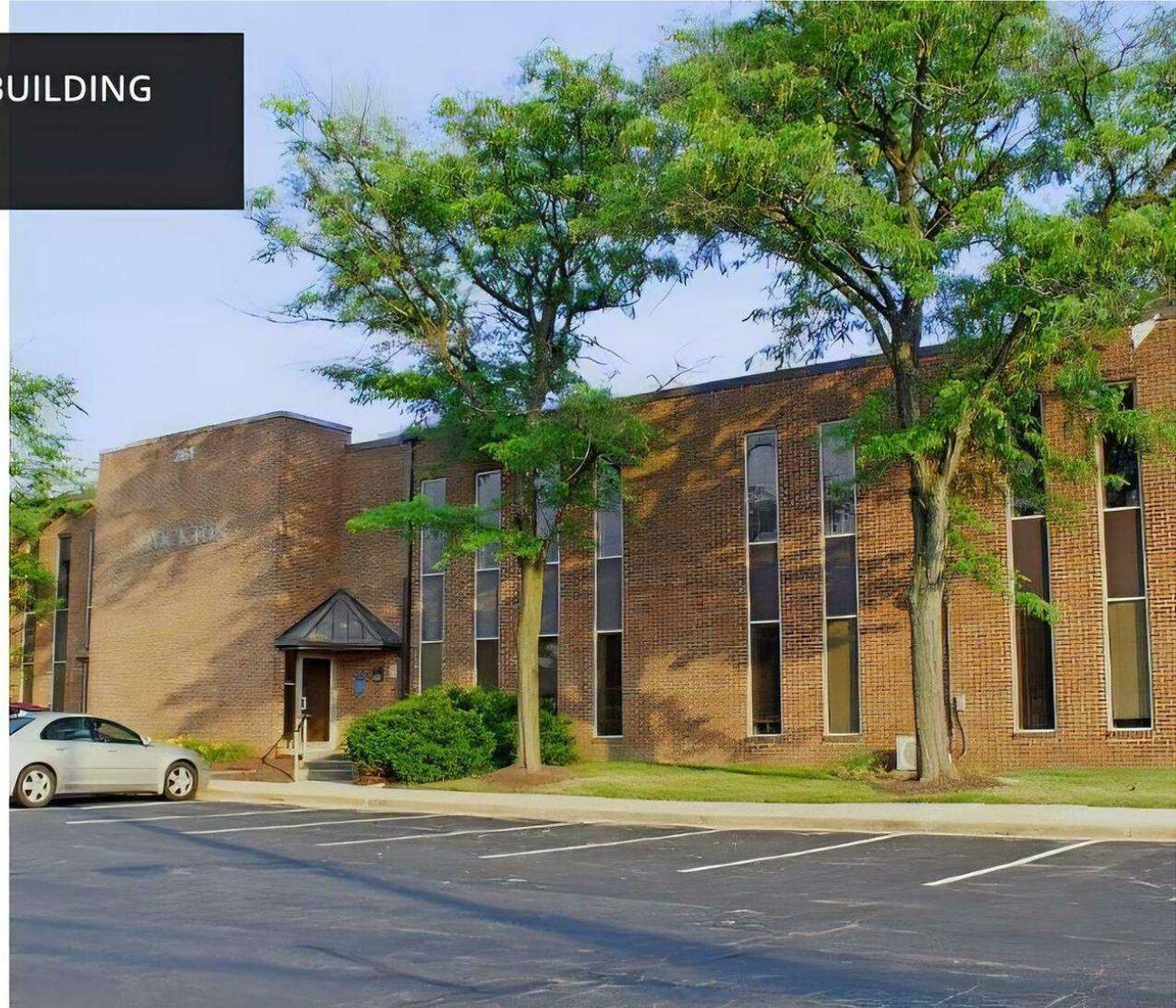
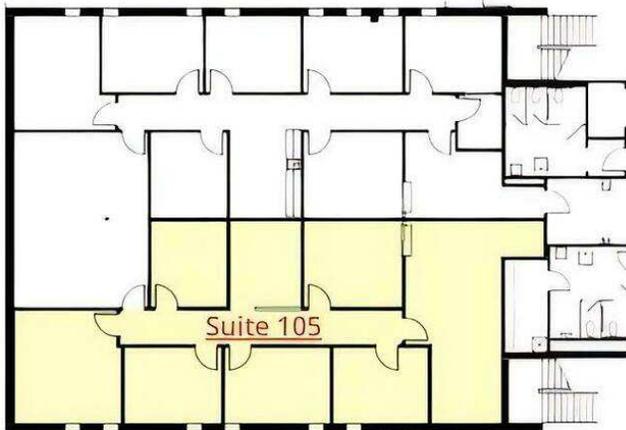
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261 CHAPMAN | STOCKTON BUILDING

