

Property Features

Little Falls Centre consists of two, four-story serpentine shaped office buildings, Little Falls One, and Little Falls Two. Each building contains approximately 100,000 SF.

The exterior of the front of the buildings is a neoclassical façade of granite pre-cast and blue-green glass facing Wilmington, with a garden-like courtyard between the two buildings.

The exterior rear of the buildings is a curtain wall of semi-reflective blue-green glass facing the golf course.

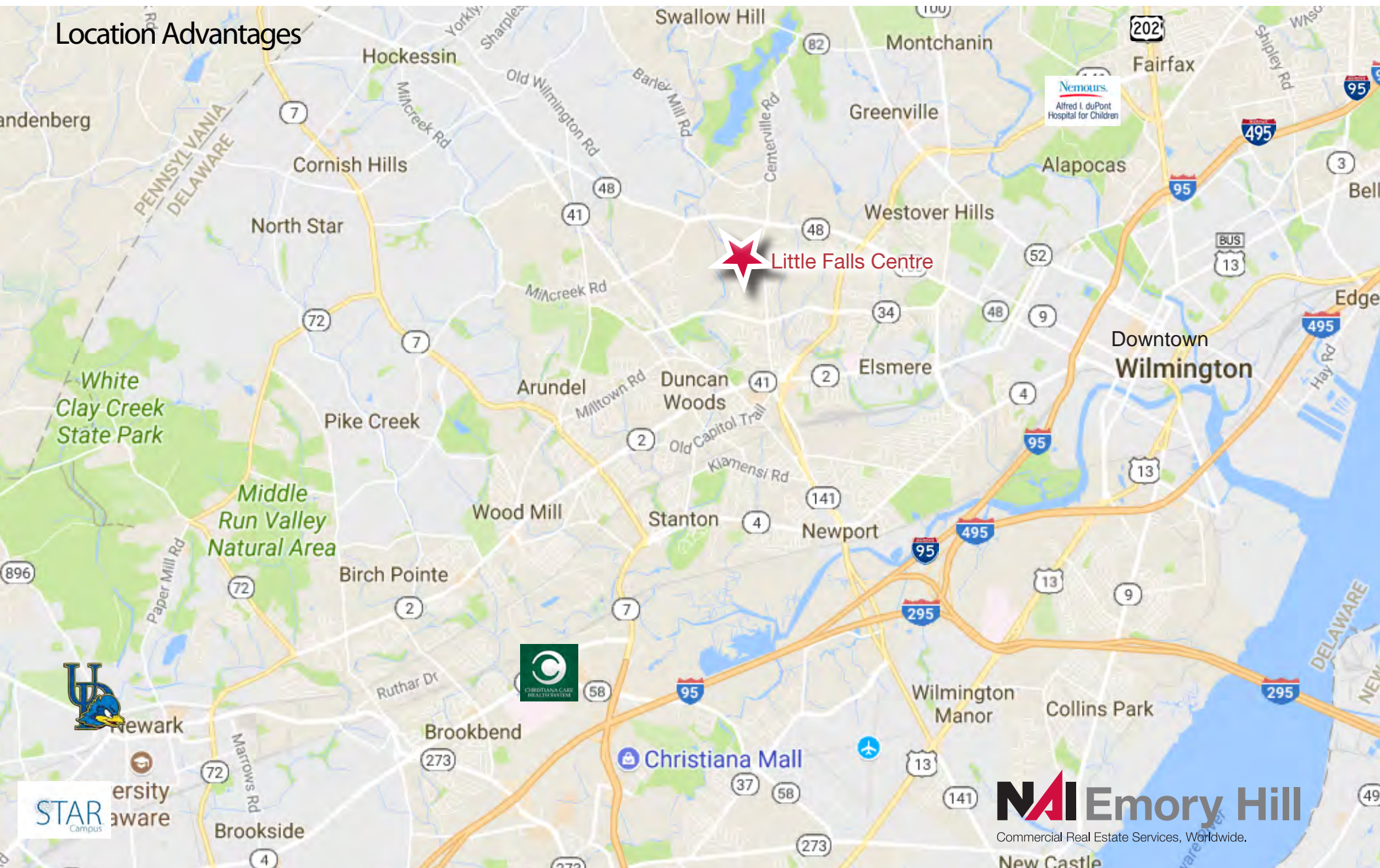
The interior of the buildings are fully sprinklered with a smoke detection system, have 9' finished ceilings, parabolic lighting, and full height mahogany, solid core doors with lever handles.

