

# NEUROSCIENCE & SURGERY CENTER

774 CHRISTIANA ROAD  
NEWARK, DE 19713



**NAI** Emory Hill

**MAJOR PRICE REDUCTION | NOW \$750,000**

Class A Medical Office Condo for Sale or Lease  
Presented by NAI Emory Hill

# Property Information

Neuroscience & Surgery Center consists of a 2-building medical condominium complex. Centrally located near the I-95/Route 1 intersection and is within a mile of the Christiana Hospital. The building is well-maintained inside and out and offers a welcoming lobby with natural light as well as beautifully landscaped grounds.

Neuroscience & Surgery Center is only minutes from downtown Wilmington. This location allows easy access to Philadelphia and the Baltimore-Washington area via-I-95, as well as the New Jersey Turnpike. Amtrak service is nearby, and the Philadelphia International airport is within easy driving distance.

## Current Availability

Suite 103: 5,000 +/- SF

Sale Price: ~~\$1,050,000~~

**Major Price Reduction! Now \$750,000**

Lease Rate: Negotiable

- Located on first floor of Building A
- Shell Condition
- Condo Fees: \$3,669.40- includes reserve contribution
- Real Estate Taxes 2025: \$7,023.78



# Property Highlights

**Ownership/Condominium:** Neurology Neuroscience Real Estate LLC

**Building Information:**

Two class A medical office condominium buildings, built in 2005  
Building A: 70,000 +/- RSF  
Building B: 30,000 +/- RSF

**Amenities:**

On-site management/maintenance  
Public transportation accessible

**Current Occupants:**

Advanced Foot & Ankle Care  
Advanced Plastic Surgery Center  
Burke Dermatology  
Delaware Neurosurgical Group  
Delaware Neuroscience Specialists  
Delaware Outpatient Center for Surgery (DOCS)  
First State Endocrinology  
Interventional Spine Pain Consultants  
Nouveau Medispa

**Parking:**

400+ surface parking spaces

**HVAC:**

Multi-zone water source heat pump

**Electric:**

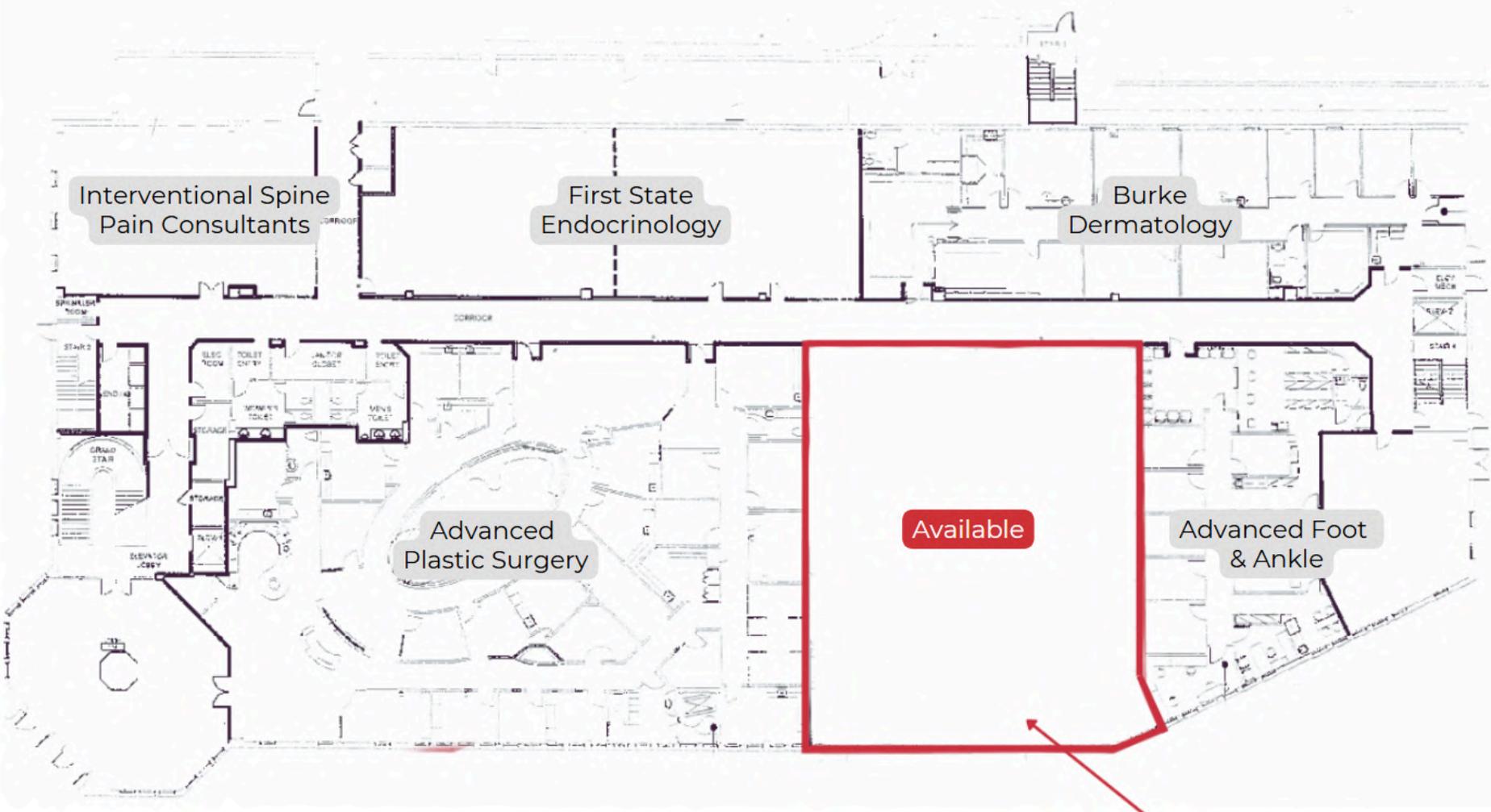
277/480 volt service to building, individual service sized to meet condo owner/tenant requirements

