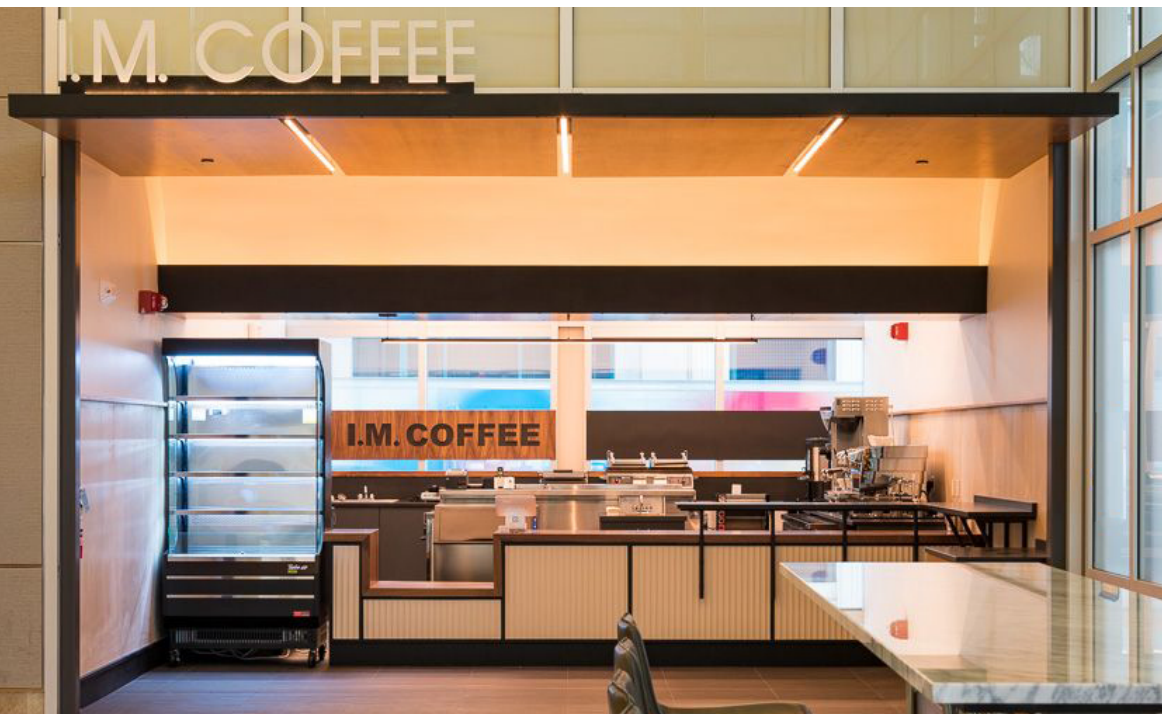


# 1105 1105 N MARKET



# PROPERTY MANAGEMENT

1105 N. Market Street

Property Managed by **BP/G**

Buccini Pollin Group, Inc. is a **privately held, integrated real estate acquisition, development, and management company** co-headquartered in Chevy Chase, Maryland and Wilmington, Delaware. Since 1993, BPG has developed and acquired hotel, office, residential, retail, and parking properties throughout the United States.

BPG has a track record of success across assets valued in excess of \$6.0 billion, including 47 hotels, 7 million square feet of office and retail space, 17 major residential communities, and multiple entertainment venues.

These include Subaru Park, home of the Philadelphia Union Major League Soccer team, and the Chase Fieldhouse, home of the 76ers G-League affiliate, the Delaware Blue Coats. BPG has direct operational experience in multiple markets with a focus on adaptive reuse and mixed-use development, including the 28-acre Lower Hill redevelopment in Pittsburgh, Pennsylvania.

