

FOR LEASE

Fox Run Business Park And Build To Suit Land

OFFICE / BUILD TO SUIT LAND | 2500-2540 WRANGLE HILL ROAD | BEAR, DE 19701



OFFERING SUMMARY

Available SF:	561 - 8,206
Typical Floor Size:	+/- 16,000 SF
Number Of Floors:	2
Build To Suit Opportunities	From 39,140 SF
Year Built:	2500 in 2002, 2520/2540 in 2007
Total SF	97,288 SF
Renovated:	2013
Building 2500 Available	19,597 SF
Building 2520 Available	6,981 SF
Building 2540 Available	0 SF

PROPERTY OVERVIEW

The Fox Run Business Park is currently comprised of three 2-story office buildings. There are suites currently available for lease, between 561 SF and 8,206 SF. Three additional building totaling +/- 195,740 SF are approved to be built. Major tenants include Studio JAED Architects, NVR mortgage and the State of Delaware.

LOCATION OVERVIEW

Convenient access to major highways, including I-95, routes 72, 896 and Route 40. Close to several retail and fitness amenities and well-established labor market.



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CORPORATE OFFICES

234 North James Street
Newport, DE 19804
302.999.0708

LEASING INQUIRIES

Matt Guers
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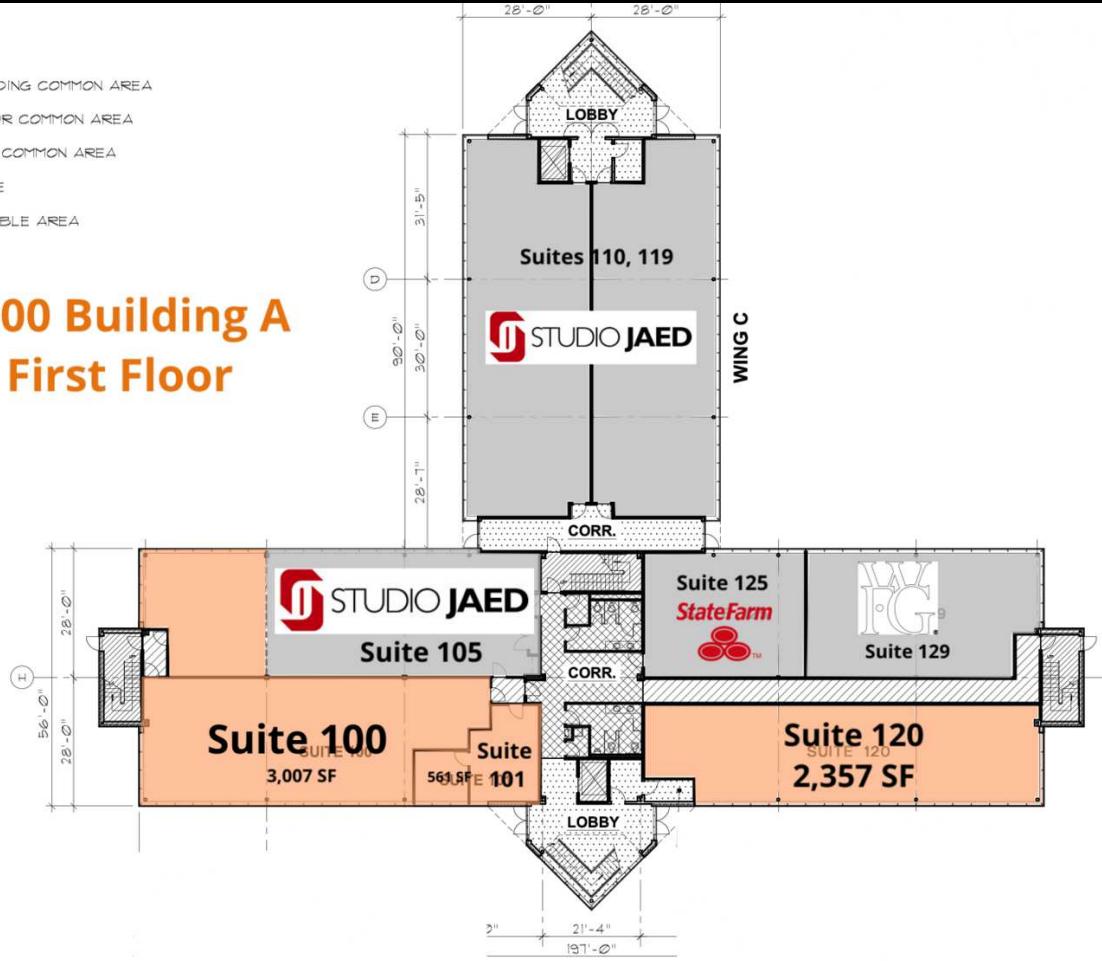
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KEY

