

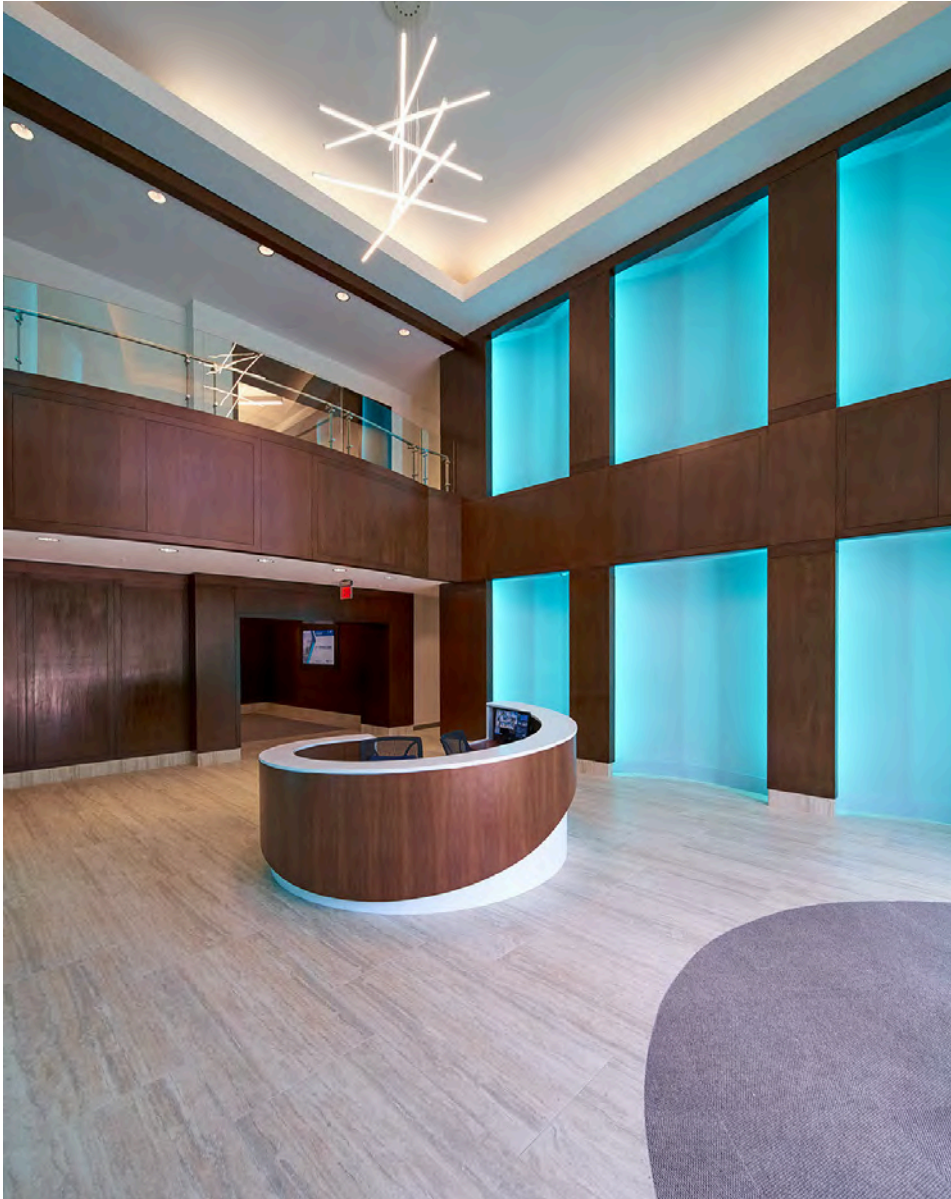


NAI Emory Hill

Little Falls Centre
Wilmington, Delaware

Class A Office
Presented by NAI Emory Hill

Property Features



Little Falls Centre consists of two, four-story serpentine shaped office buildings, **Little Falls One**, and **Little Falls Two**. Each building contains approximately 100,000 SF.