Each building has a two-story marble lobby with revolving doors and mahogany and bronze trim, and are served by two high-speed elevators with custom cabs of wood and brass.

There are on-site, uniformed security officers and electronic card-key access systems, as well as alarm monitoring systems.

Little Falls Centre is situated on Centerville Road near Lancaster Pike (Route 48), only minutes from downtown Wilmington. This location allows easy access to Philadelphia and the Baltimore-Washington area, as well as the New Jersey Turnpike. Amtrak service is nearby, and the Philadelphia International Airport is within easy driving distance.

Location Advantages



Little Falls Centre to:

- I-95..... 5 miles
- New Jersey..... 8 miles
- Philadelphia..... 25 miles
- Baltimore..... 60 miles
- Washington.....100 miles

Property Address:	Little Falls Centre I 2711 Centerville Rd, Wilmington, DE Little Falls Centre II 2751 Centerville Rd, Wilmington, DE
Ownership:	Centreville Associates
Description:	Two 4 story Class A Office Buildings; +/- 100,000 RSF per building Serpentine shaped; granite and glass buildings Built in 1985
Floors:	4 Floors; +/- 25,000 RSF per floor 2 high-speed passenger elevators; 1 freight elevator per building Ceiling height 9' Dock loading
Amenities:	On site Cafe & Fitness Center On site management/maintenance Common conference rooms Public transportation accessible
Security Features:	On-site, uniformed security officers Electronic card-key access systems Alarm monitoring systems.
Parking:	600 + Surface parking spaces / Pending parking garage to include approx. 550 covered parking spaces
HVAC:	Multi zone water source heat pump
Electric:	277/480 volt service to building, individual service sized to meet tenant requirements
Telecommunications:	Buildings serviced by Comcast & Verizon
Generators:	2 generators supporting life safety equipment; 2 generators supporting 2nd & 3rd floors of Building 1