- BUILDING COMMON AREA
- FLOOR COMMON AREA
- WING COMMON AREA
- CORE
- USEABLE AREA

2500 Building A First Floor



LEGEND

Available

Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
2500- Suite 100	Available	3,007 SF	Modified Gross	Negotiable
2500- Suite 101	Available	561 SF	Modified Gross	Negotiable
2500- Suite 120	Available	2,357 SF	Modified Gross	Negotiable

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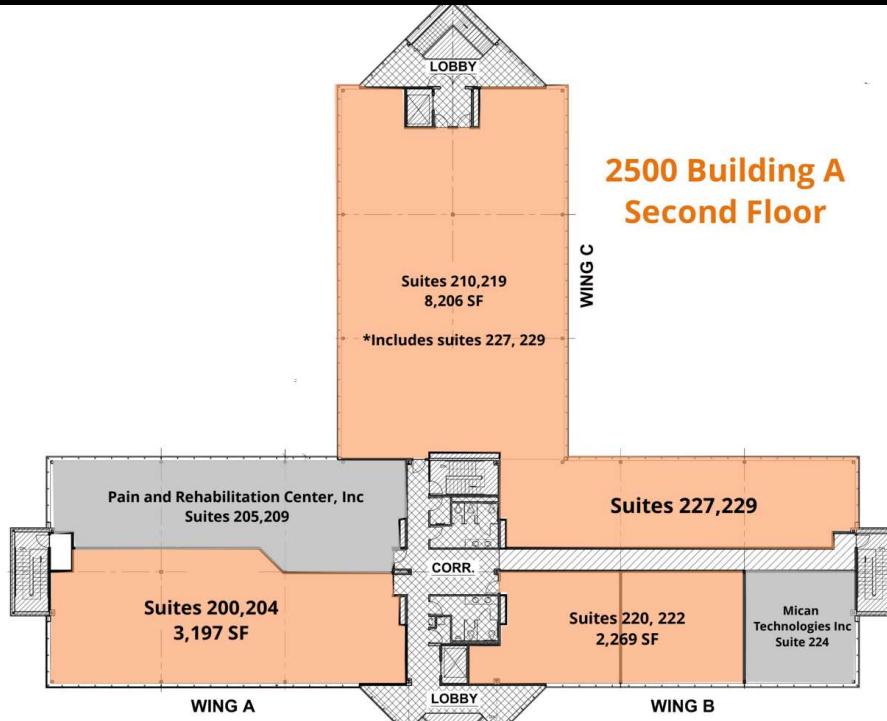
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Available Space This Floor:	2,269 - 8,206 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2500- Suites 200/204	Available	3,197 SF	Modified Gross	Negotiable	-
2500- Suites 210/229	Available	8,206 SF	Modified Gross	Negotiable	-
2500- Suites 220/222	Available	2,269 SF	Modified Gross	Negotiable	-



