

OFFICE BUILDING FOR SALE

**1326 N  
KING ST**

Wilmington, DE 19801

**JOSEPH LATINA, SIOR**  
Managing Principal  
O: 302.414.1000 | C: 302.530.1233  
jlatina@LMTCRE.com

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### PROPERTY DESCRIPTION

Professional office opportunity in the heart of Downtown Wilmington. This property combines two buildings into one cohesive office space (4,326 +/- square feet on multiple levels) with a flexible layout ideal for law firms, financial services, consulting firms, or other professional users. Currently used as a law office, it features multiple private offices, conference rooms, reception areas, and storage, providing a balance of collaborative and private work areas. Located near the Courthouse, Government Center, major employers, dining, and public transportation, it offers excellent convenience and visibility in Wilmington's business district.

### PROPERTY HIGHLIGHTS

- Ideal Downtown Wilmington Location near Courthouse & Legal District
- Existing Layout Suited for Professional Office Use
- Multiple Private Offices, Conference Rooms, Reception and Client Waiting Area
- Easy Access to I-95, I-495, and Public Transit

### OFFERING SUMMARY

Sale Price:	\$400,000
Building Size:	4,326 +/- SF

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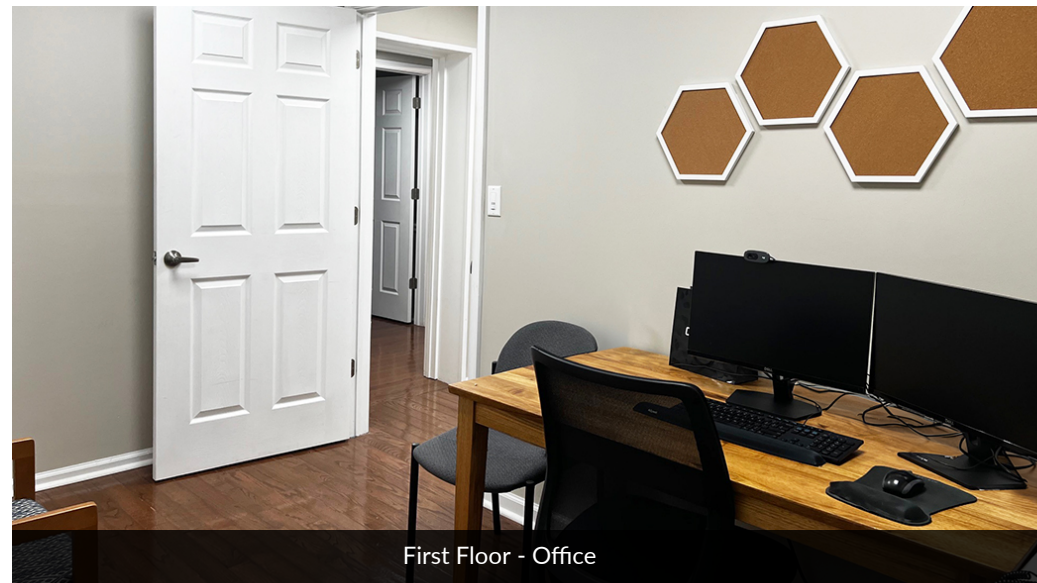
First Floor - Reception Area