4 story Class A Office Building







4 story Class A Office Building

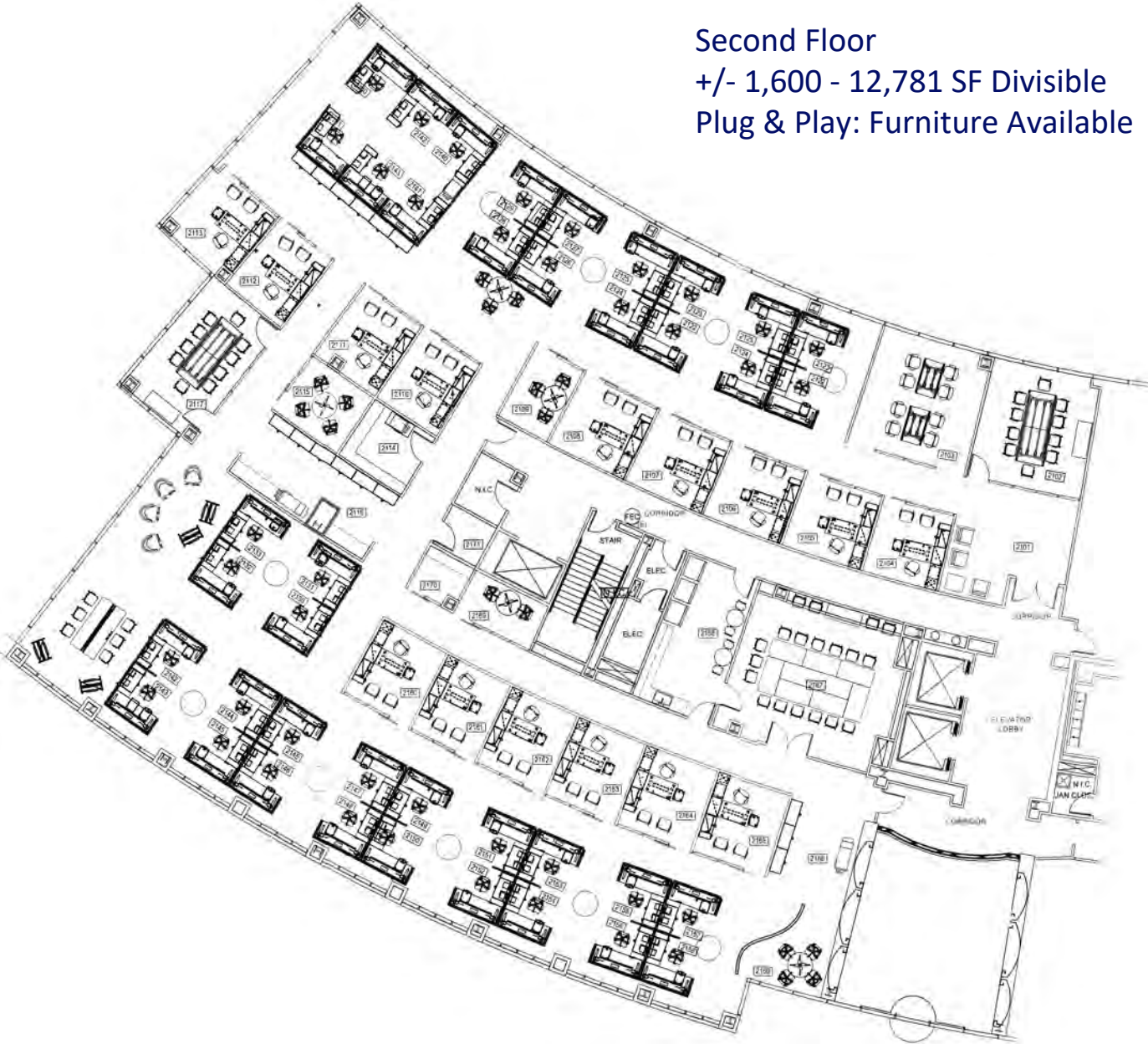




First Floor
+/- 1,661 SF Available (Furnished)

