

# For sale or lease

409 Larch Circle  
Wilmington, DE  
1,800 SF two-story office space

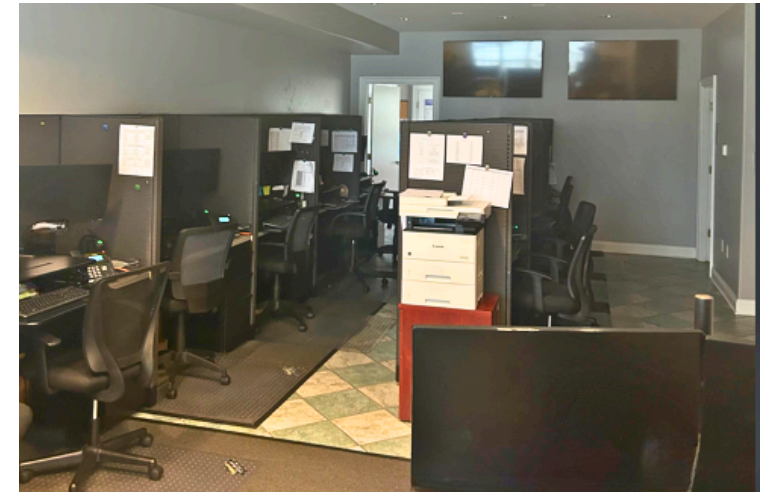
 **JLL** SEE A BRIGHTER WAY





# Property features

- Two-story commercial space totaling 1,800 square feet
- Newly renovated throughout with modern finishes
- Fully equipped kitchen facility
- Two convenient bathroom facilities
- Flexible layout combining private offices with open cubicle workspace
- Move-in ready condition



# Pictures





# Location

- Located in Wilmington, Delaware's established business corridor
- Easy access to I-95 and I-495 for regional connectivity
- Approximately 30 minutes from Philadelphia International Airport
- Close proximity to downtown Wilmington's financial district
- Convenient access to Amtrak's Wilmington Station for Northeast Corridor travel

## Transportation

|                                                                                                                        | Drive Time | Miles |
|------------------------------------------------------------------------------------------------------------------------|------------|-------|
| Wilmington                            | 8 min      | 3.6   |
| Churchmans Crossing                   | 9 min      | 5.1   |
| Newark                               | 16 min     | 10.8  |
| Claymont                            | 22 min     | 14.3  |
| Philadelphia International Airport  | 38 min     | 26.7  |



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