First Floor - Conference Room #1



First Floor - Conference Room #2



First Floor - Office

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First Floor - Office

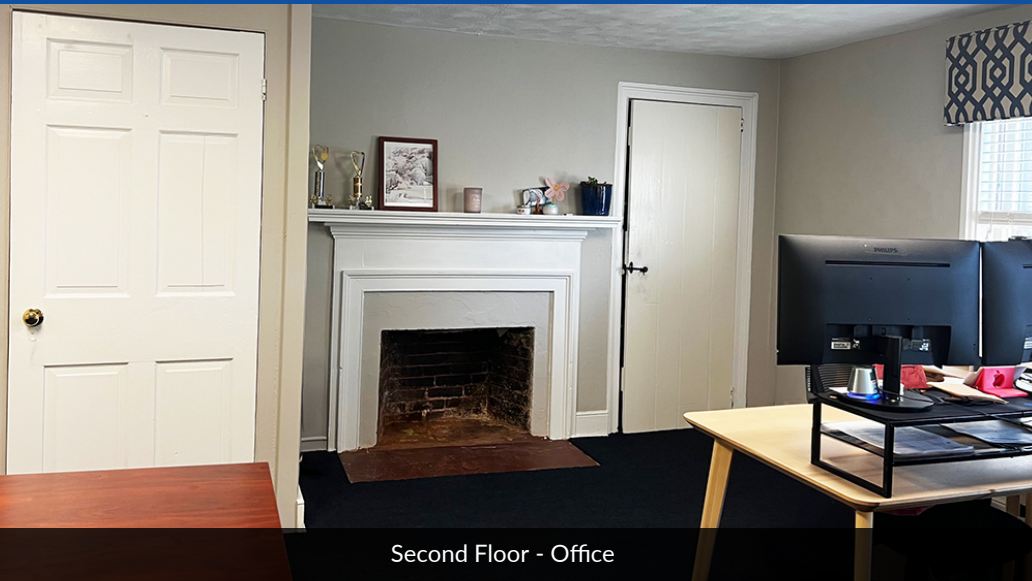


First Floor - Office

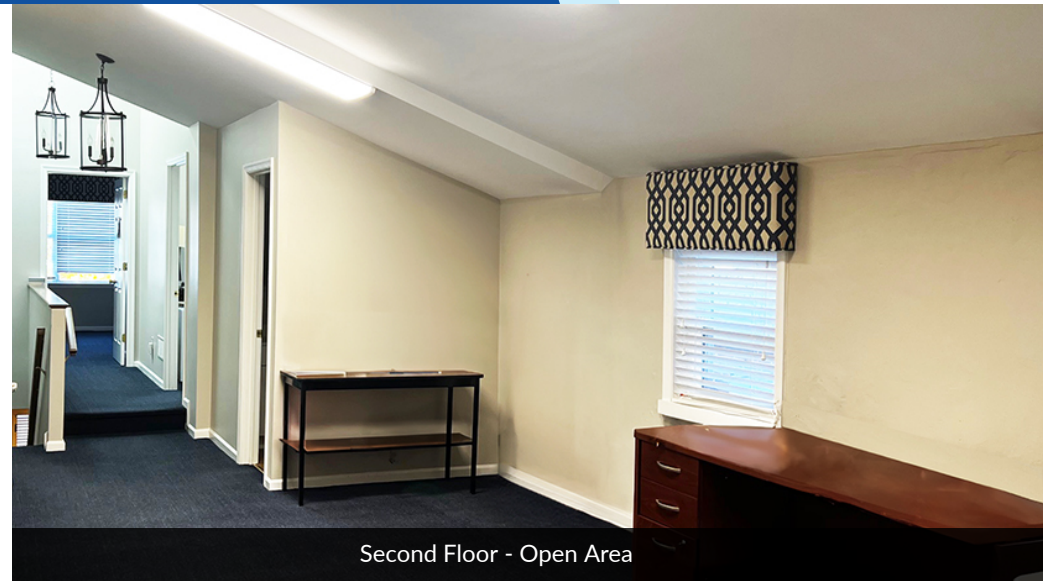
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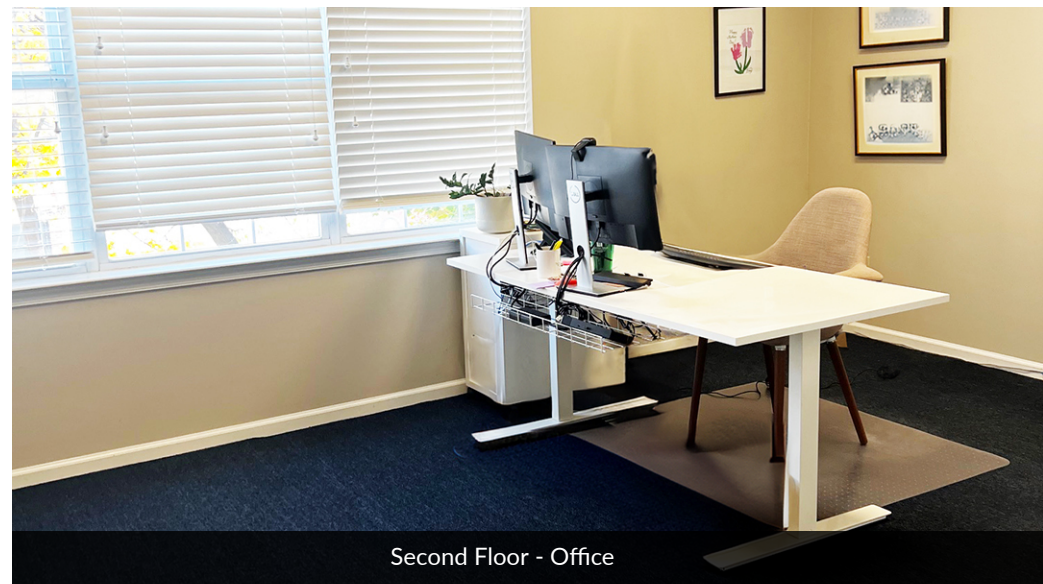
Second Floor - Office