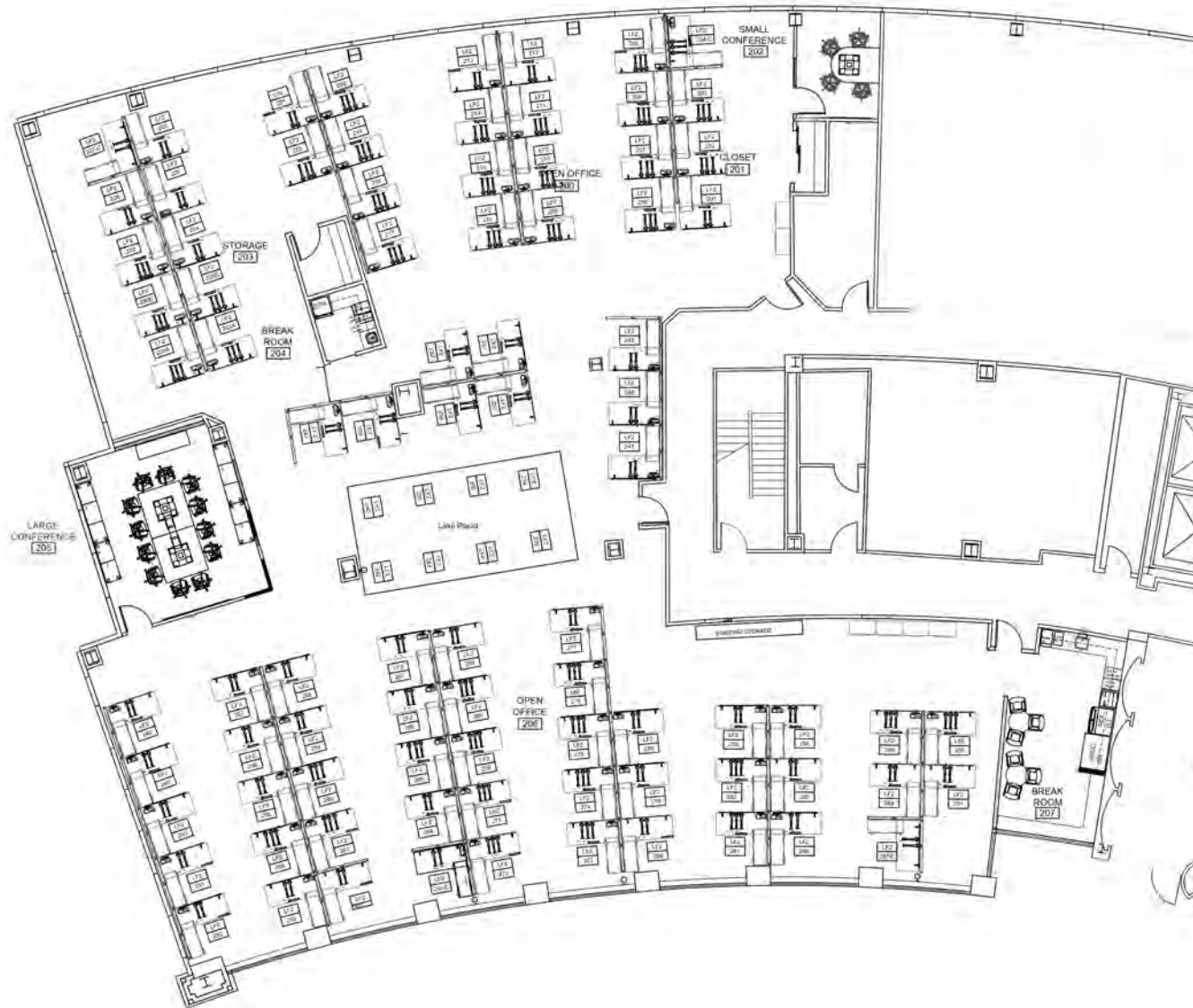


Second Floor
+/- 1,600 - 12,781 SF Divisible
Plug & Play: Furniture Available



Second Floor Test Fit
+/- 2,500 SF Shell Space

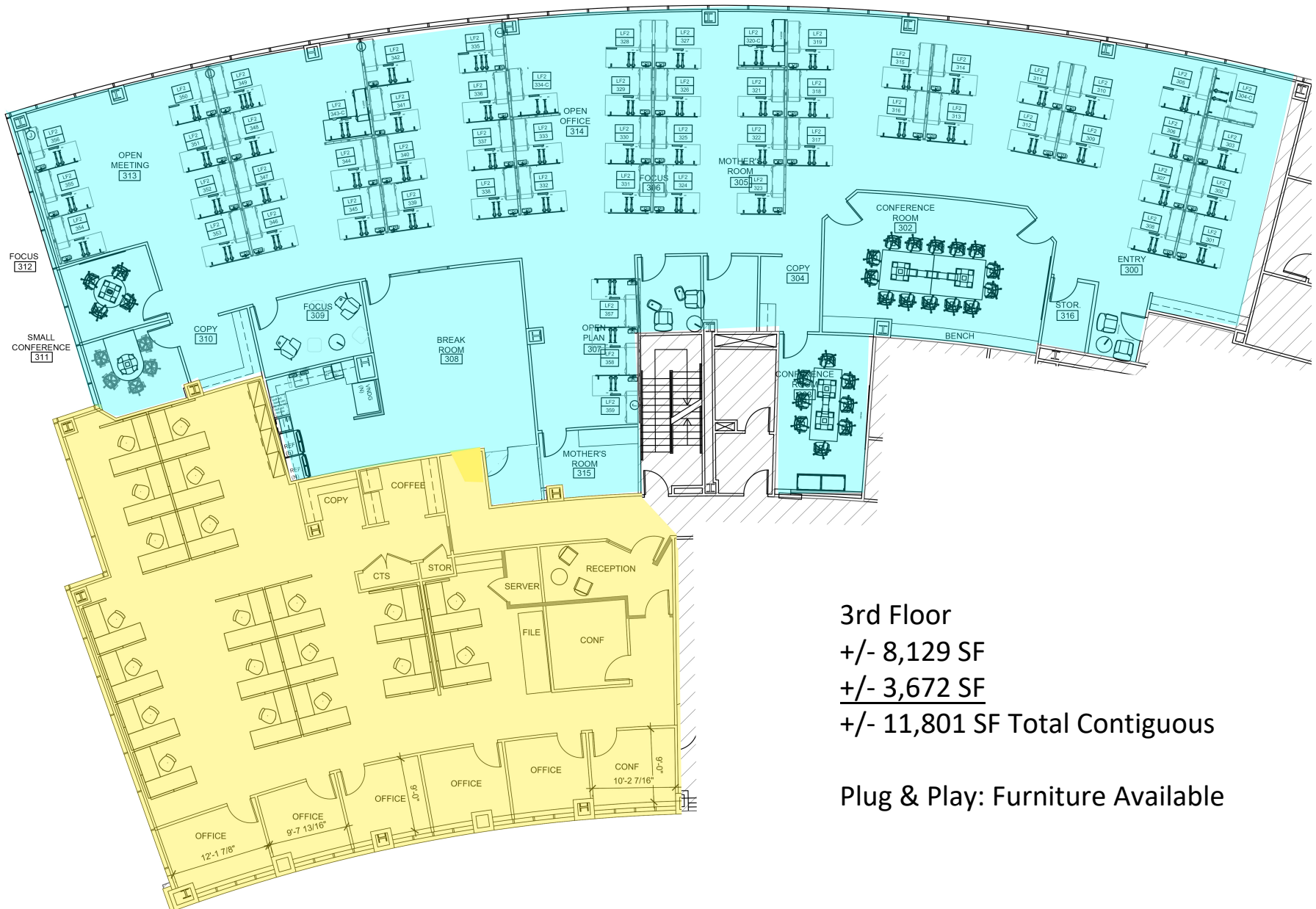




2nd Floor

+/- 2,362- 10,864 SF Divisible

Plug & Play: Furniture Available



3rd Floor
 +/- 8,129 SF
 +/- 3,672 SF
 +/- 11,801 SF Total Contiguous

Plug & Play: Furniture Available

Join Our Esteemed Client Roster



Little Falls Centre includes a variety of tenants including:

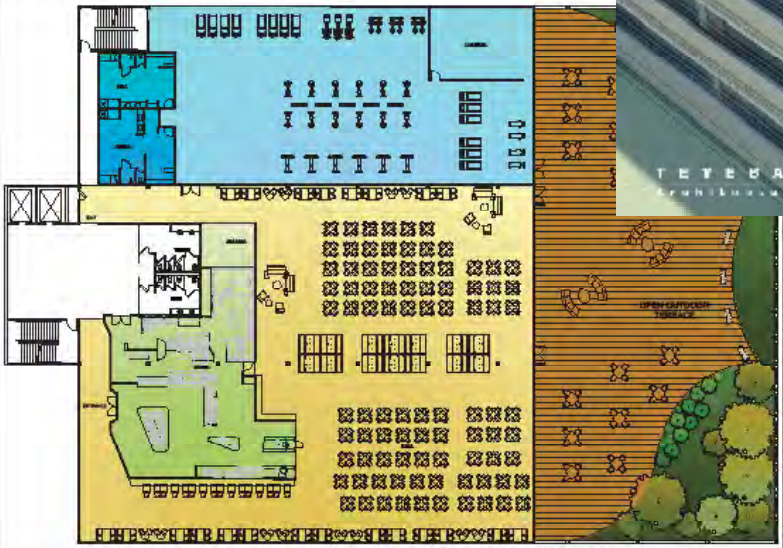
- Accounting Firms
- Law Firms
- Management Consulting
- Financial Institutions
- Financial Services
- Insurance Provider



+/- 26,500 SF of office space on the 6th floor of an approved parking garage building to be constructed

Will feature scenic views of beautiful countryside and the City of Wilmington

Proposed parking garage to include approx. 550 covered parking spaces



NAI Emory Hill

Commercial Real Estate Services, Worldwide.

10 Corporate Circle, Suite 100
New Castle, Delaware 19720
+1 302.322.9500

20245 Bay Vista Road, Suite 205
Rehoboth Beach, Delaware 19971
+1 302.827.4940

www.NAIEmoryHill.com

For Leasing Information Contact:

Neil Kilian, CCIM, SIOR
neilkilian@emoryhill.com
+1 302 322 9500