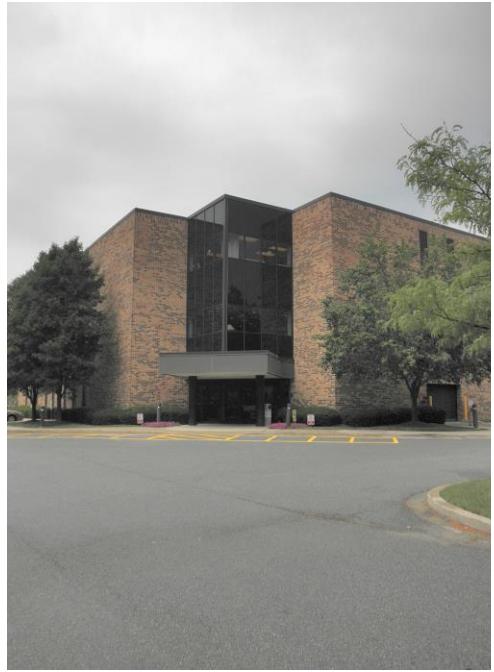


LEASE

Mill Creek Professional Center
4512 Kirkwood Hwy.
Wilmington, Delaware 19808

Physician
Owned &
Managed

Medical/General Office



Property Overview

- **+/-43,200 sf. Professional Building**
- **Space Available:**
Suite 101 - +/-2,850rsf
Suite 201 - +/-4,810rsf
Suite 302 - +/-1,369rsf
Suite 303 - +/-2,572rsf
- **Lease Rate:**
\$27.50/rsf. Full-Service
- **Amenities:**
Full Time maintenance crew onsite. Multiple elevators – stretcher accessible, laboratory, conference room and kitchenette, projector and monitor available to tenants and owners.
- **Local Area:**
 - Minutes away from I95 & Hospital
 - Excellent parking all around
 - In very close proximity to several restaurants and shopping areas
 - Just minutes away from I95, Rt.1.

Demographics at a Glance (2019)

Demographics	1 Mile	3 Mile	5 Mile
Population	9,966	68,650	188,087
Households	4,046	27,897	70,419
Avg. Household Income	\$78,385	\$83,932	\$87,904

The information presented is believed to be accurate, but the users must verify it for their own satisfaction. Price and availability are subject to change without prior notice. The Seller's broker, any cooperating broker, and any salesperson working with either are representing the Seller's best interests and have fiduciary responsibilities to Seller, but are obligated to treat all parties fairly.

Contact:

John Roach

roach@musicommercial.com

Office: 302-594-1000 x102

Fax: 302-594-1005

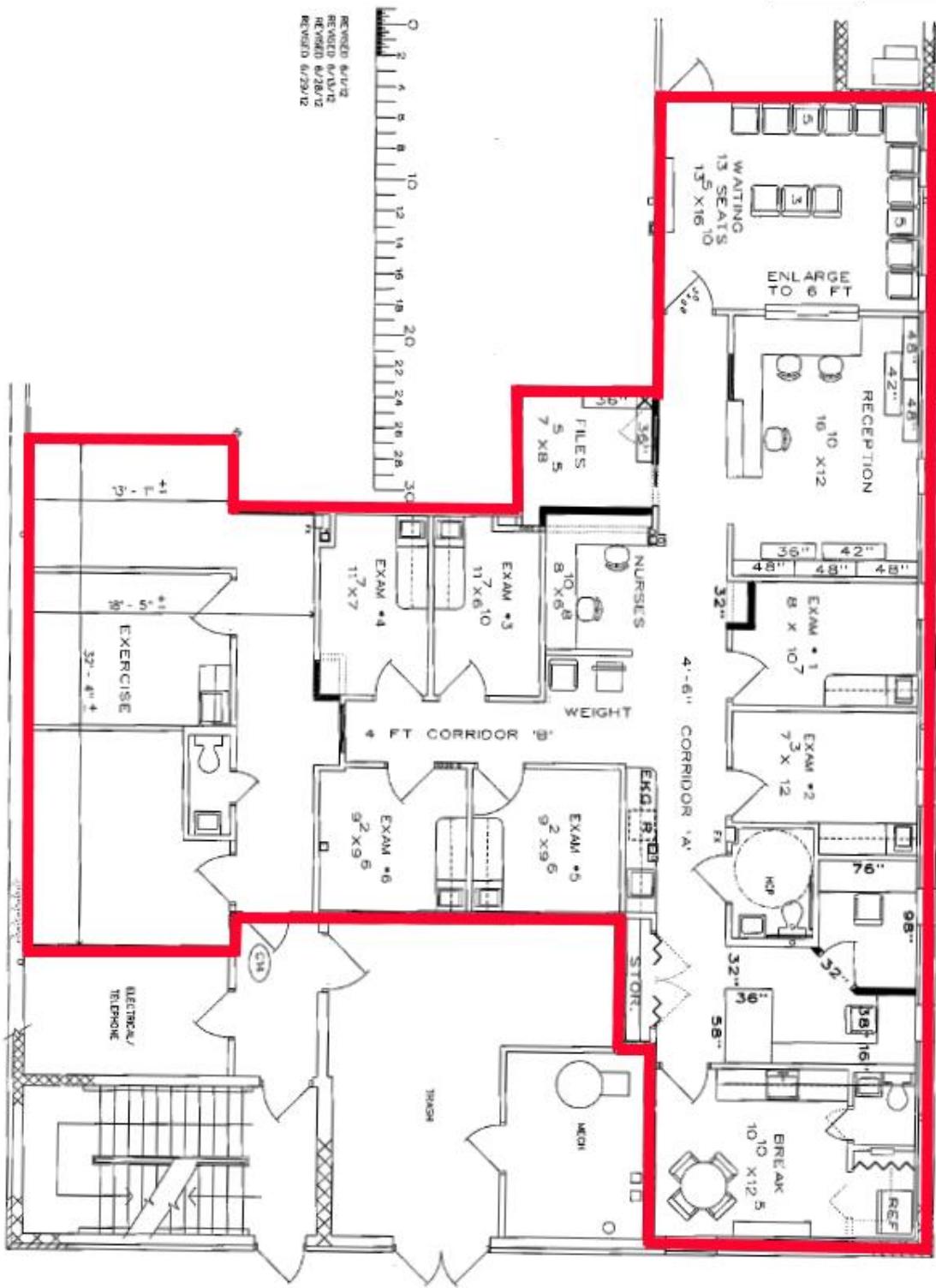
Musi Commercial Properties, Inc

**5700 Kennett Pike
Centreville, DE 19807
musicommercial.com**



Available Space

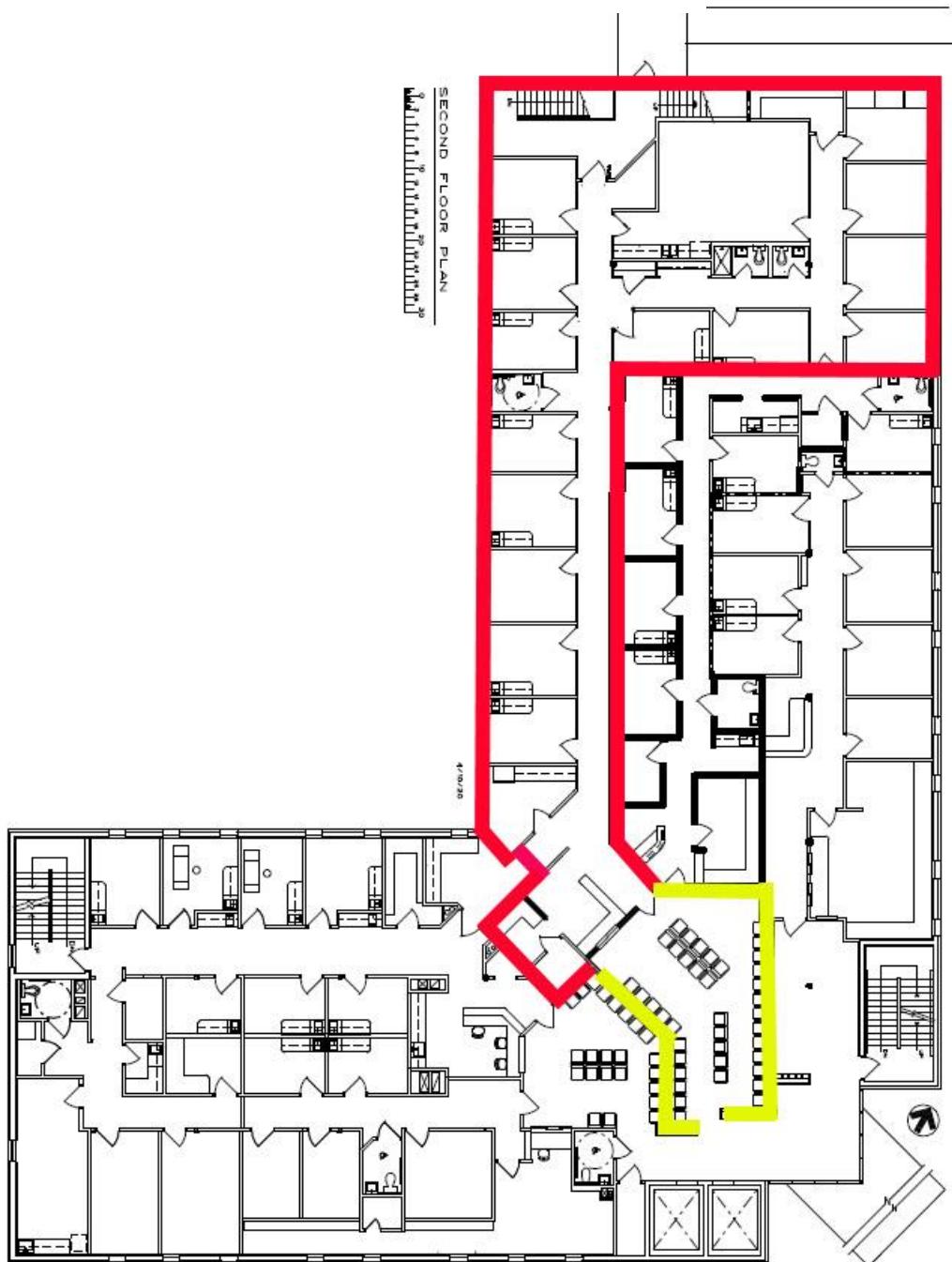
**Suite 101
+/-2,850 rsf**



Available Space

Second Floor

Suite 201
+/-4,810rsf



Available Space

Third Floor