The exterior of the front of the buildings is a neoclassical façade of granite pre-cast and blue-green glass facing Wilmington, with a garden-like courtyard between the two buildings.

The exterior rear of the buildings is a curtain wall of semi-reflective blue-green glass facing the golf course.

The interior of the buildings are fully sprinklered with a smoke detection system, have 9' finished ceilings, parabolic lighting, and full height mahogany, and solid core doors with lever handles. Each building has a two-story marble lobby with revolving doors and mahogany and bronze trim, and are served by two high-speed elevators with custom cabs of wood and brass. There are on-site, uniformed security officers and electronic card-key access systems, as well as alarm monitoring systems.

Little Falls Centre is situated on Centerville Road near Lancaster Pike (Route 48), only minutes from downtown Wilmington. This location allows easy access to Philadelphia and the Baltimore-Washington area, as well as the New Jersey Turnpike. Amtrak service is nearby, and the Philadelphia International Airport is within easy driving distance.

Property Address:	2711 Centerville Rd, Wilmington, DE - Building I 2751 Centerville Road, Wilmington, DE - Building II
Ownership:	Centreville Associates
Description:	Two 4-story Class A Office Buildings: +/- 100,000 RSF per building Serpentine shaped; granite and glass buildings Built in 1985
Floors:	4 Floors: +/- 25,000 RSF per floor
Amenities:	Two high-speed passenger elevators / 1 freight elevator per building 9' ceiling heights Dock loading On-site cafe & fitness center On-site management/maintenance Common conference rooms Public transportation accessible
Security Features:	On-site uniformed security offers Electronic card-key access systems Alarm monitoring systems
Parking:	600+ surface parking spaces / pending parking garage to include approx. 500 covered parking spaces
HVAC:	Multi-zone water source heat pump
Electric:	277/480 volt service to building, individual service sized to meet tenant requirements
Telecommunications:	Buildings serviced by Comcast & Verizon
Generators:	2 generators supporting life safety equipment 2 generators supporting 2nd & 3rd floors of Building 1