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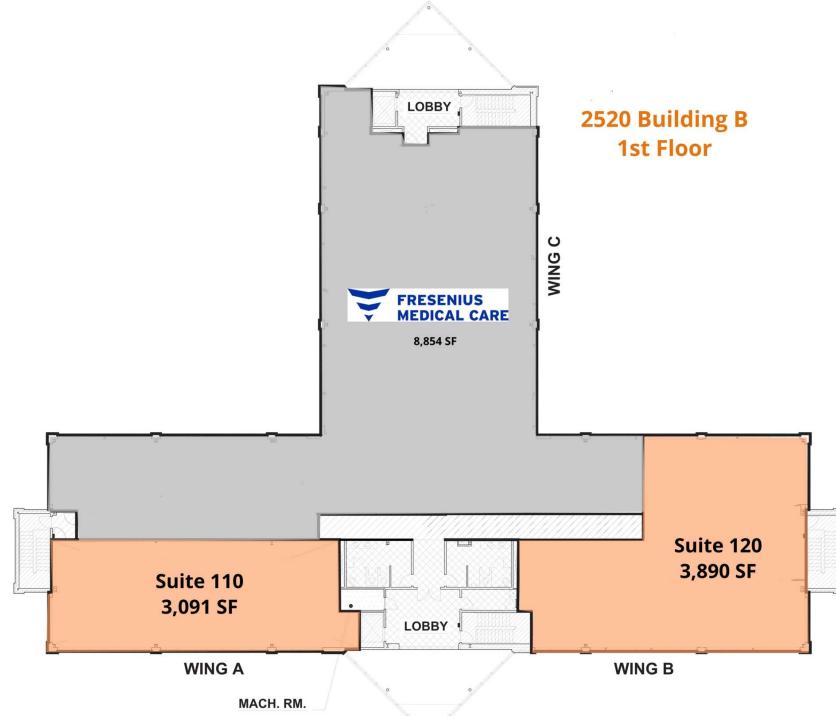
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LEGEND

Available

Unavailable



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Available Space This Floor:	3,091 - 3,890 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2520-Suite 110	Available	3,091 SF	Modified Gross	Negotiable	-
2520-Suite 120	Available	3,890 SF	Modified Gross	Negotiable	-

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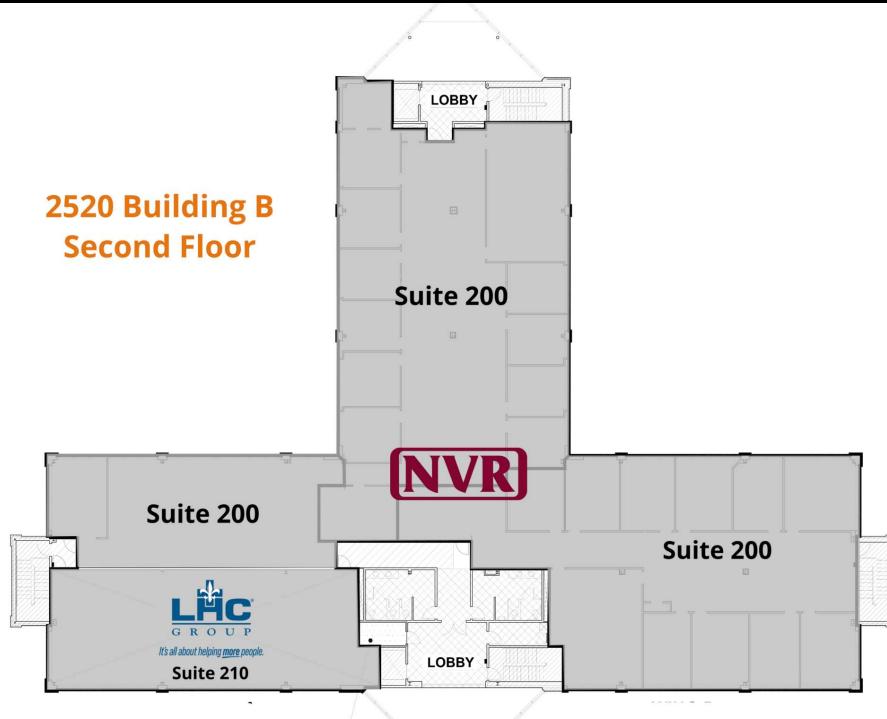
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2520 Building B Second Floor



