



**6 Denny Road
Wilmington, DE 19809**

**Professional Office Suites
FOR Lease**

Property Overview

Full service office building. There are no additional hidden fees or charges. This is a 3 story building with ample parking and elevator served. Alarmed building with camera surveillance in and around the building for added protection. Owners are on premises and they keep this property in Great Shape! Please contact listing agent for floor plans or to schedule a tour of the building. Strategically located off of I-495 Exit 4B. Only 18 miles to Philadelphia International Airport, 27 miles to Center City Philadelphia and 3.5 miles to Center City Wilmington but sits just outside of the City Limits (no city taxes).

Highlights

- Easy Access to I-495
- 3.5 Miles to Center City Wilmington, DE
- 18 Miles to Philadelphia International Airport
- 27 Miles to Center City Philadelphia, PA
- Ample Parking
- Out of City Limits (No City Taxes)
- Newly Renovated and in Brand New Condition
- Elevator Served
- Premier Suites
- Landlord is on premises

Four Suites Left for Lease

Available Space: 1,069 & 385, 3,361, 1,963 & 672

Rentable Square feet

Asking Price: \$26.00/square foot.

Rent is shy of phone and Internet Only!

No hidden fees or charges!

Full service = Rent includes water, sewer, electricity, property insurance, property taxes, common area maintenance & office cleaning.



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/Owner'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.

For More Information Please Contact:

Mitri Habash, CCIM, MICP
302-218-3025
Habash@HabashCommercial.com

www.HabashCommercial.com
Sales | Leasing | Property Management | Business Brokerage

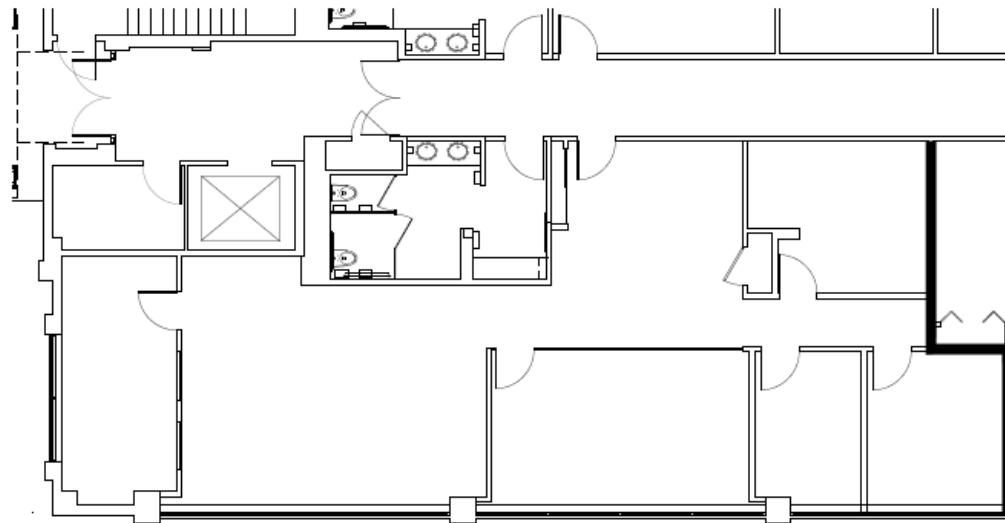
Habash Commercial Realty

205 Philadelphia Pike,
Wilmington, DE 19809
(302) 544-9144

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/Owner'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.

**6 Denny Road
Wilmington, DE 19809**

Floor Plan - Suite 100- 1,963 Rentable Square feet



Suite 100
Not to Scale



Key Plan
Not to Scale

**Suite 100
1963 RSF**

**6 Denny Road
1st Floor Plan**
Project No 100668.07
Drawn By STAFF
Date 10/02/12

Mitchell Associates
One Avenue of the Arts
Wilmington DE 19801-5047

302 594 9400
Fax 302 656 7926
www.mitchellai.com

Architecture
Interior Design
Environmental Graphics
Recognition Design

© Mitchell Associates, Inc. 2012. All Rights Reserved.



Habash Commercial Realty

205 Philadelphia Pike
Wilmington, DE 19809
(302) 544-9144

For More Information Please Contact:

