

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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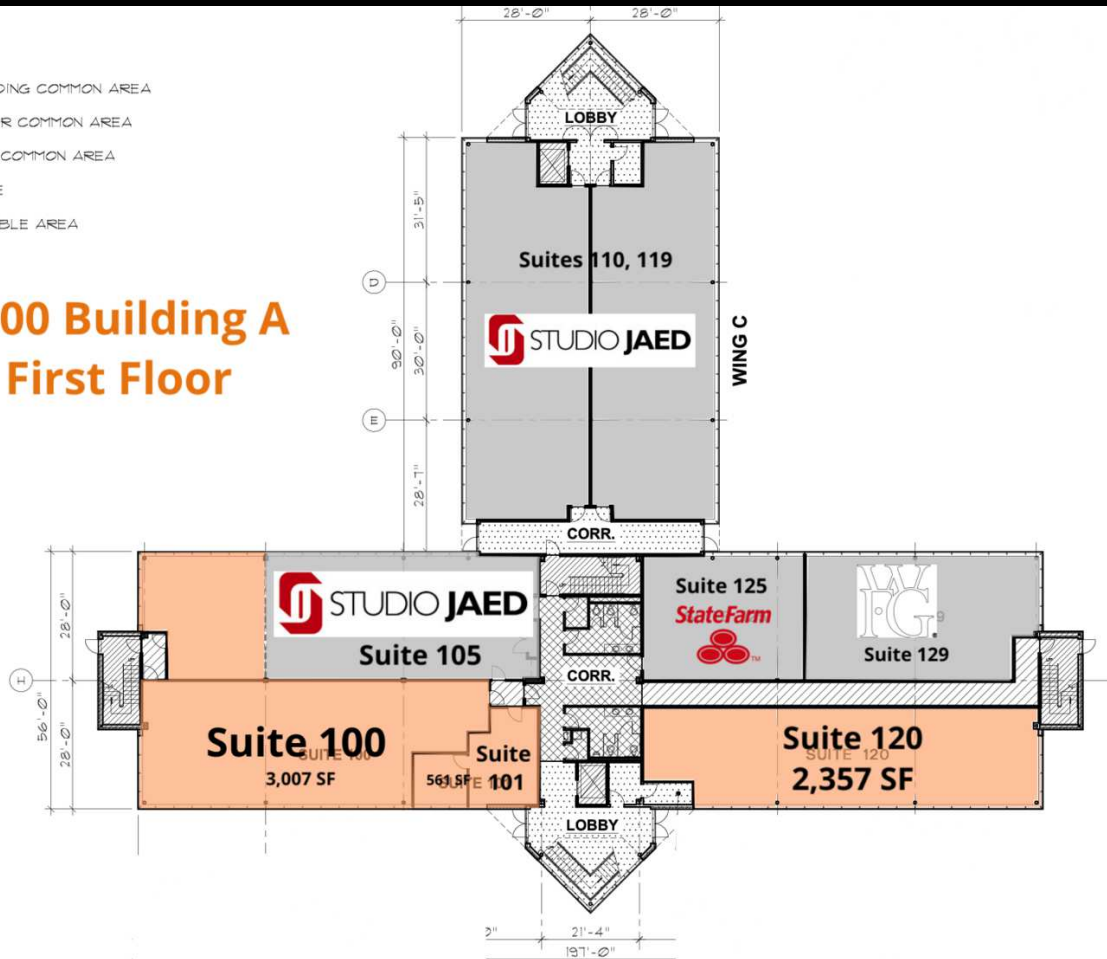
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KEY

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

2500 Building A First Floor



FIRST FLOOR LEASE PLAN

SCALE: 3/32" = 1'-0"