**Telecommunications:**

Building serviced by Comcast & Verizon

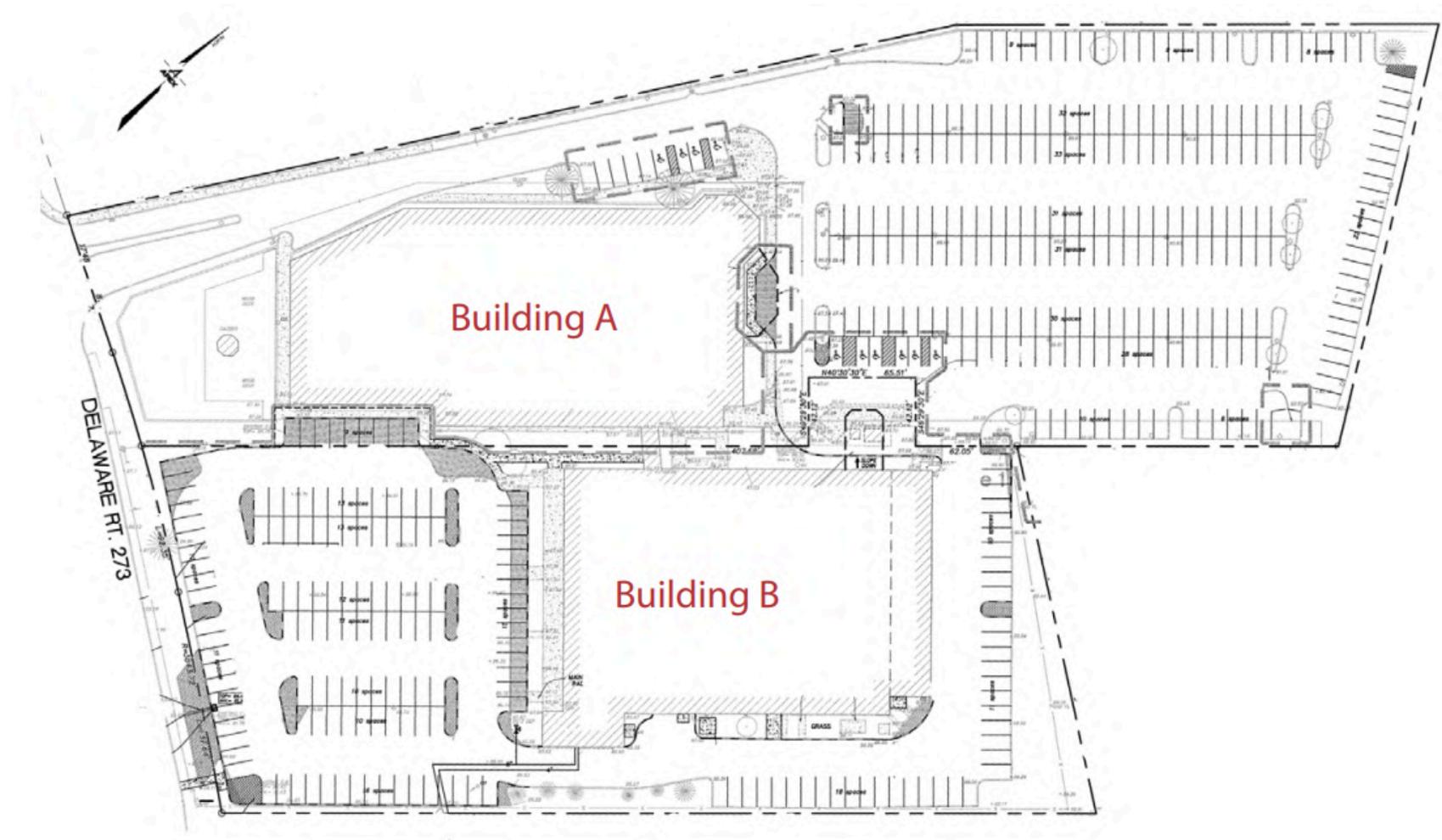


# First Floor Building "A"



Suite 103 - 5,000 SF

# Site Plan





**Neuroscience & Surgery Center**

Distance to \_\_\_\_\_

Christiana Hospital.... 1.5 Miles

I-95.....0.7 Miles

New Jersey.....14 Miles

Philadelphia.....35 Miles

Baltimore.....60 Miles

Washington.....100 Miles

## Contact Information

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