Suite 105 | 1,801 RSF



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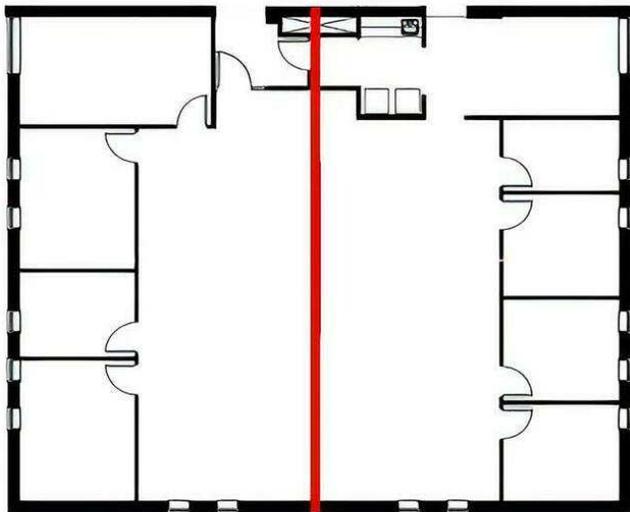
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262 CHAPMAN | BELLEVUE BUILDING

Suite 200/200b | 1,709 - 3,530 RSF



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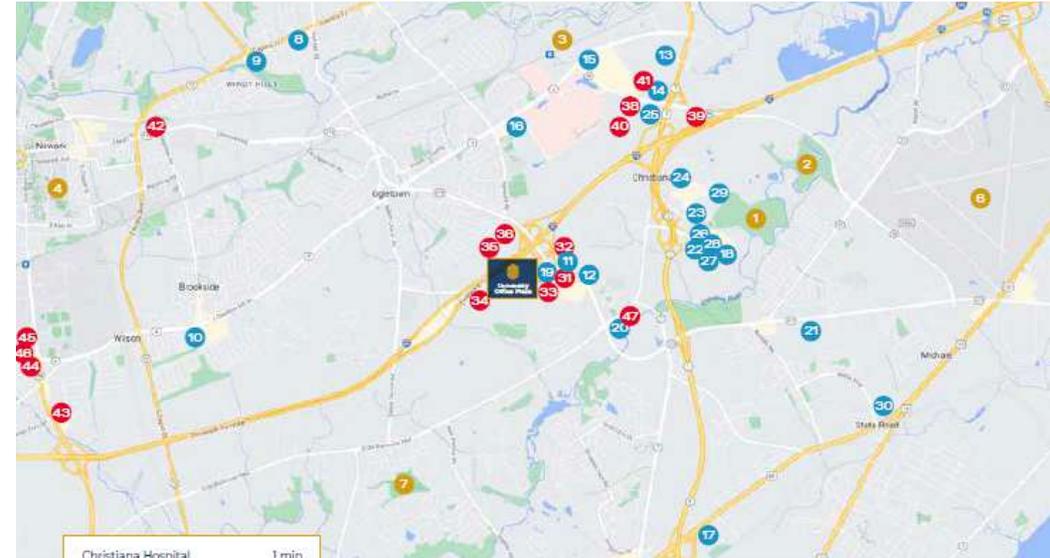
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OFFICE SPACE FOR LEASE



Christiana Hospital	1 min
University of Delaware	6 min
Downtown Wilmington	15 min
Maryland	15 min
Philadelphia	40 min

POINTS OF INTEREST

1. Coventry Ridge Park
2. The Woods
3. White Clay Creek Country Club
4. University of Delaware
5. Casino at Delaware Park
6. Wilmington Airport
7. Weiss Park

FOOD & DRINK

8. The Chicken House Restaurant
9. Outback Steakhouse
10. Sonora Restaurant & Bar
11. Bob Evans
12. Red Robin Gourmet Burgers and Brews
13. The Border Cafe
14. Applebee's Grill + Bar
15. Cheddar's Scratch Kitchen
16. Chick-fil-A
17. Texas Roadhouse
18. Main Event Newark
19. Olive Grill
20. Farm A Sea Bistro & Crafthouse
21. Rivera Taco Express
22. Ted's Montana Grill
23. Bahama Breeze
24. Brio Italian Grille
25. Market Kitchen & Bar
26. Honeygrow