Through a group of affiliated companies, the principals of BPG oversee each phase of a project from acquisition, finance, development, construction, leasing, operations, to disposition. Buccini Pollin Group has over 3,500 employees in 22 states

# PROPERTY FACT SHEET

1105 N. Market Street

## General Site Information

<b>Location:</b>	A 20 story commercial office building located in downtown Wilmington, DE, only a few miles off of 95, 20 minutes south of Philadelphia International Airport.	
<b>Owner:</b>	Buccini/Pollin Group	
<b>Management Group:</b>	BPG Real Estate Services	
<b>VP of Commercial Ops:</b>	Ralph Rossi	(302) 691-4065
<b>VP of Leasing:</b>	Jeffrey Gannett	(302) 691-4067
<b>Property Management:</b>	Tad Hershey	(302) 510-6406

## General Building Information

<b>Architect:</b>	I. M. Pei & Associates
<b>Structural Engineer:</b>	Weiskof Pickworth, Inc.
<b>Mechanical Engineer:</b>	Caretsky & Associates, Inc.
<b>Total R.S.F.:</b>	169,194 RSF
<b>Floor Area:</b>	5,968 RSF most areas
<b>Floors:</b>	20
<b>Year Built:</b>	1971

# PROPERTY FACT SHEET

1105 N. Market Street

## Construction and Building Systems

<b>Structure:</b>	Concrete.
<b>Floor Height:</b>	8'2" floor to ceiling.
<b>Column Spacing:</b>	column free.
<b>Exterior:</b>	Glass tinted windows, concrete.
<b>Window Mullion Spacing:</b>	Varies; typical is 4'
<b>Roof:</b>	4-inch concrete. Fully adhered rubber EPDM membrane roof.
<b>Utilities:</b>	
<b>Electric Distributor:</b>	Delmarva
<b>Water:</b>	City of Wilmington
<b>Sewer:</b>	City of Wilmington
<b>Phone:</b>	Verizon
<b>Telecommunications:</b>	Comcast/Verizon
<b>HVAC:</b>	2 cooling towers, 600 tons total, 28 VAV's in the Annex, floor boxes and dampers in all other areas.
<b>Elevators:</b>	5 cable passenger elevators and 2 hydraulic.
<b>Plumbing:</b>	4" Main for domestic water service. Electric hot water distribution. Galvanized steel and copper piping.
<b>Electrical:</b>	Dual feed from 2 different substations, 1300 KVA.
<b>Building Automation:</b>	Tri-M system and Trane newly installed as part of the boiler/cooling tower upgrades in 2014.

## Emergency Systems

<b>Fire Systems:</b>	Siemens Powertronics MXL system, monitored by DataWatch.
<b>Tenant Fire Systems:</b>	None.
<b>Lighting:</b>	Emergency lighting in stairs, corridors and exits for egress lighting. 120/277 v fluorescent lighting.
<b>Generator:</b>	30 KW, diesel, 2 - 10 gallon tanks, life safety.
<b>Security Systems:</b>	DataWatch card access system on all exterior doors, on site contracted Security Company 24/7.