LEGEND

Unavailable

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Available Space This Floor:	0 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION

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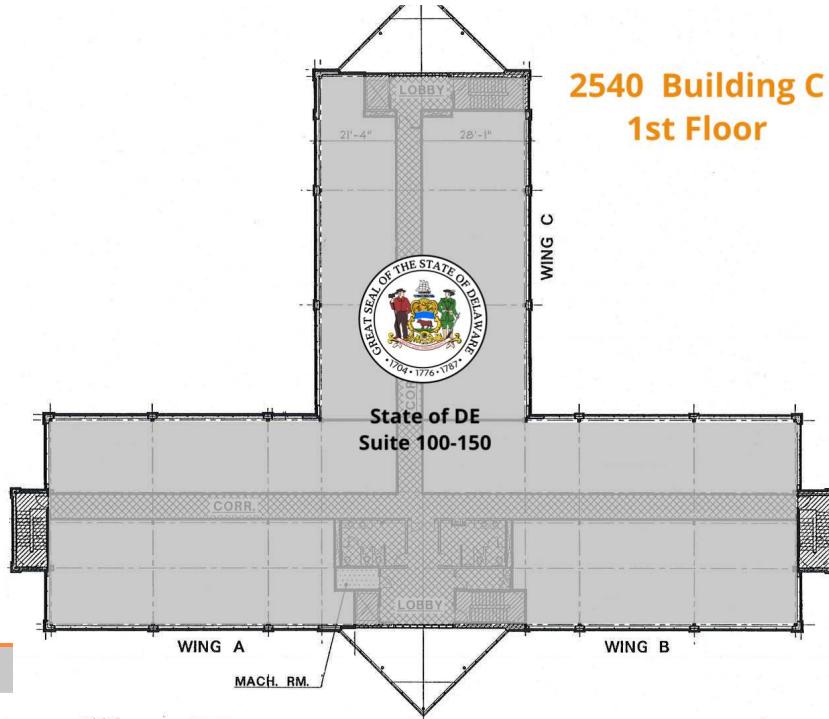
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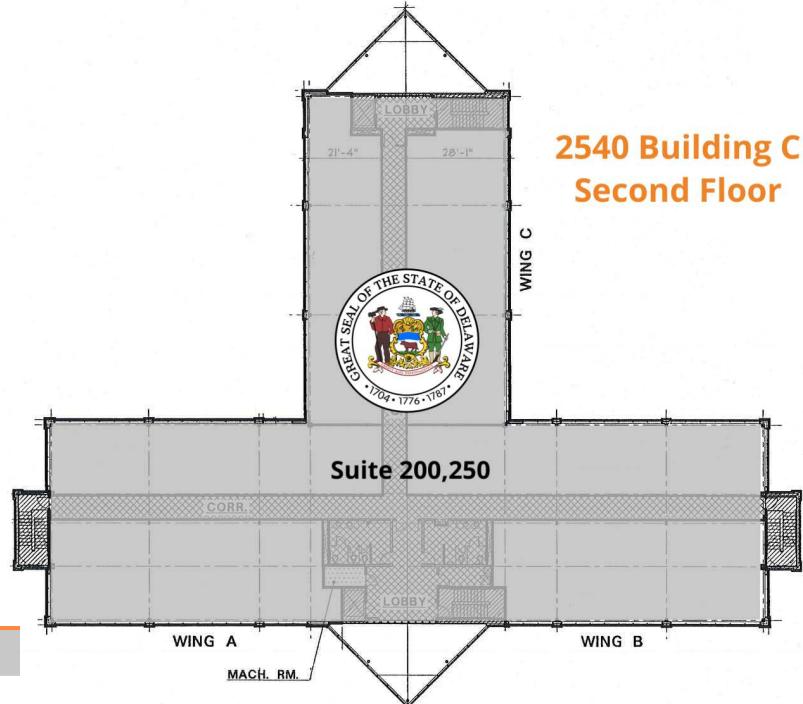
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AVAILABLE SPACES

