

620 CHURCHMANS ROAD



BUILDING THE FUTURE OF HEALTH AND WELLNESS IN NEWARK

The Delaware Center for Health and Wellness at 620 Churchmans Road offers three stories of recently-constructed, state-of-the-art medical office space in an ideal Newark location.

THE
COMMONWEALTH
GROUP



620 CHURCHMANS ROAD

Overview:

- 40,539 SF Class A office building
- Three stories
- New construction, built in 2018
- 13,513 SF floorplates
- Two 3,500 lb elevators adequate to accommodate gurneys
- 189 parking spaces, approximately 4.5/1,000 SF

Building Features:

- High end, state of the art finishes throughout the common areas
- Energy efficient LED lighting, recessed lighting, occupancy sensors and other energy efficient upgrades
- Ceramic tile and feature walls along with modern common area bathrooms.
- Sustainable, energy efficient building systems

Location Highlights:

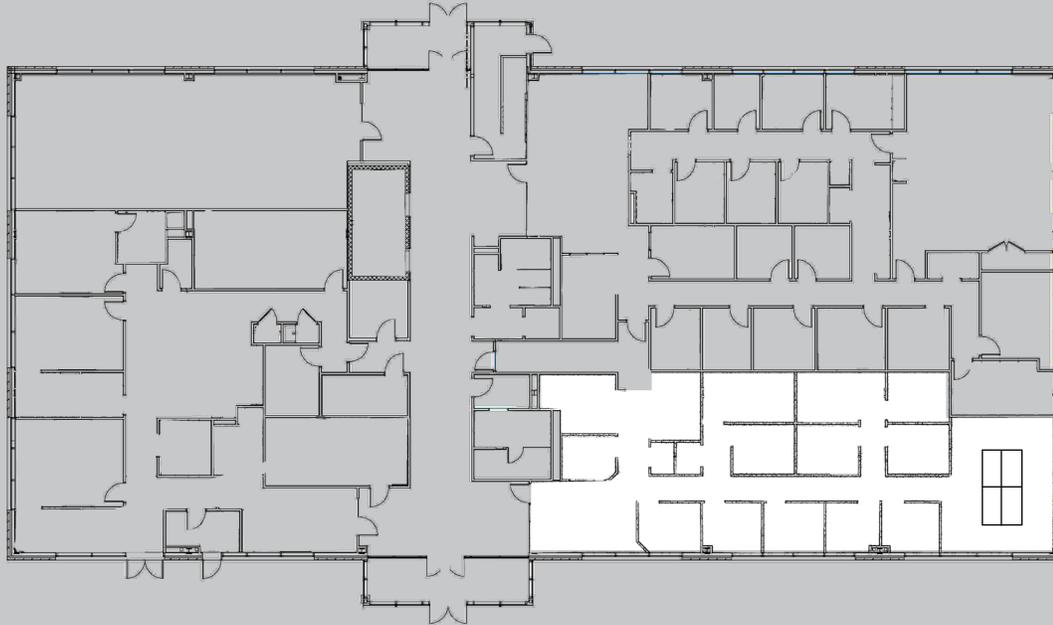
- Numerous nearby dining venues, hotels and shopping centers including the Christiana Mall, Christiana Fashion District and Cabelas
- Unparalleled access to major highways including I-95, I-295, Routes 1, 7, 4, 273, 141 and 13
- Three minutes to Christiana Hospital
- On-site DART Transit stop
- Walking paths and Christina River access

Neighboring Tenants:

- The Birth Center
- Pain and Sleep Center of Delaware
- Delaware Institute for Reproductive Medicine
- Family Chiropractic