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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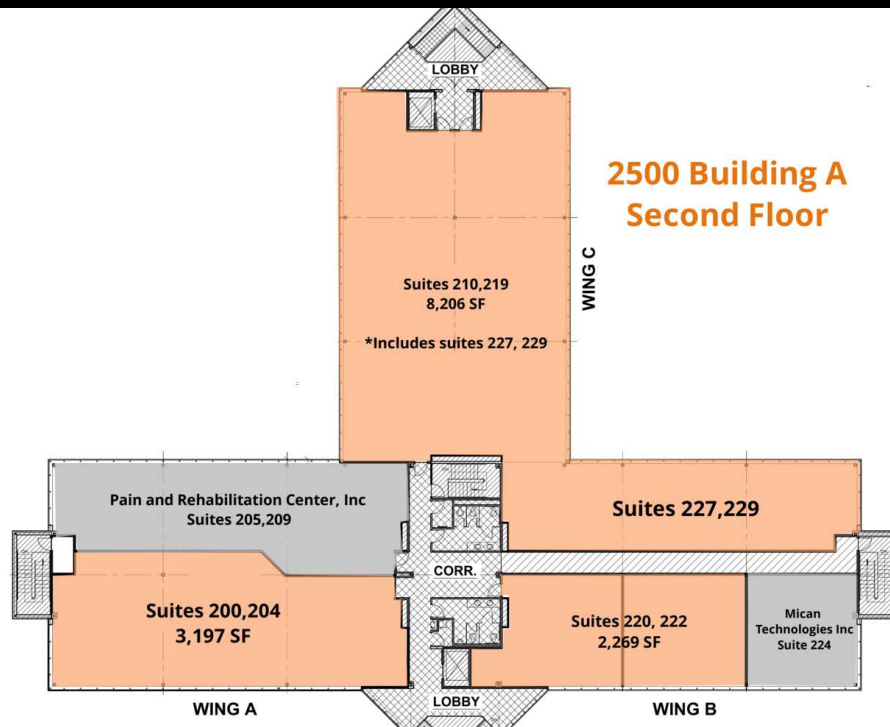
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LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type: MG