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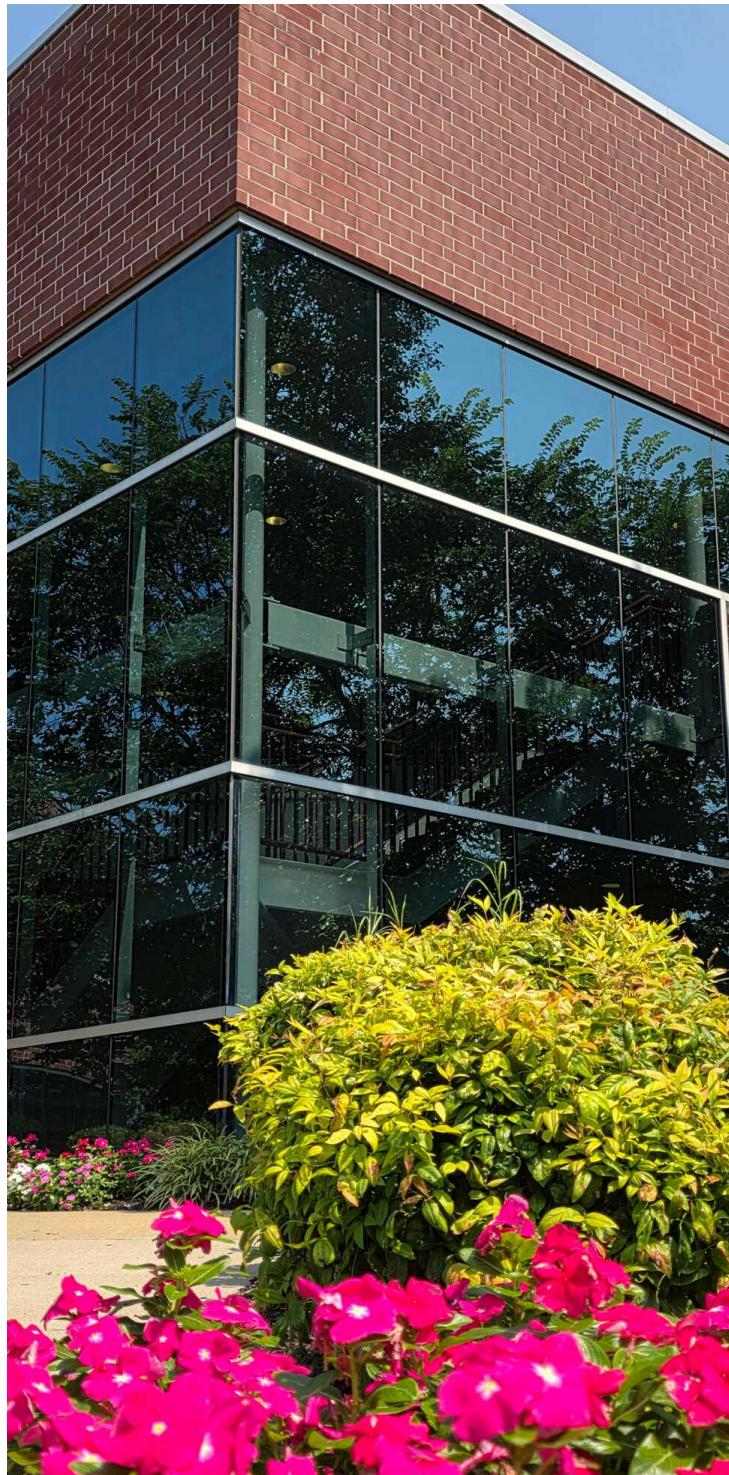
