

The Tower at Avenue North

▶ The Future is Here



100k SF Class A office space covering 12 floors

1800 Concord Pike, Wilmington, DE, 19083



THE TOWER AT AVENUE NORTH

The Tower at Avenue North brings the future of the workplace to Wilmington. A ground-up development consisting of 100k SF Class A office space covering 12 floors. Strategically positioned in a keystone location that is poised for continued growth, the Tower builds on the already-thriving Avenue North development.



Master planned, mixed-use community integrated office, multi-family, retail, and hotel offerings with paramount amenities



Brand exposure beyond 'the 9-5', with signature options visible to over 50,000 vehicles per day and continuous foot traffic



Forward-looking architecture designed as a beacon for productivity and professionalism



Crafted with advanced 'people-first' measures for health and safety that top talent demands

THE GROVE AT AVENUE NORTH

The Tower sits conveniently at the entrance to The Grove at Avenue North, A meticulously designed streetscape reminiscent of a European village, The Grove features amenity driven retail offerings including fast casual eateries and fine dining with an emphasis on outdoor seating. Architectural details can be seen throughout including world class catenary lighting, various water features, as well as hardscaped roadways and sidewalks. All just steps away from your future office space.



TRANSFORM YOUR **WORKPLACE**

If we are to truly transform the way we work, we need to transform the places where we work.

Healthy, sustainable workplaces offer the most profound opportunity for cost savings. New construction builds the infrastructure to support efficient systems integration, optimize air quality and thermal comfort, and leverage technologies to create spaces where people can do their best work. The Tower at Avenue North offers:

- Charging station for electric vehicles
- Energy efficient glass
- VRF HVAC systems
- Living green walls
- Premier outdoor spaces
- 14'6" slab to slab heights
- Floor-to-ceiling windows for optimal daylighting