Little Falls I

2nd Floor

2nd Floor Test Fit
+/- 2,500 SF Shell Space



Little Falls II

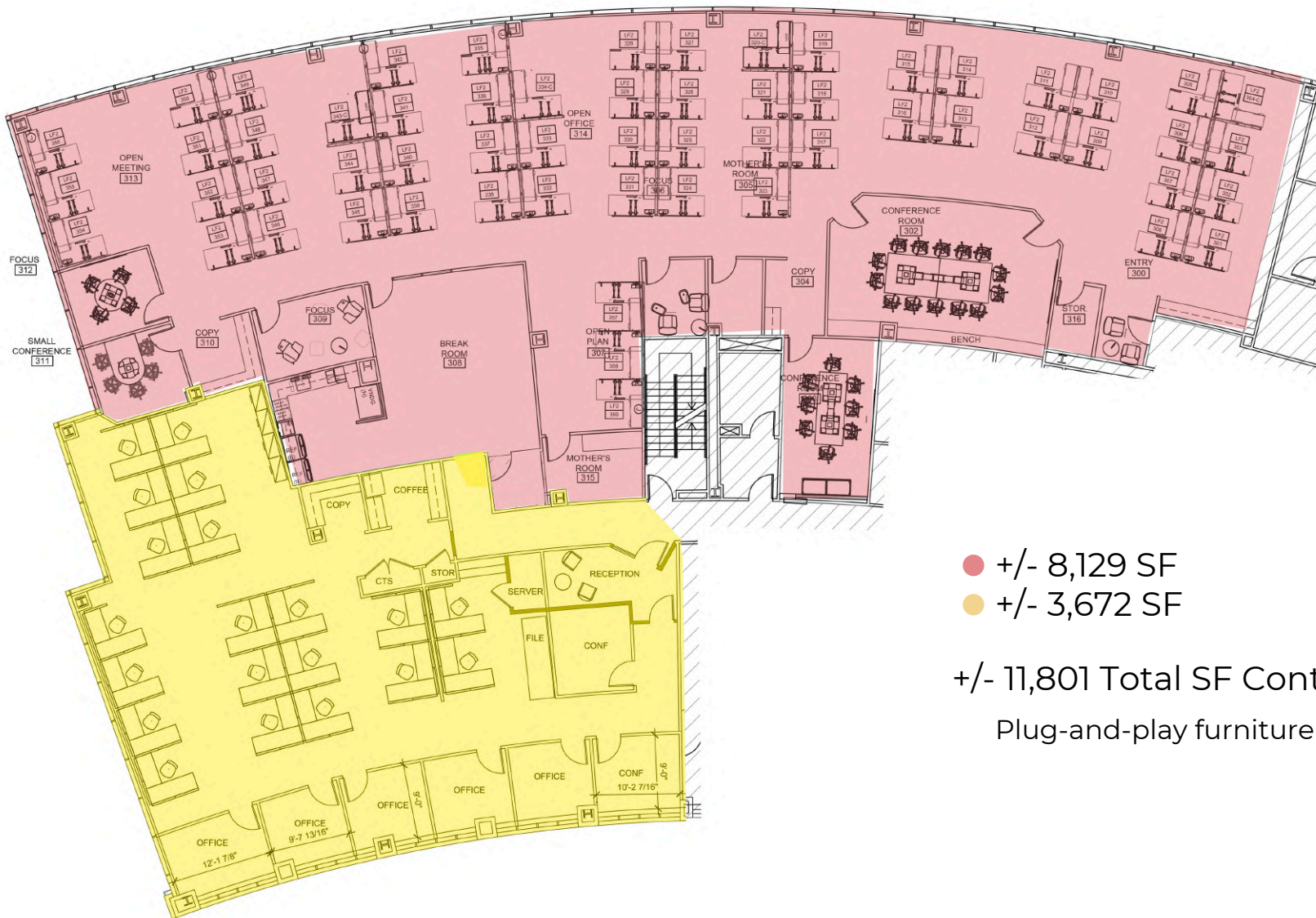
2nd Floor

+/- 2,362-10,864 SF Divisible
Plug-and-play furniture available



Little Falls II

3rd Floor



● +/- 8,129 SF

● +/- 3,672 SF

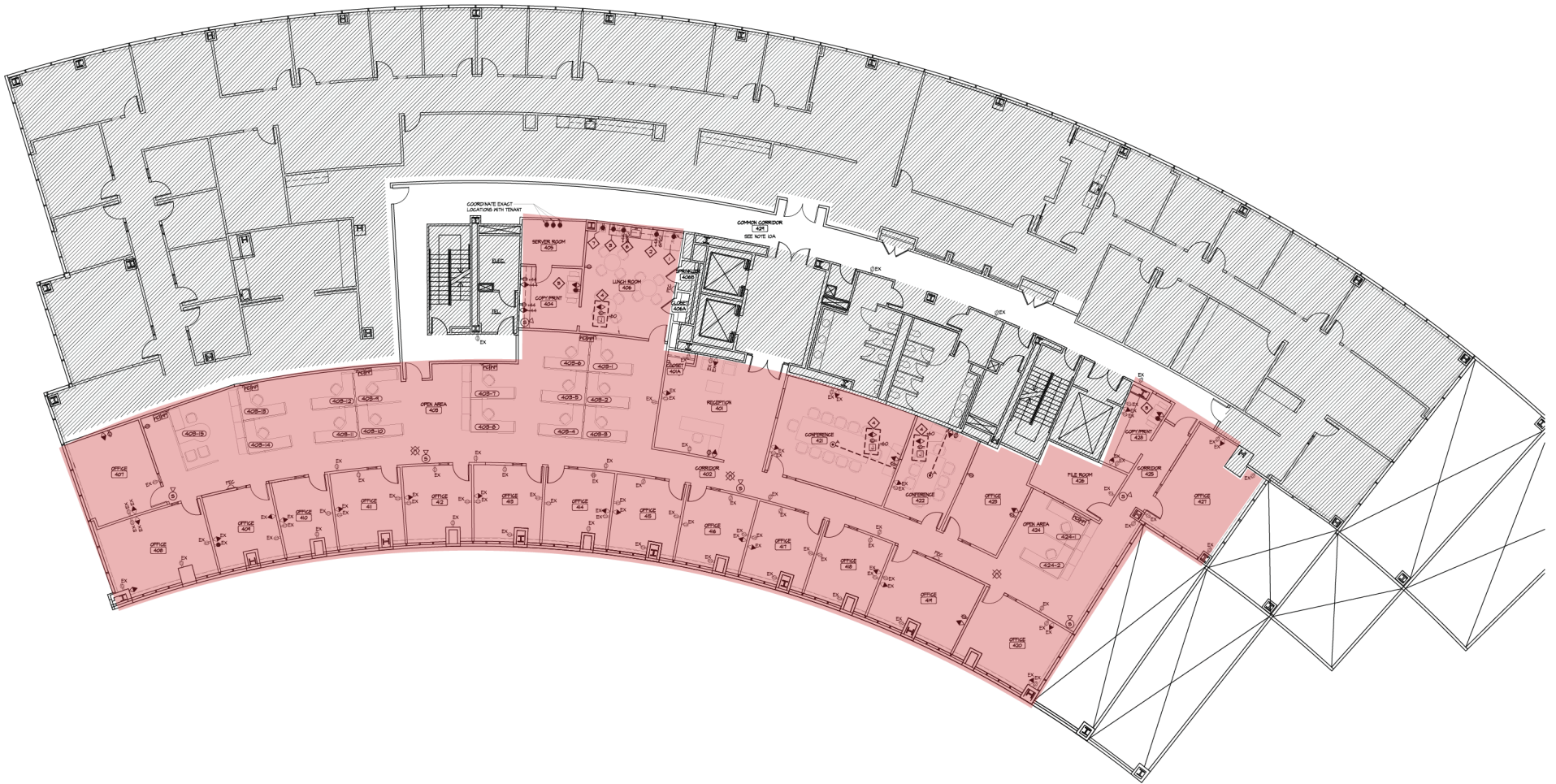
+/- 11,801 Total SF Contiguous

Plug-and-play furniture available

Little Falls II

4th Floor

● +/- 9,468 SF Available



Little Falls Centre

Parking Garage



+/- 26,500 SF of office space on the 6th floor of an approved parking garage building to be constructed.

Will feature scenic views of beautiful countryside and the City of Wilmington.

Proposed parking garage to include approximately 550 covered parking spaces.

Little Falls Centre

Proposed Rooftop Deck



Join accounting firms, law firms,
management consulting,
financial institutions, financial
services, and insurance
providers.