Availabilities



FLOOR 1

2,460 SF

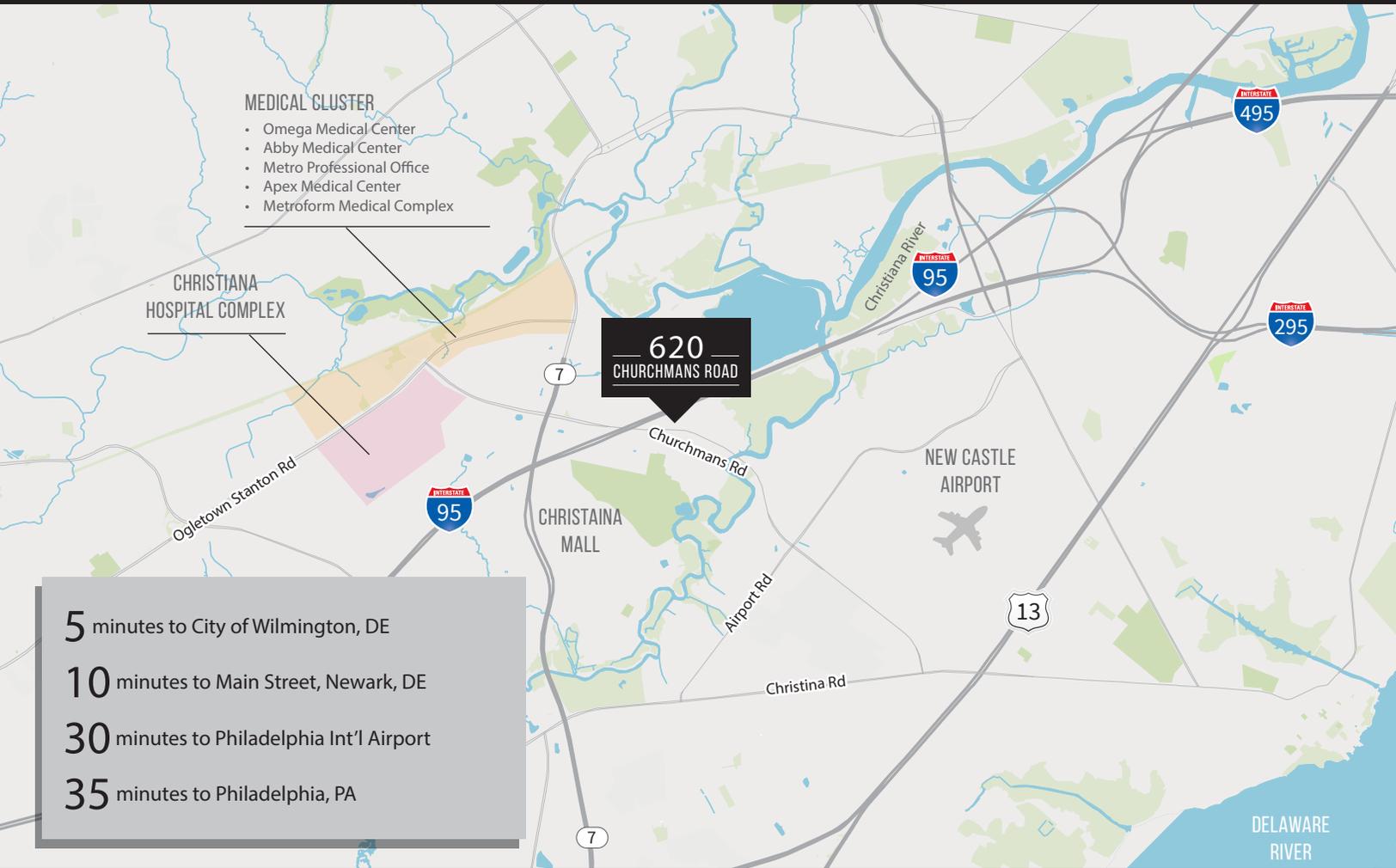


FLOOR 2

5,267 SF

divisible to 1,500 SF

IDEAL LOCATION AND PROXIMITY



- 5 minutes to City of Wilmington, DE
- 10 minutes to Main Street, Newark, DE
- 30 minutes to Philadelphia Int'l Airport
- 35 minutes to Philadelphia, PA

SELECT NEARBY AMENITIES:

- | | | | | |
|--|--|--|---|--|
| <ul style="list-style-type: none"> Eat and Drink • Starbucks • Cheesecake Factory • Brio Italian Grille • Panera Bread • Bahama Breeze • Shake Shack • Chili's • Zoe's Kitchen • Red Robin | <ul style="list-style-type: none"> • Famous Dave's BBQ • Seasons Pizza <p>Shopping</p> <ul style="list-style-type: none"> • Christiana Mall • Christiana Fashion District • Cabelas • ACME Markets • Home Depot • Target | <ul style="list-style-type: none"> • Wallgreens • Nordstroms • CVS • Costco • Dick's Sporting Goods • REI • Best Buy • Old Navy <p>Hotels</p> <ul style="list-style-type: none"> • Sheraton | <ul style="list-style-type: none"> • Holiday Inn Express • Hampton Inn & Suites • TownPlace Suites by Marriott • Ramada Inn • Courtyard by Marriott <p>Other Highlights</p> <ul style="list-style-type: none"> • New Castle Airport • Christiana Hospital • Coventry Ridge Park | <ul style="list-style-type: none"> • Banning Regional Park • Cavalier's Country Club • Casino at Delaware Park • Edge Fitness • Planet Fitness • Wells Fargo Bank • M&T Bank • TD Bank |
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