**FOR SALE**

# MEDICAL OFFICE CONDO

**±13,132 SF**

## ChristianaCare® Hospital Campus: Medical Arts Pavilion 2
4735 Ogletown Stanton Rd | Newark, DE 19713 | New Castle County



Medical Arts Pavilion 2

## PRICE: $5,199,000

**ZOMMICK MCMAHON**
COMMERCIAL REAL ESTATE

1306 Wilmington Pike, Suite A-2
West Chester, PA 19382
610.359.1100 | www.zmcre.com

KNOWLEDGE.
INTEGRITY.
RESULTS.

VIRTUAL TOUR

Exclusive Marketing Advisors:

**MARK TRANI**
e: m.trani@zmcre.com
o: 610.359.1100
c: 302.383.5156

**JEN MEEHAN**
e: jmeehan@zmcre.com
o: 610.359.1100
c: 484.883.3962

## RARE PURCHASE OPPORTUNITY: MEDICAL OFFICE SPACE WITHIN THE CHRISTIANA HOSPITAL CAMPUS

**Address:**   Christiana Hospital Campus
Medical Arts Pavilion 2
4735 Ogletown Stanton Rd
Newark, DE 19713

**Size:**   ±13,132 SF

**Price:**   $5,199,000.00

- Elevator Service
- 19 Exam Rooms
- 9 Individual Offices
- 2 Large Back office or conference rooms
- 1 Large Staff Kitchen and Break room
- 1 Large Laboratory
- 9 Bathrooms
- Spacious waiting room with child friendly cut out
- Large reception and front office

**Attached Suite with separate entrance off second floor**

- 3 Exam Rooms
- 1 Office
- 1 Bathroom
- Reception and Waiting Area
- Locked access to main suite

±13,132 SF

**ChristianaCare®** Hospital Campus

SITE

**Bank of America** Newark Corporate Campus

MILLER'S ALE·HOUSE

Churchmans Rd

Cheddar's SCRATCH KITCHEN

58

TD Bank

Ogletown Stanton Rd

4

Chick-fil-A

Wawa

DUNKIN'

metro –diner–

R Blood Bank of Delmarva

**ChristianaCare** | **GoHealth** URGENT CARE

**CENTER POINT PLAZA I**
THE HOME DEPOT · TJ·maxx · ROSS DRESS FOR LESS

**CENTER POINT PLAZA II**
PETSMART · Red Lobster · Olive Garden ITALIAN KITCHEN · GOLF GALAXY Everything for the game.

**SITE**

ChristianaCare

**CHRISTIANA MALL**
TARGET · macy's · Apple · JCPenney · H&M · NORDSTROM

185,586 ADT

Wawa · Wawa · Walgreens · DUNKIN' · BURGER KING · ROYAL FARMS Real Fresh. Real Fast. · RITE AID · CVS pharmacy

ROUTE US 13 · McDonald's · WILMINGTON UNIVERSITY

Wilmington Airport

BIG LOTS! · save a lot

S DUPONT HWY 77,063 ADT

THE HOME DEPOT · planet fitness · Arby's · Wendy's · IHOP · TGI FRIDAYS IN HERE, IT'S ALWAYS FRIDAY

BJ's · Staples · ROSS DRESS FOR LESS

COSTCO WHOLESALE · Michaels

ACME

**CHRISTIANA TOWN CENTER**
BED BATH & BEYOND · Boscov's · Staples · JOANN · five BELOW · OLD NAVY

**CHRISTIANA FASHION CENTER**
REI · BEST BUY · NORDSTROM rack · MARSHALLS · DSW · HomeGoods Be Happy · QDOBA · Starbucks · chili's · SHAKE SHACK · Raymour & Flanigan FURNITURE

Wawa · McDonald's · CHIPOTLE MEXICAN GRILL · at&t · PANDA EXPRESS GOURMET CHINESE FOOD · Walgreens · DOLLAR GENERAL

DUNKIN'

LOWE'S

ShopRite

Giant

Walmart · Applebee's GRILL & BAR

FOOD LION · DOLLAR TREE · Wawa

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff. We are much more than just a real estate brokerage firm – we are a team of experienced, consummate professionals who are dedicated to superb customer service. Partner with us for support from some of the top commercial brokers in Pennsylvania, New Jersey and Delaware.

## ZOMMICK MCMAHON
### COMMERCIAL REAL ESTATE

KNOWLEDGE. INTEGRITY. RESULTS

**MARK TRANI**
e: m.trani@zmcre.com
o: 610.359.1100
c: 302.383.5156

**JEN MEEHAN**
e: jmeehan@zmcre.com
o: 610.359.1100
c: 484.883.3962

1306 Wilmington Pike, Suite A-2
West Chester, PA 19382

610.359.1100

www.zmcre.com