Sample Floor Plan

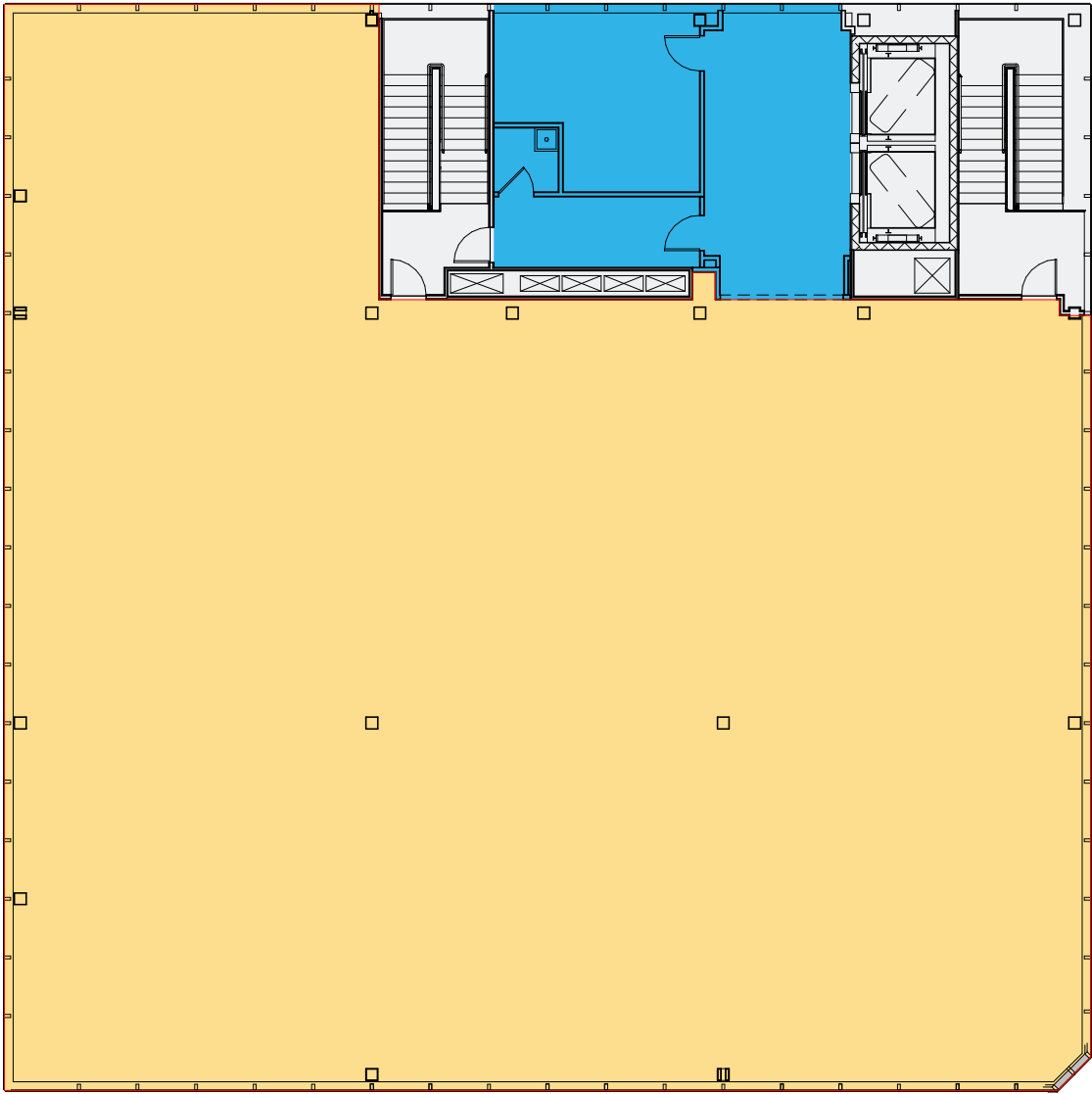
12th Floor - 8,061 SF

Stake your claim in a true build-to-suit opportunity to fit your business needs. Available suites range in size, with expandable floorplate options for larger users and the ability to accommodate a 25k SF floor plate.

Useable Area

Non Rentable

Common Area



The Tower at AVENUE NORTH



**LIVE, WORK,
PLAY, DINE,
& SHOP**

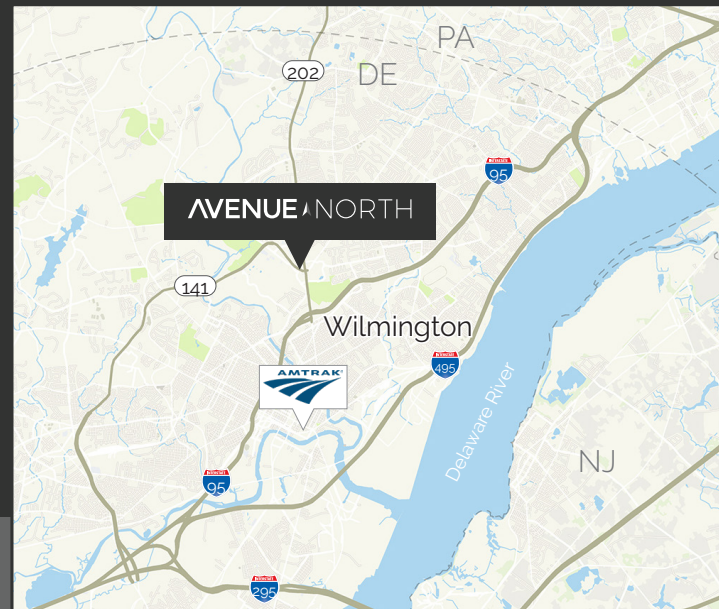
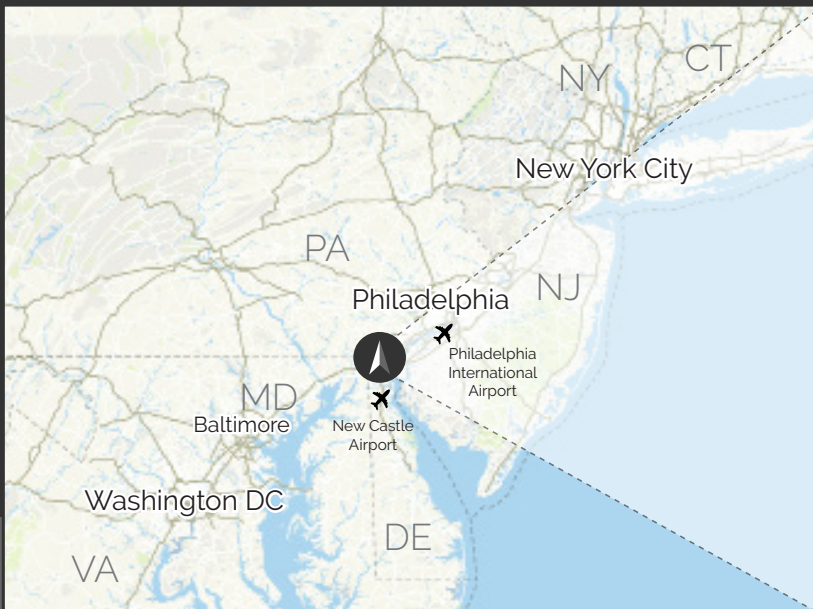
**ALL HERE AT
AVENUE NORTH.**

100K SF Office Tower and
50k SF of Premier Retail
space currently under
construction.

Second phase to include
luxury residential
apartments.

**Exceptional
regional location**

- New York City **128 miles**
- Washington DC **111 miles**
- Baltimore **77 miles**
- Philadelphia **32 miles**
- Philadelphia Int'l Airport **21 miles**
- New Castle Airport **14 miles**



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