# PLAZA ENTRANCE

1105 N. Market Street



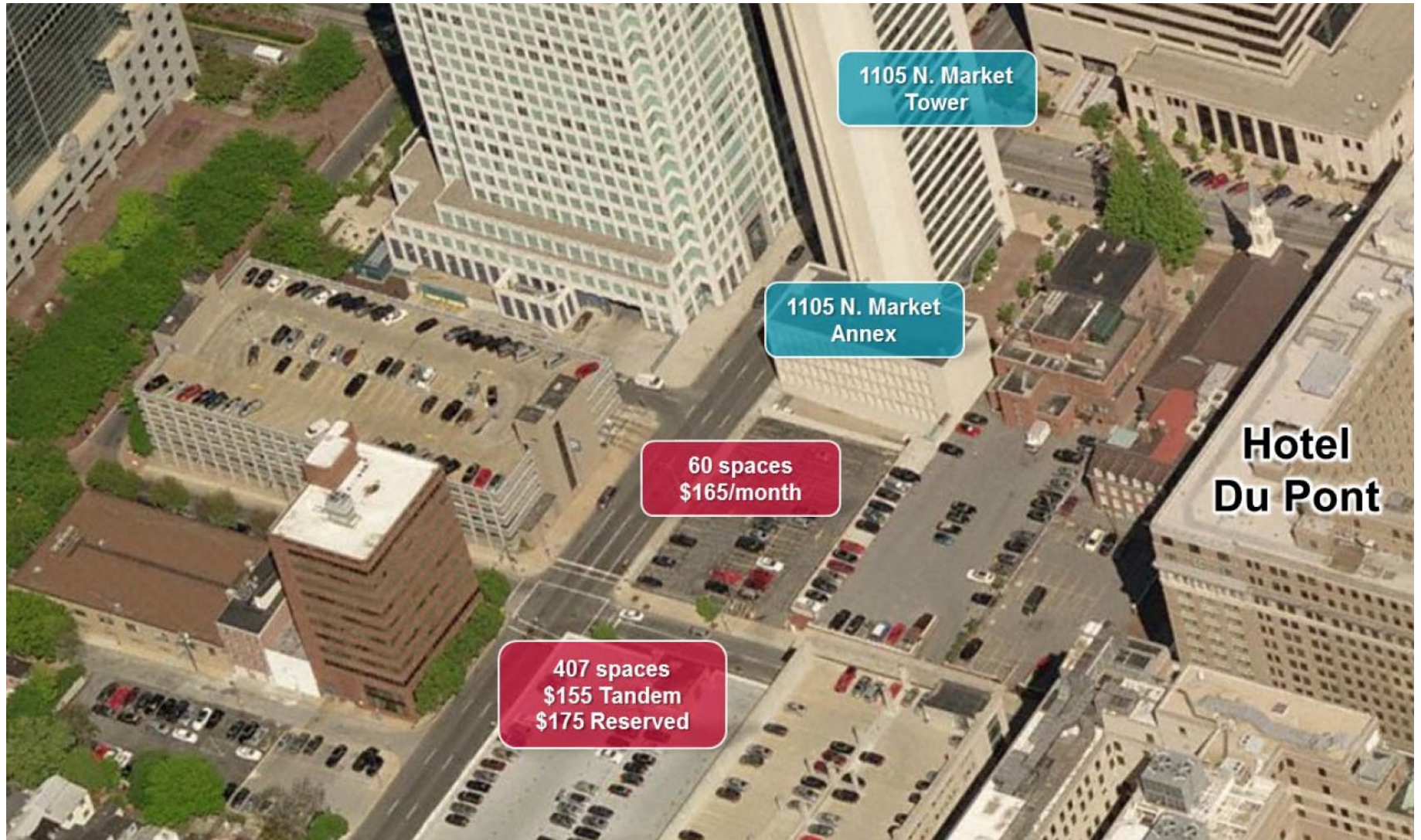
# STACKING PLAN

1105 N. Market Street

	MECHANICAL PENTHOUSE		
20	OCCUPIED 5,968		
19	AVAILABLE 12/1/2025 5,968		
18	OCCUPIED 3,000	OCCUPIED 2,768	
17	OCCUPIED 5,968		
16	OCCUPIED 5,968		
15	OCCUPIED 5,968		
14	OCCUPIED 5,968		
13	OCCUPIED 5,968		
12	OCCUPIED 5,968		
11	OCCUPIED 5,968		
10	VACANT 5,968		
9	OCCUPIED 3,283	OCCUPIED 2,685	
8	OCCUPIED 2,734	OCCUPIED 3,234	
7	OCCUPIED 5,968		
6	OCCUPIED 5,968		
5	OCCUPIED 3,945	OCCUPIED 1,778	
4	VACANT 3,000	OCCUPIED 2,968	
3	OCCUPIED 5,968		
2	OCCUPIED 4,600	OCCUPIED 1,468	
1	OCCUPIED 5,968		
Mezzanine	Open to below		
Lobby	OCCUPIED 3,857		