Available Space This Floor: 2,269 - 8,206 SF

Lease Term: Negotiable

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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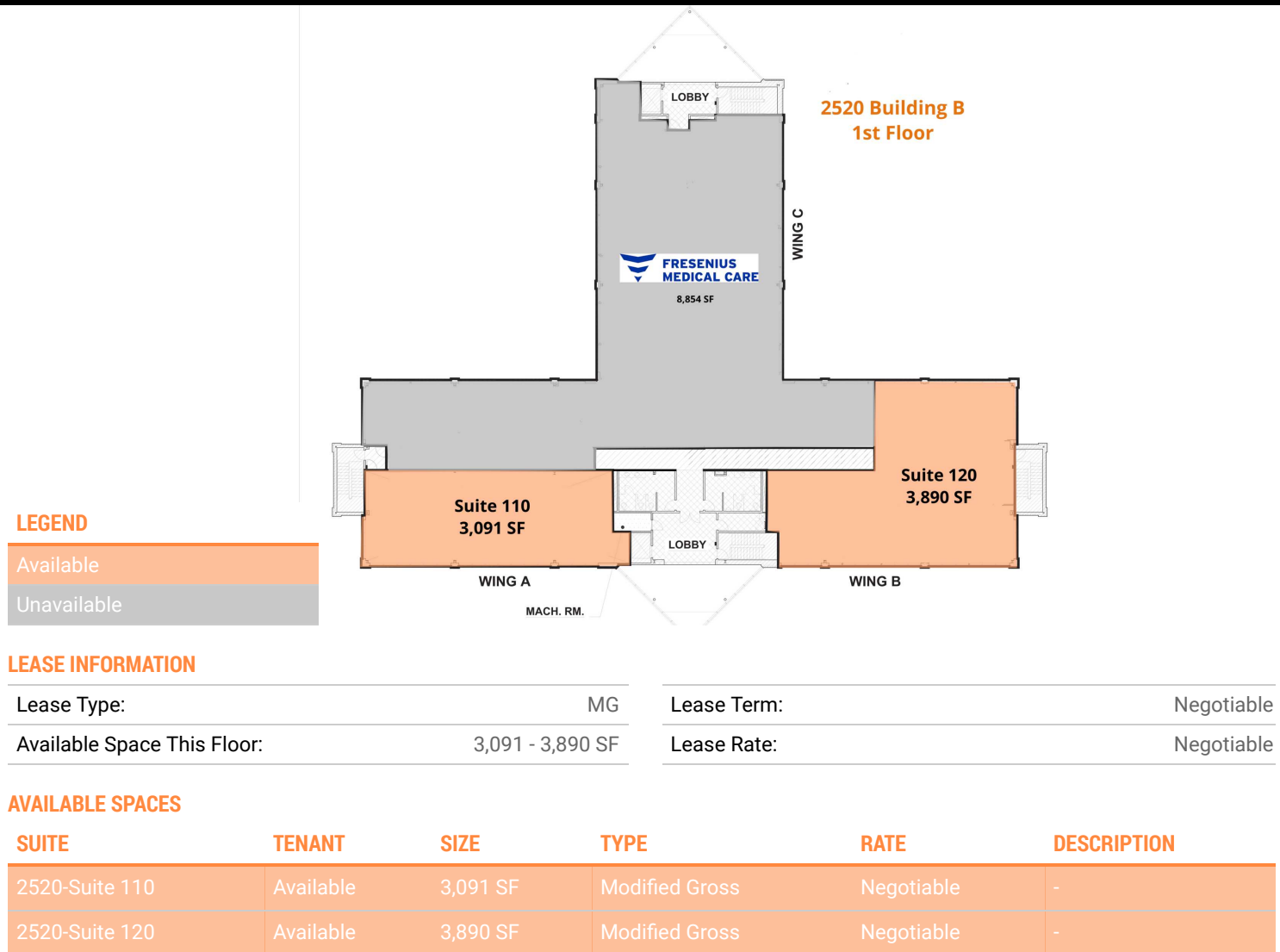
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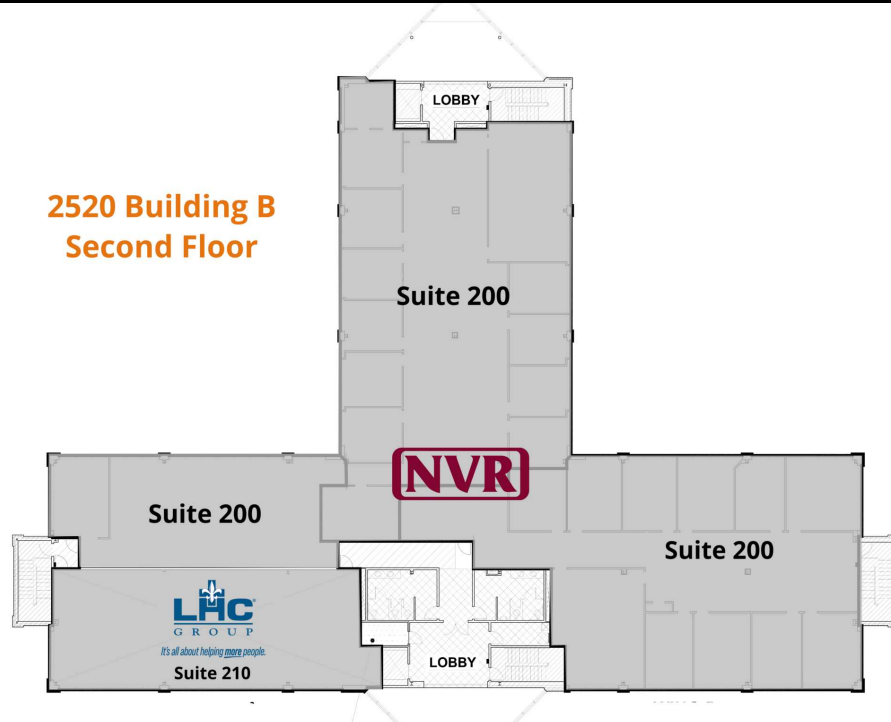
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2520 Building B Second Floor



LEGEND

Unavailable

LEASE INFORMATION

| | |
|-----------------------------|------|
| Lease Type: | MG |
| Available Space This Floor: | 0 SF |

| | |
|-------------|------------|
| Lease Term: | Negotiable |
| Lease Rate: | Negotiable |

