



### PROPERTY DESCRIPTION

**For Lease: A versatile multi-tenant office building situated just off Kirkwood Highway (Route 2) in Wilmington, DE, with easy access to Route 141 and Route 7.** The property offers ample parking, ensuring convenient access for both clients and employees. High visibility signage options are available, providing excellent exposure for businesses. The location benefits from a high traffic volume and is close to a variety of local amenities, making it an ideal choice for a wide range of professional services and businesses seeking a well-positioned and accessible office space.

### AVAILABLE SUITES

- **First Floor - Suite 1**

+/- 3,982 SF fully built out office suite right off Kirkwood Highway (behind Royal Farms). Plenty of natural light, 7-9 offices, large kitchen, ample storage, large reception area, private parking lot and signage opportunity.

Lease Rate: \$16.50/SF + utilities

- **First Floor - Suite 3**

Suite 3 is +/- 1,570 SF with private side entrance, 4 offices and one ADA restroom. Plenty of parking and centrally located right off Kirkwood Highway.

Lease Rate: \$16.50/SF + utilities

- **First Floor - Suite 4**

Suite 4 offers 1,000 SF of open storage space and can be combined with Suite 3 for added flexibility



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	9,978	64,594	164,086
Total Households	3,808	25,307	64,202
Average HH Income	\$71,710	\$75,694	\$81,605
Median Age	40.4	40.2	38.8

For More Information, Contact:

Andy Fox  
afox@dsmre.com  
302.283.1800 Office  
302.229.1304 Cell

Alicia Fox  
alicia@dsmre.com  
302.283.1800 Office  
302.419.5477 Cell

**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
dsmre.com



First Floor - Suite 1



For More Information, Contact:

Andy Fox  
afox@dsmre.com  
302.283.1800 Office  
302.229.1304 Cell

Alicia Fox  
alicia@dsmre.com  
302.283.1800 Office  
302.419.5477 Cell

**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
dsmre.com





First Floor - Suite 3



For More Information, Contact:

Andy Fox  
afox@dsmre.com  
302.283.1800 Office  
302.229.1304 Cell

Alicia Fox  
alicia@dsmre.com  
302.283.1800 Office  
302.419.5477 Cell

**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
dsmre.com



First Floor - Suite 4



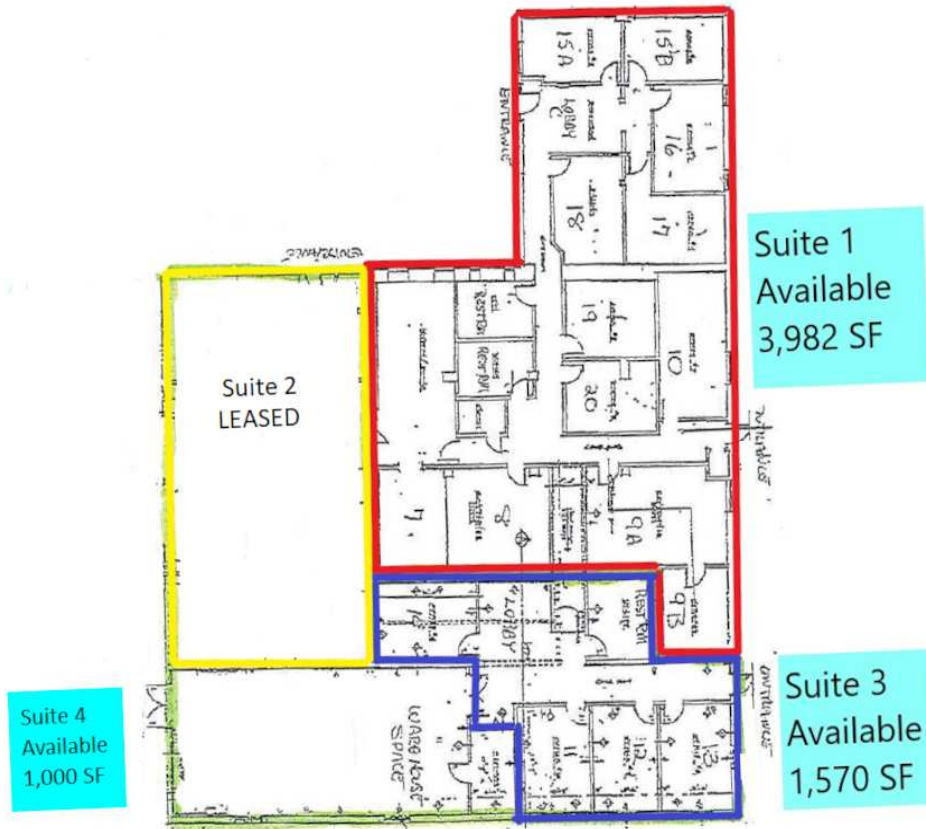
For More Information, Contact:

Andy Fox  
afox@dsmre.com  
302.283.1800 Office  
302.229.1304 Cell

Alicia Fox  
alicia@dsmre.com  
302.283.1800 Office  
302.419.5477 Cell

**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
dsmre.com





For More Information, Contact:

Andy Fox  
afox@dsmre.com  
302.283.1800 Office  
302.229.1304 Cell

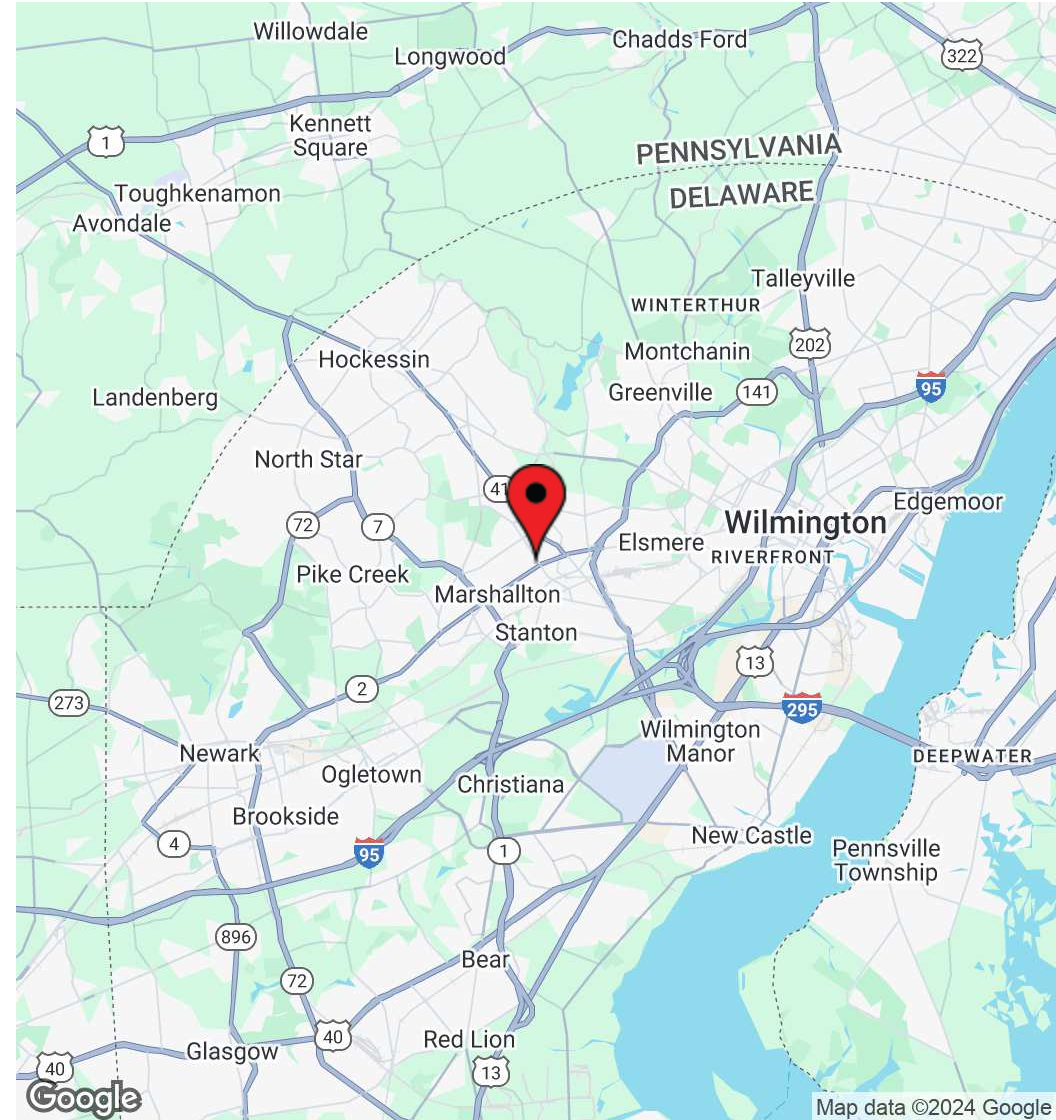
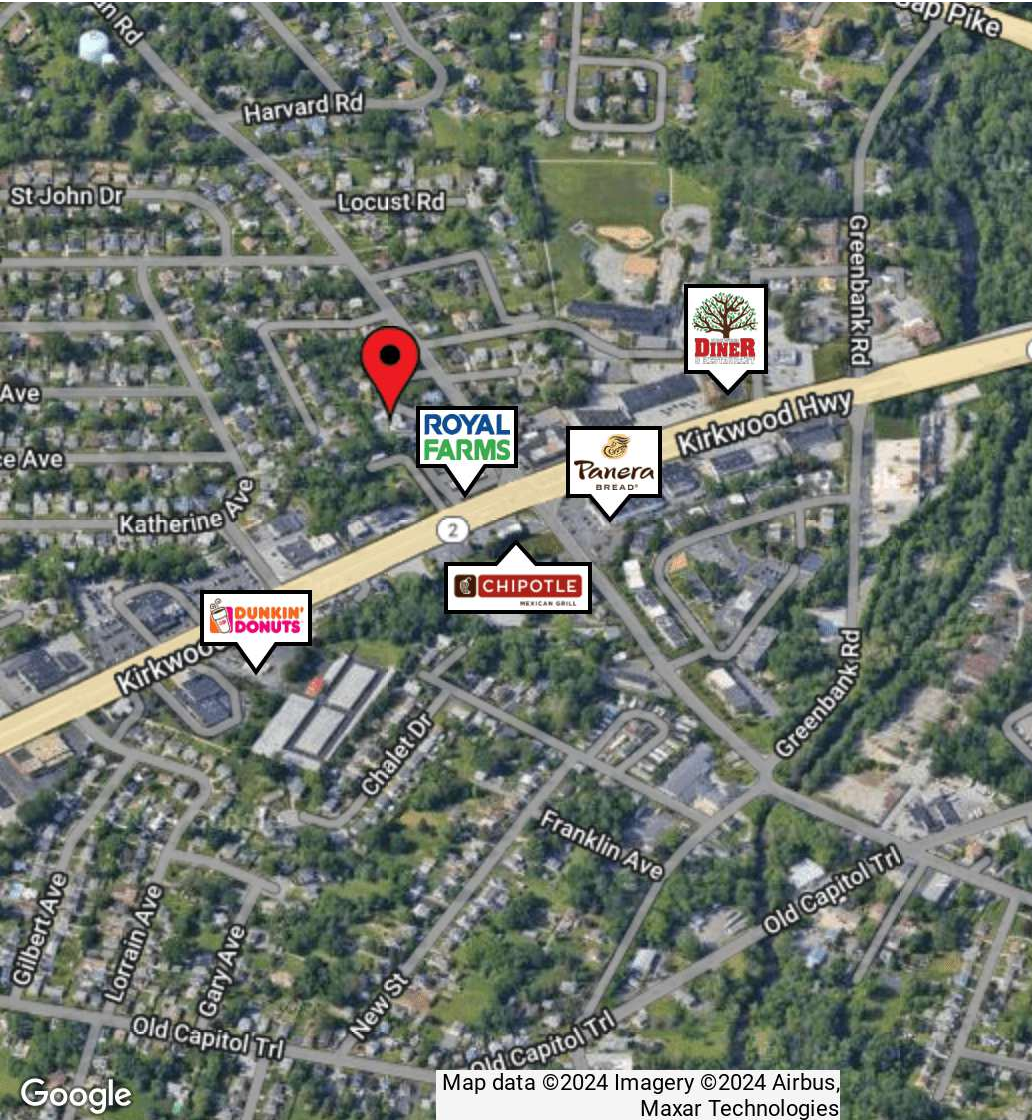
Alicia Fox  
alicia@dsmre.com  
302.283.1800 Office  
302.419.5477 Cell

**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
dsmre.com



2110 Duncan Rd  
Wilmington, DE 19808

# OFFICE SPACE FOR LEASE



For More Information, Contact:

Andy Fox  
afox@dsmre.com  
302.283.1800 Office  
302.229.1304 Cell

Alicia Fox  
alicia@dsmre.com  
302.283.1800 Office  
302.419.5477 Cell

**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
dsmre.com