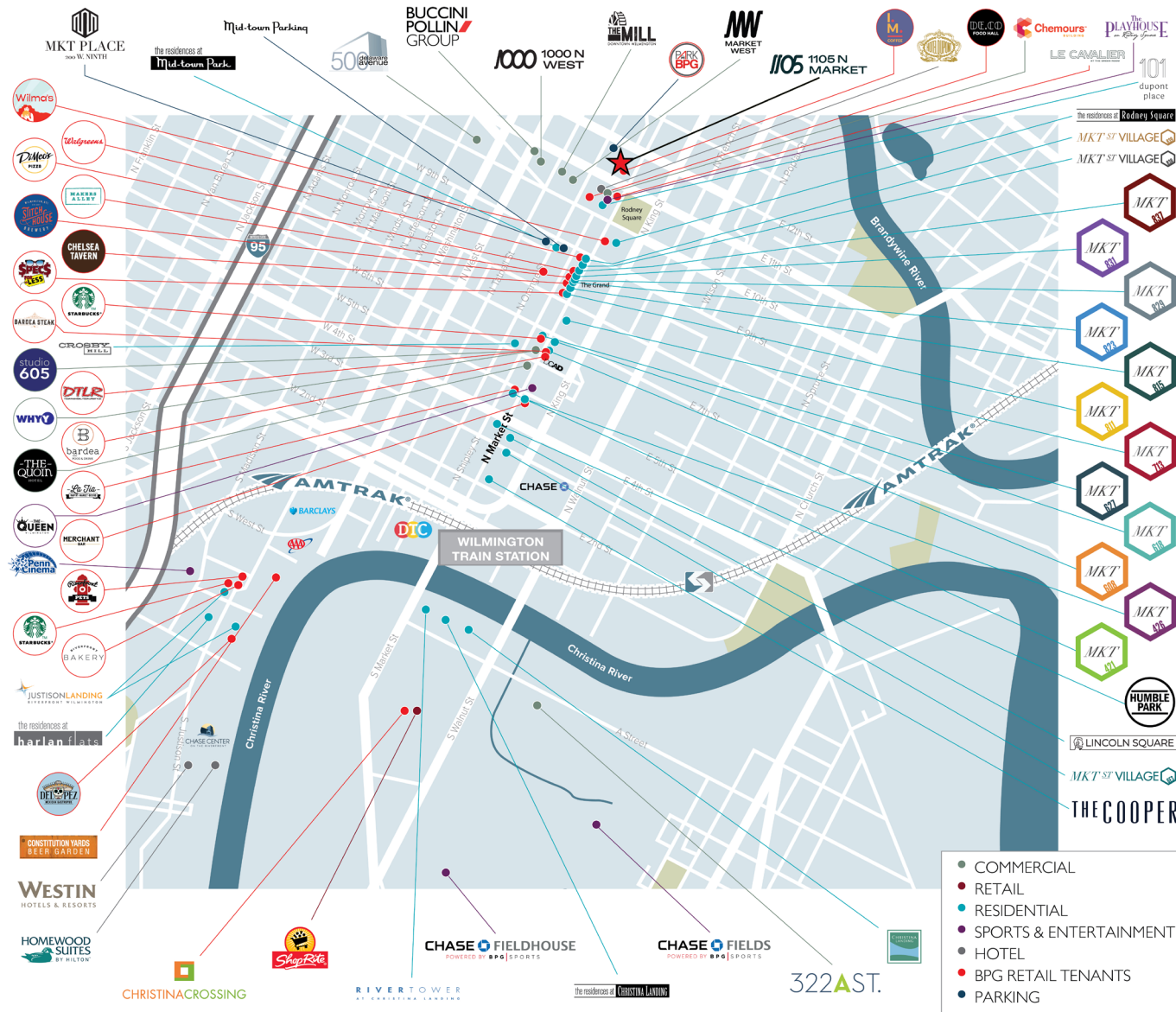
# BUILDING PARKING

1105 N. Market Street



# AMENITIES MAP

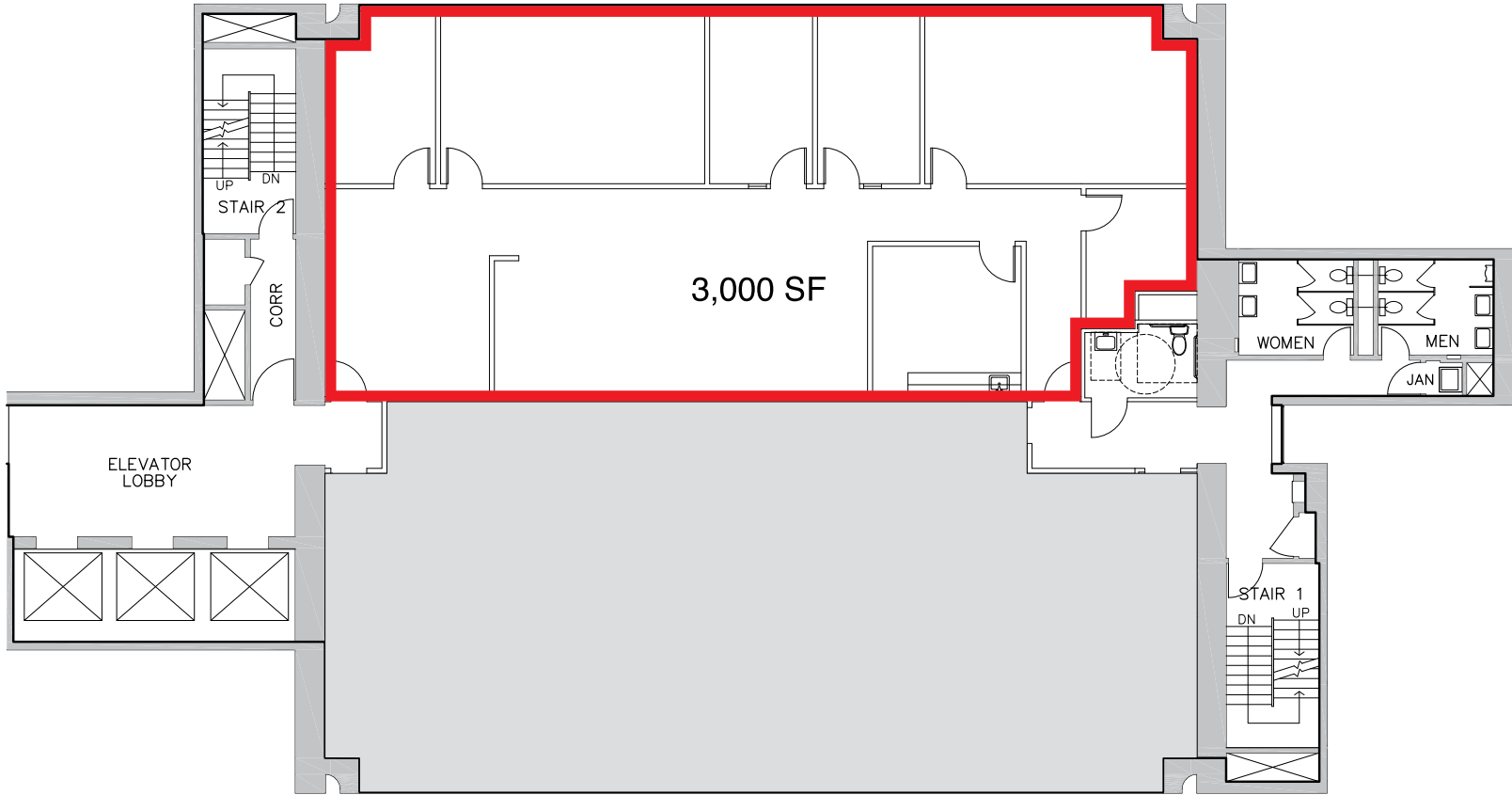