Gunnip & company LLP
Certified Public Accountants and Consultants



Location Overview

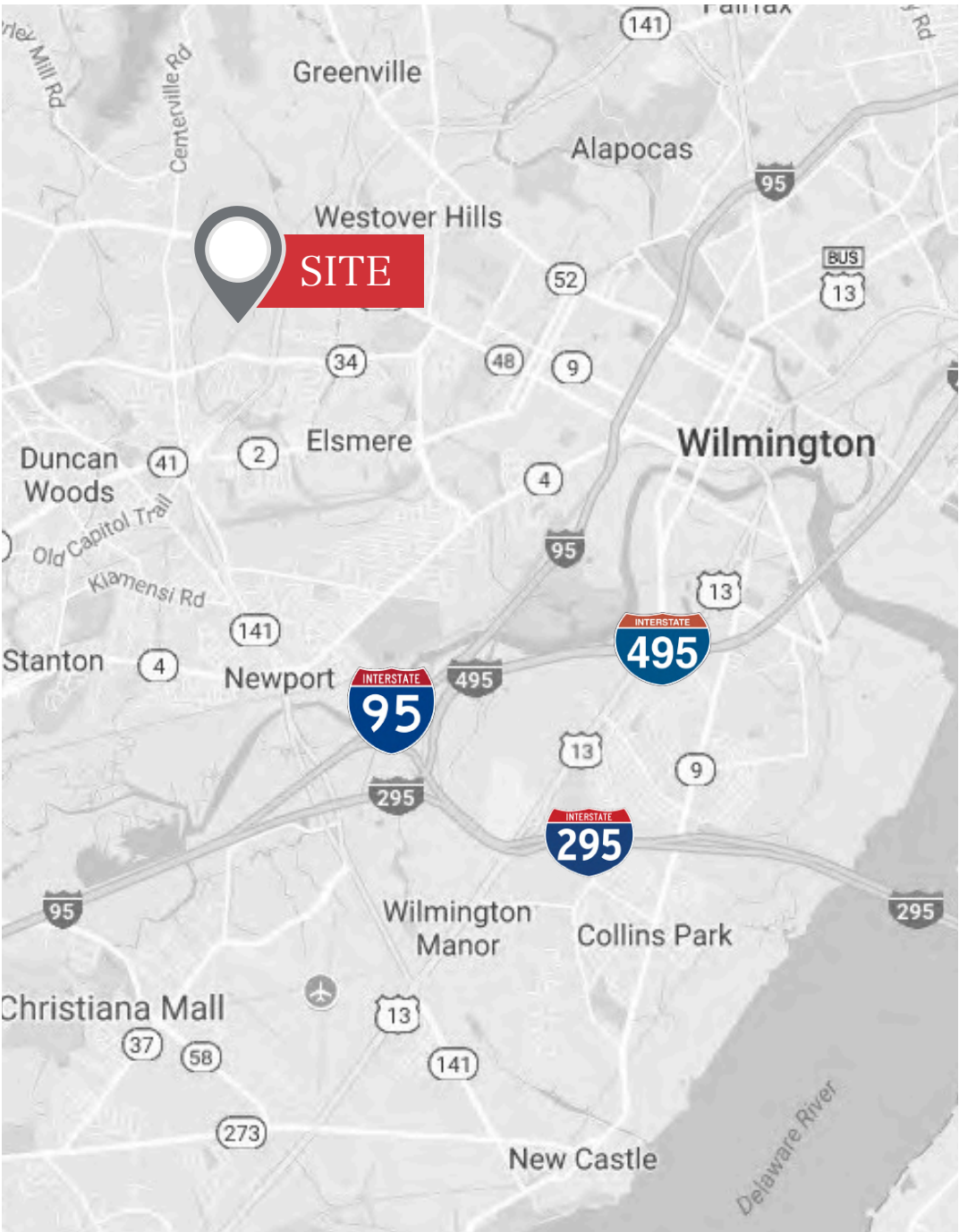
Little Falls is conveniently located in the heart of New Castle County, just off Lancaster Pike (48) and near the intersection of Route 141. This prime location offers easy access to Hockessin, Greenville, I-95, downtown Wilmington, and nearby amenities, including restaurants, shopping centers, and professional services. Its strategic position provides excellent connectivity to the greater Wilmington area and major regional hubs.

Little Falls Centre to:

Greenville, DE.....	3 miles	Philadelphia.....	25 miles
Wilmington CBD...	5 miles	Baltimore.....	60 miles
New Jersey.....	8 miles	Washington.....	100 miles

Nearby Dining, Services & Shopping

Capers & Lemons	ALO Blow Beauty Bar
Wegman's	ChristianaCare-GoHealth
McGlynn's Pub	Engage Personal Training
First Watch	Maura Grace Boutique
kaffe KARMA	Janssen's Market
La Tolteca	



Contact Information

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