LODGING

31. Ramada
32. TownePlace Suites by Marriott
33. Staybridge Suite by Wilmington
34. Sonesta ES Suites
35. Comfort Inn & Suites
36. Holiday Inn Express & Suites
37. Four Points by Sheraton
38. Hilton
39. Quality Inn
40. Extended Stay America
41. Hampton Inn & Suites
42. SpringHill Suites by Marriott
43. Candlewood Suites
44. Embassy Suites by Hilton
45. Baymont by Wyndham
46. Homewood Suites by Hilton

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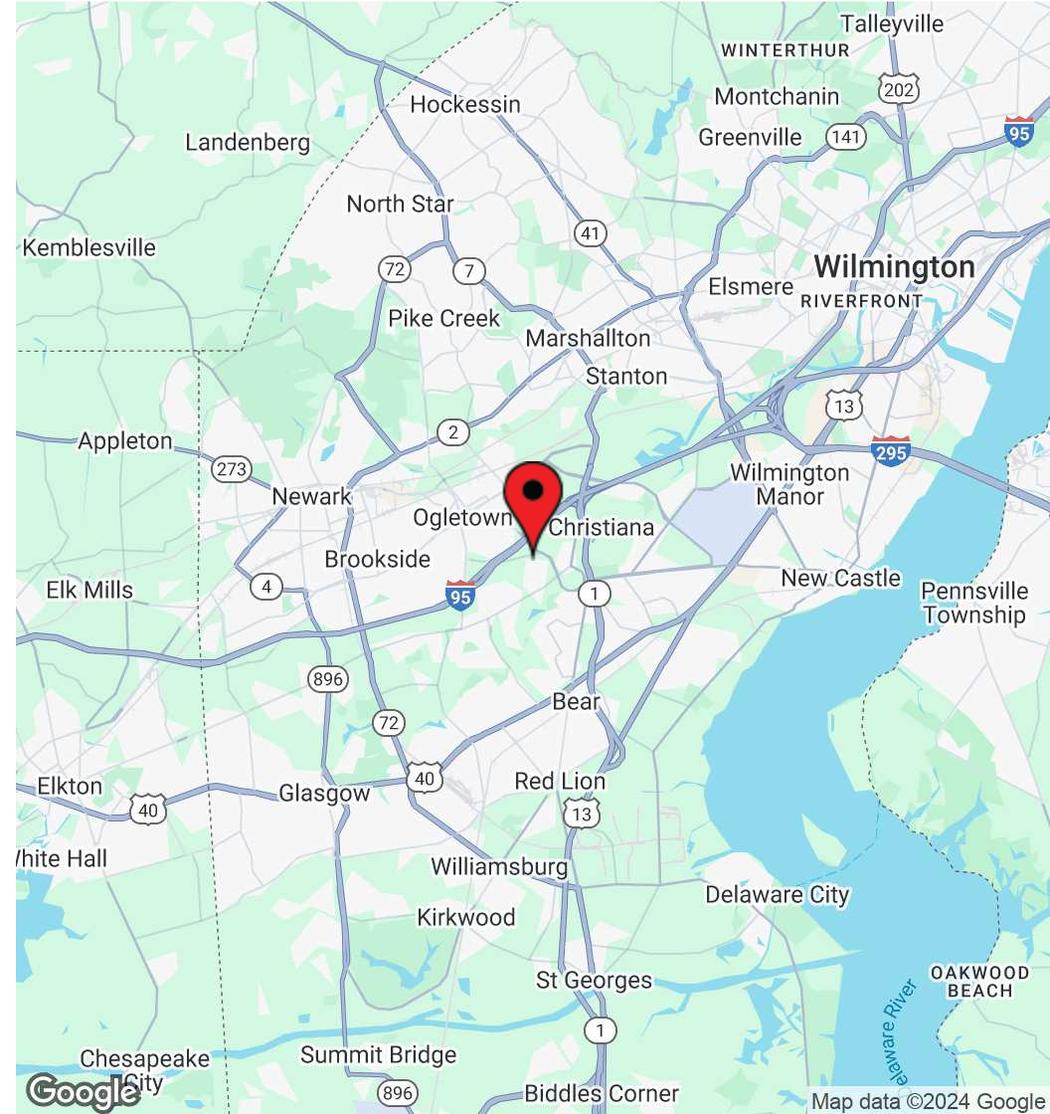
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