1105 N. Market Street





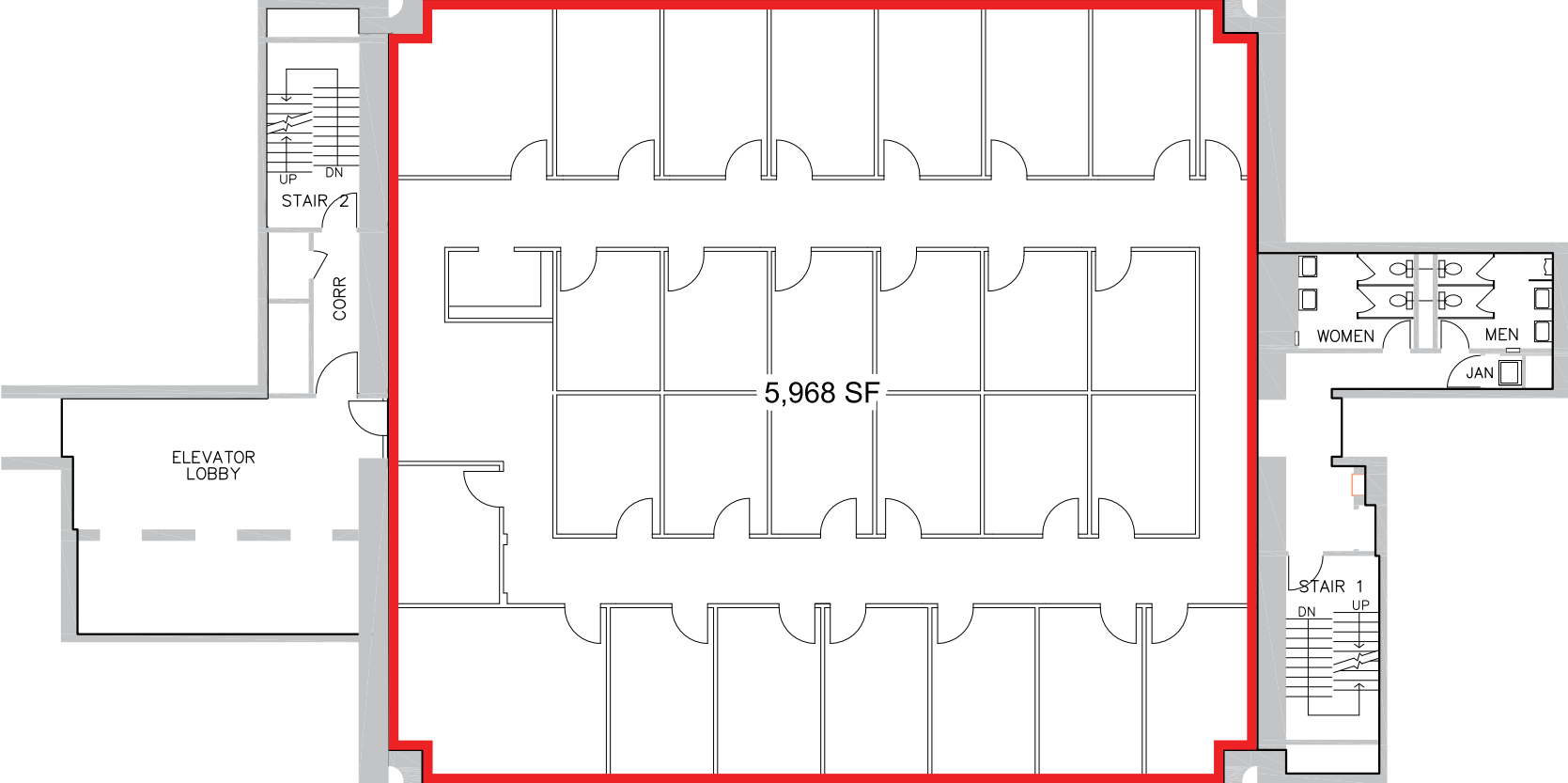
# 4<sup>TH</sup> FLOOR - 3,000 SF

1105 N. Market Street



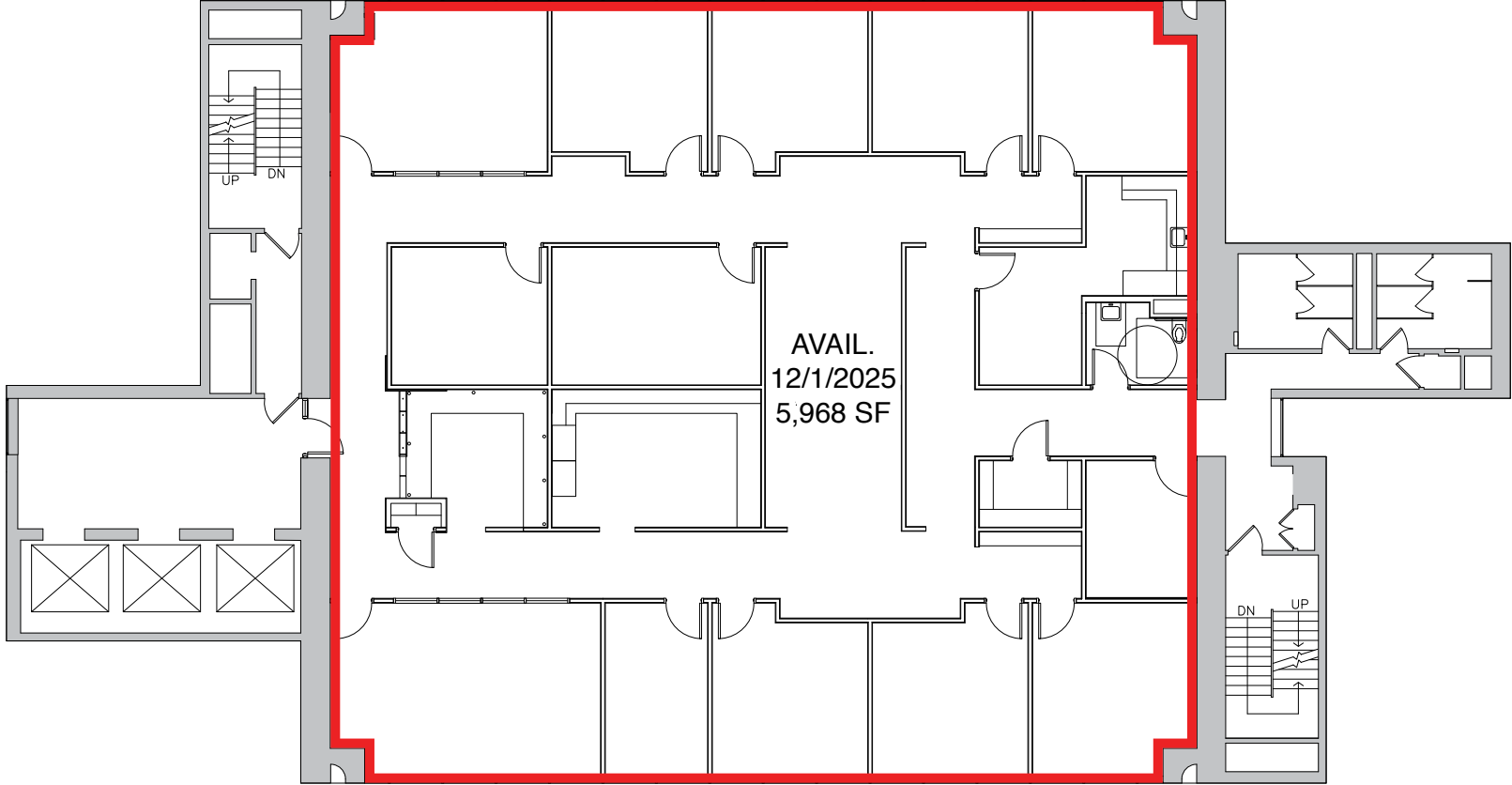
# 10<sup>TH</sup> FLOOR - 5,968 SF

1105 N. Market Street



# 19<sup>TH</sup> FLOOR - 5,968 SF

1105 N. Market Street



19<sup>TH</sup> FLOOR • AVAILABLE 12/1/2025 • 5,968 SF

# CONTACT

1105 N. Market Street

VirtusREA.com

## **Jeffrey Gannett**

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