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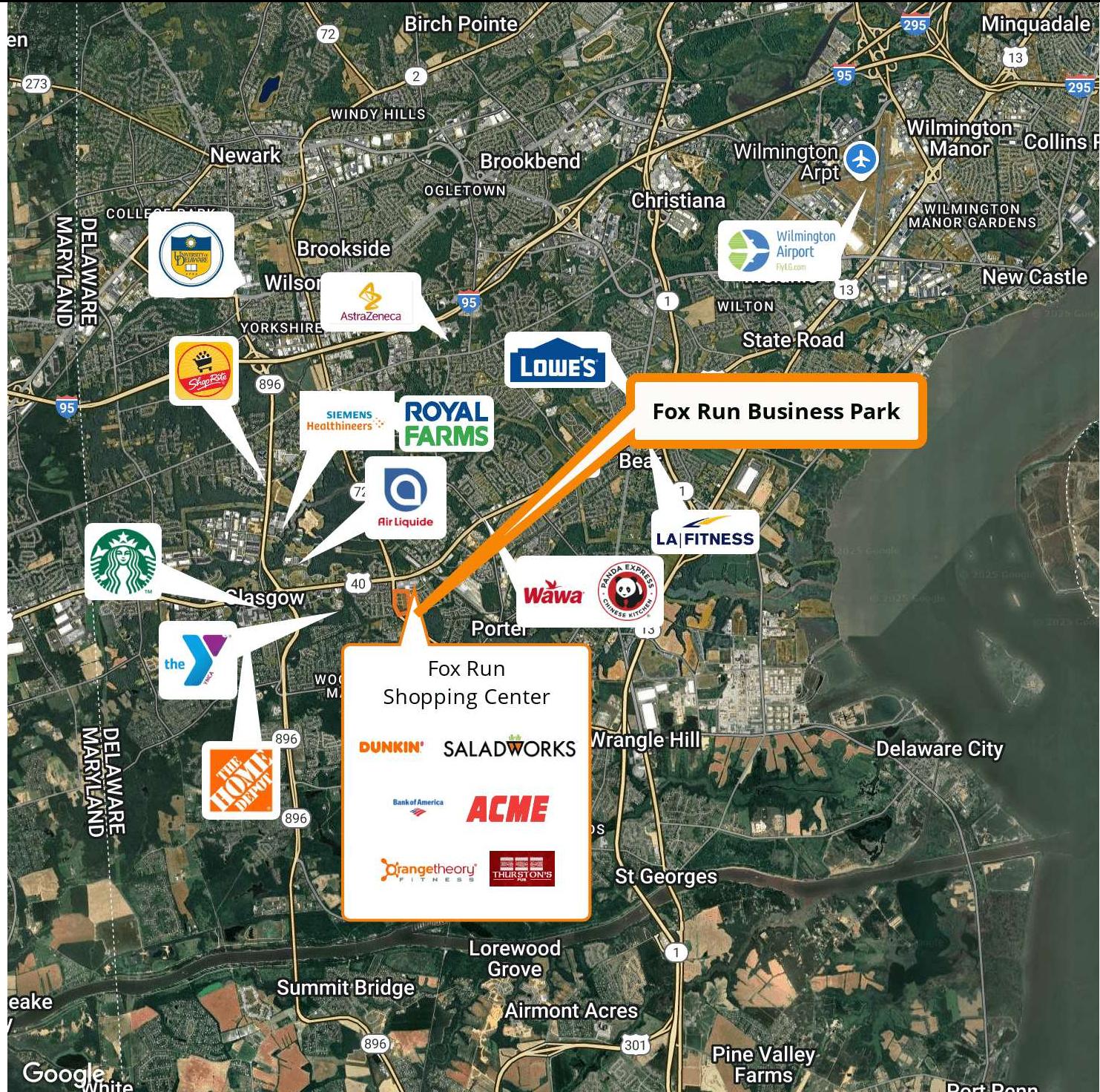
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