Second Floor - Open Area



Second Floor - Kitchen



Second Floor - Office

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Second Floor - Office



Second Floor - Bathroom

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Third Floor - Office

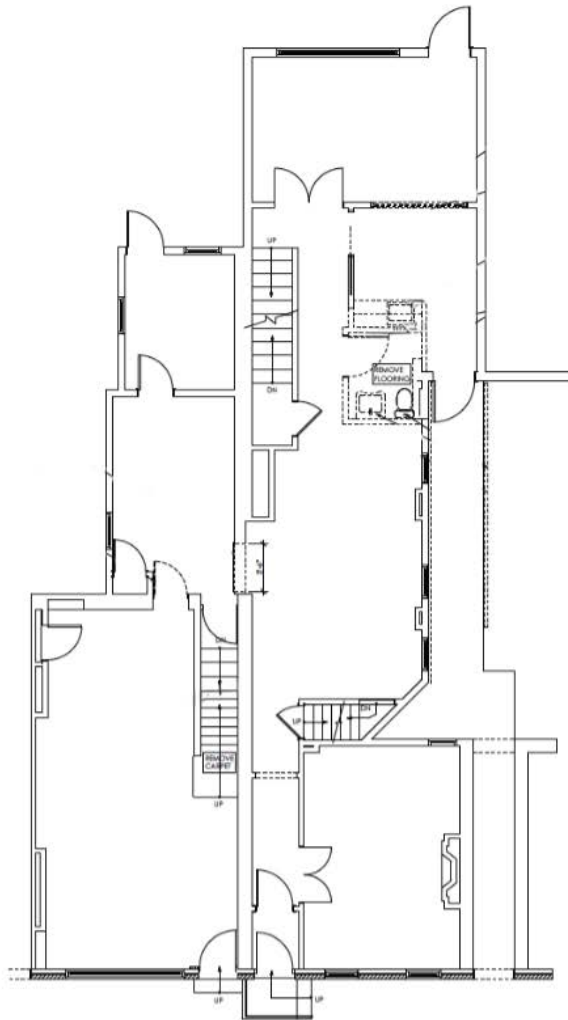


Third Floor - Office

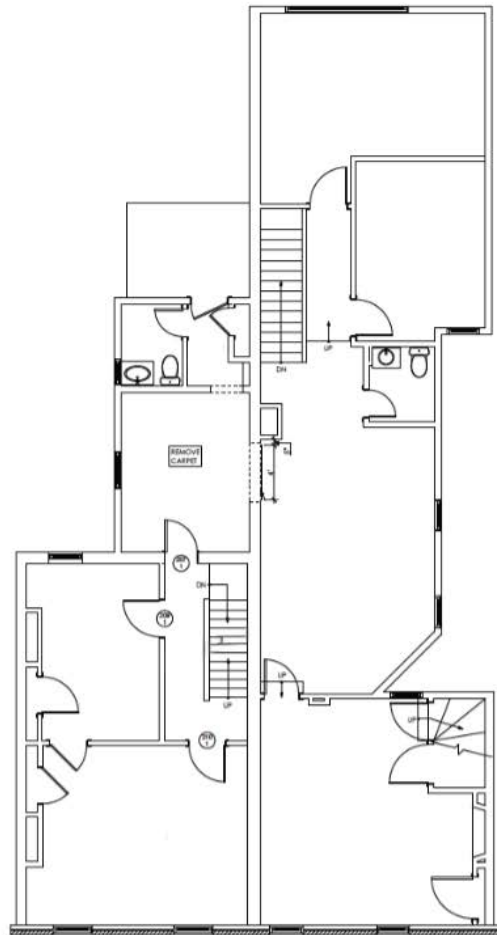
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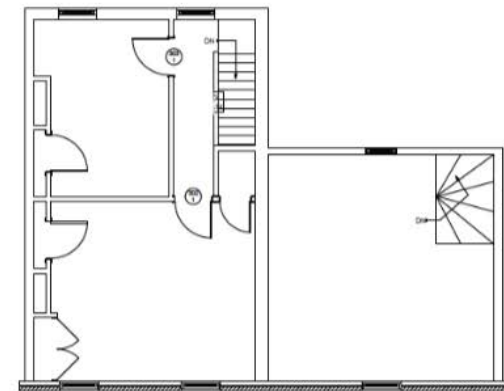
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**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**