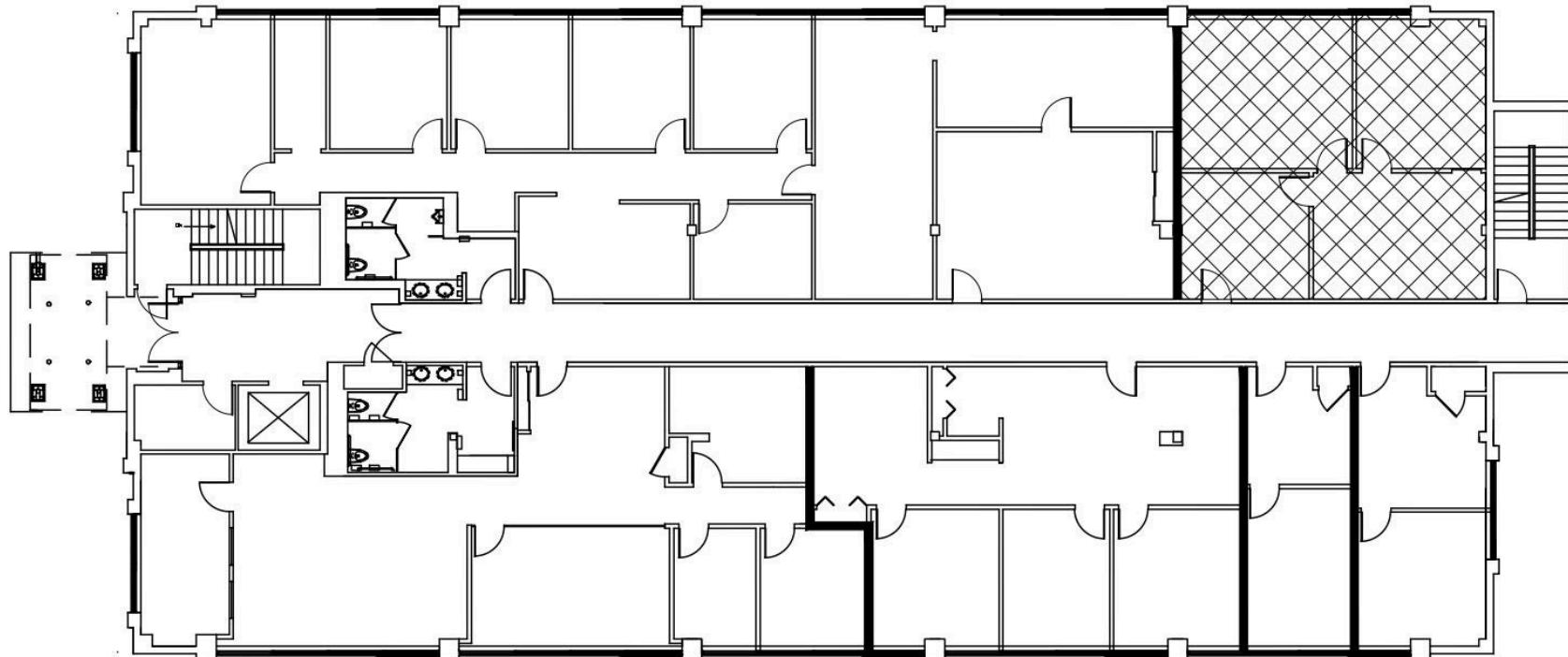
Mitri Habash, CCIM, MICP
302-218-3025
Habash@HabashCommercial.com

www.HabashCommercial.com
Sales | Leasing | Property Management | Business Brokerage

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/Owner'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.

**6 Denny Road
Wilmington, DE 19809**

Floor Plan - Suite 109 - 1,069 Rentable Square feet



Key Plan
Not to Scale

For More Information Please Contact:

Mitri Habash, CCIM, MICP
302-218-3025
Habash@HabashCommercial.com

www.HabashCommercial.com
Sales | Leasing | Property Management | Business Brokerage

Habash Commercial Realty

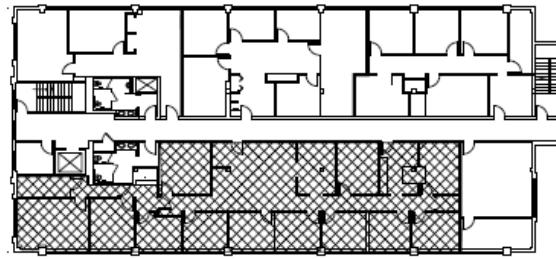
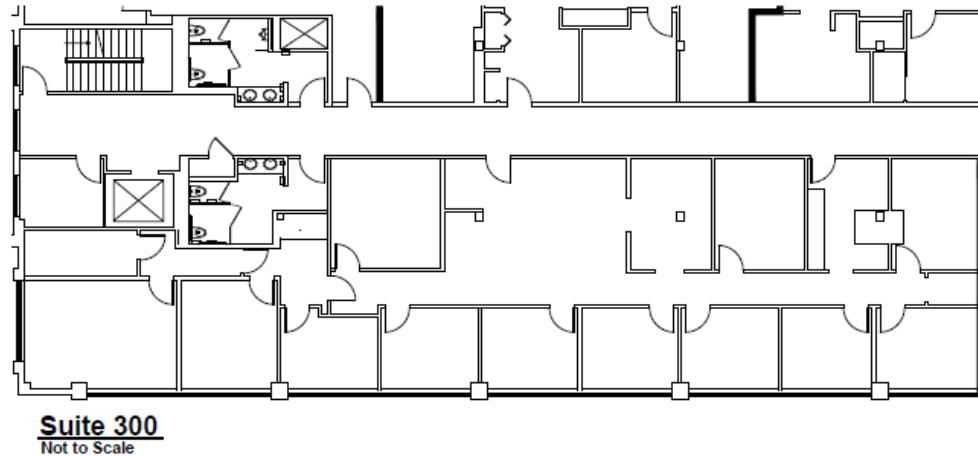
205 Philadelphia Pike
Wilmington, DE 19809
(302) 544-9144

