



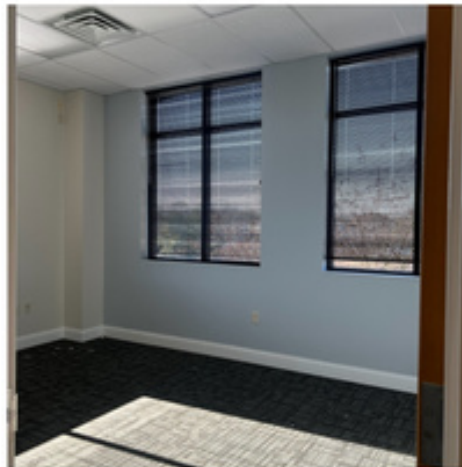
## Lang Development Group

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Newark, DE 19711  
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## Becks Woods Medical Center 121 Becks Woods Drive Bear, DE 19701



## PRIME HEALTHCARE SPACE IN BECKS WOODS MEDICAL CENTER COMPLEX

- **Available space in premium 20,000 SF 2-story medical office building**
  - 1,747 SF, Unit 202 on the second floor
  - Asking rate is \$28 per SF
  - Lease type is Over Base Year Plus Electric
- **PRIME LOCATION:** Beautiful healthcare facility with extensive frontage on Route 40 in Bear. Convenient to Routes 1, 4, 7, 13, 72, 40 and 896. Tenants include: United Medical Clinic, Brandywine Podiatry, Delaware Cardiovascular Associates
- Suite boasts numerous windows for natural light.
- Current layout includes front desk, waiting area, kitchenette, in suite restroom, supply closet and six offices, but incoming tenant can easily customize the space to meet their needs.
- Convenient on-site employee and visitor parking.

**For additional information, contact Alissa Cirillo**  
**Alissa@LangDevGrp.com (302) 731-1340**