AVAILABLE SPACES

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|-------|--------|------|------|------|-------------|
|-------|--------|------|------|------|-------------|

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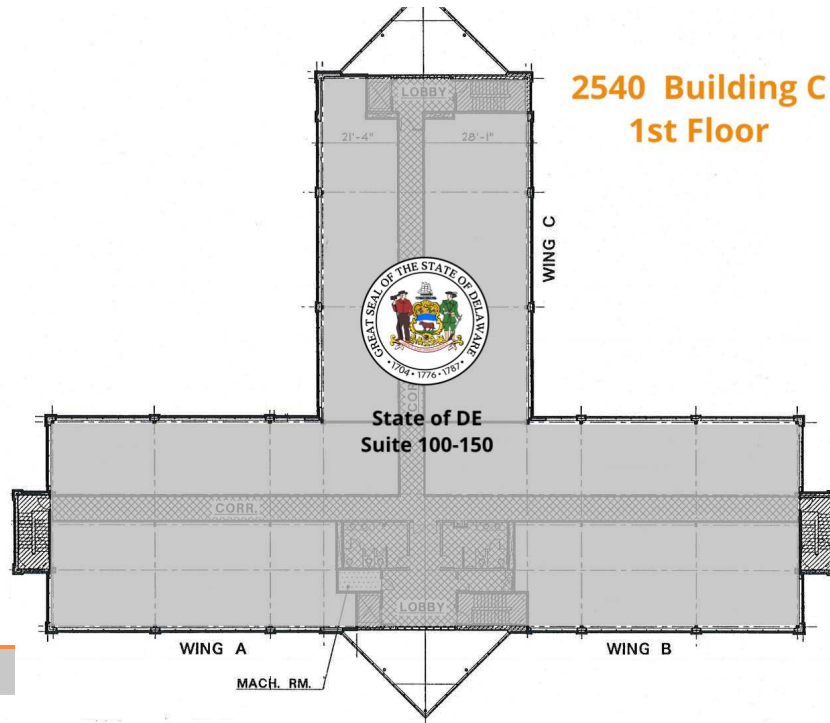
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2540 Building C 1st Floor



LEGEND

Unavailable

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AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
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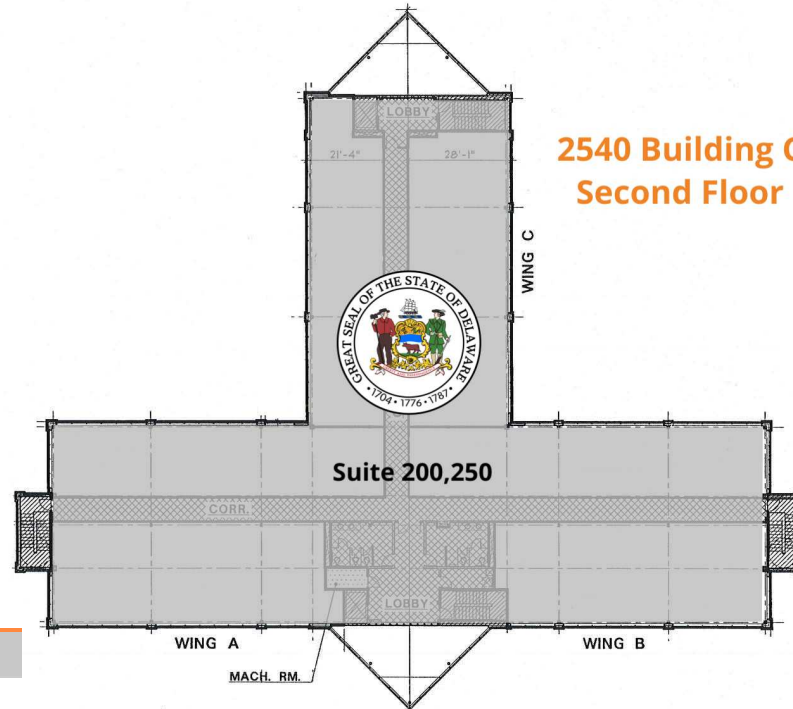
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2540 Building C Second Floor



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