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# OFFICE BUILDING FOR SALE

## 1326 N KING ST

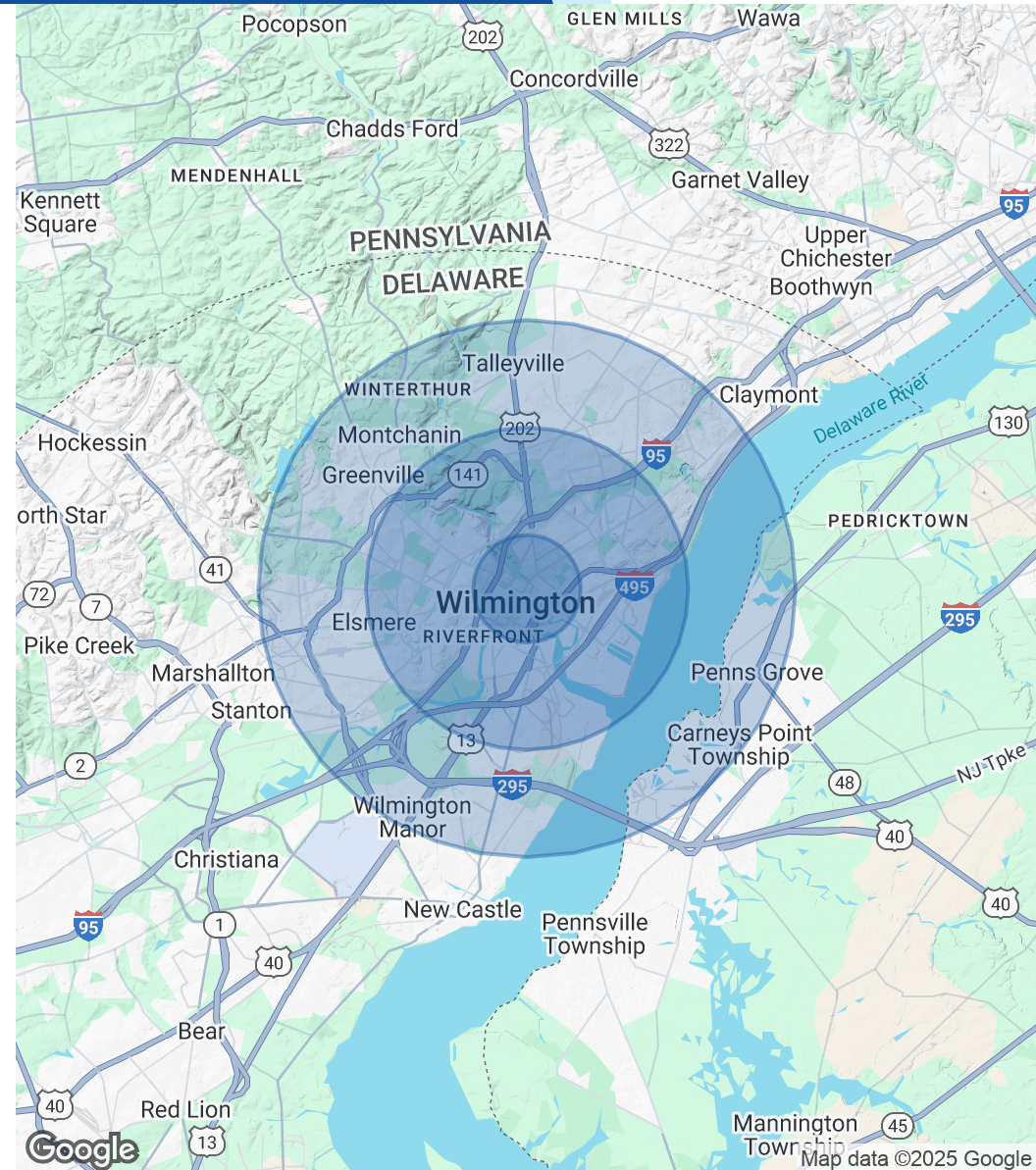
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	34,112	110,821	183,117
Average Age	39	40	41
Average Age (Male)	37	39	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,911	47,245	75,611
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$63,875	\$80,749	\$93,402
Average House Value	\$226,052	\$299,948	\$334,779

Demographics data derived from AlphaMap



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