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/Owner'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.

6 Denny Road

Wilmington, DE 19809

Suite 300 - 3,661 Rentable Square feet



**Suite 300
3661 RSF**

**6 Denny Road
3rd Floor Plan**

Project No	10066.07
Drawn By	STAFF
Date	10/02/12

Mitchell Associates
One Avenue of the Arts
Wilmington DE 19801-5047

302 594 9400
Fax 302 656 7926
www.mitchellai.com

Mitchell
Architecture
Interior Design
Environmental Graphics
Recognition Design

©Mitchell Associates, Inc. 2012. All Rights Reserved.

For More Information Please Contact:

Mitri Habash, CCIM, MICP
302-218-3025
Habash@HabashCommercial.com

www.HabashCommercial.com
Sales | Leasing | Property Management | Business Brokerage

Habash Commercial Realty

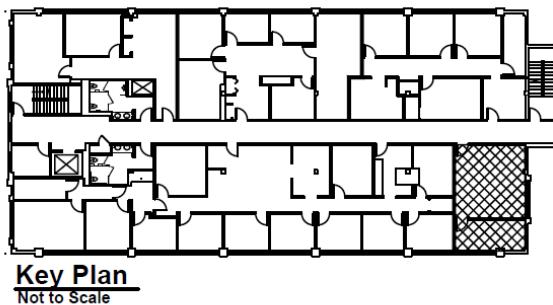
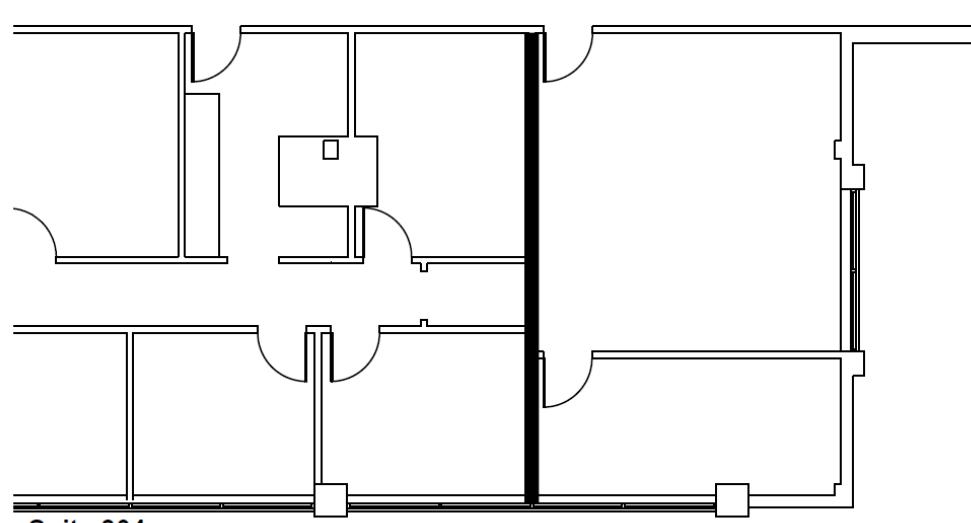
205 Philadelphia Pike
Wilmington, DE 19809
(302) 544-9144

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/Owner'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.

6 Denny Road

Wilmington, DE 19809

Suite 304 - 672 Rentable Square feet



**Suite 304
672 RSF**

**6 Denny Road
3rd Floor Plan**
Project No 10066.07
Drawn By STAFF
Date 10/02/12

Mitchell Associates
One Avenue of the Arts
Wilmington DE 19801-5047
302.594.9400
Fax: 302.656.7326
www.mitchellai.com

Mitchell
Architecture
Interior Design
Environmental Graphics
Recognition Design

© Mitchell Associates, Inc. 2012 All Rights Reserved.

For More Information Please Contact:

Mitri Habash, CCIM, MICP
302-218-3025
Habash@HabashCommercial.com

www.HabashCommercial.com
Sales | Leasing | Property Management | Business Brokerage

Habash Commercial Realty

205 Philadelphia Pike
Wilmington, DE 19809
(302) 544-9144