



**6 Denny Road  
Wilmington, DE 19809**

**Professional Office Suites  
FOR Lease**

## Property Overview

Full service office building. There are no additional hidden fees or charges. This is a 3 story building with ample parking and elevator served. Alarmed building with camera surveillance in and around the building for added protection. Owners are on premises and they keep this property in Great Shape! Please contact listing agent for floor plans or to schedule a tour of the building. Strategically located off of I-495 Exit 4B. Only 18 miles to Philadelphia International Airport, 27 miles to Center City Philadelphia and 3.5 miles to Center City Wilmington but sits just outside of the City Limits (no city taxes).

## Highlights

- Easy Access to I-495
- 3.5 Miles to Center City Wilmington, DE
- 18 Miles to Philadelphia International Airport
- 27 Miles to Center City Philadelphia, PA
- Ample Parking
- Out of City Limits (No City Taxes)
- Newly Renovated and in Brand New Condition
- Elevator Served
- Premier Suites
- Landlord is on premises

## Only Two Suites Left for Lease

Available Space: 1,069 & 385 Rentable Square feet

Asking Price: \$25.00/square foot.

Rent is shy of phone and Internet

Only! No hidden fees or charges!

Full service = Rent includes water, sewer, electricity, property insurance, property taxes, common area maintenance & office cleaning.



The information presented is believed to be accurate, but the users must verify it for their own satisfaction. Price and availability are subject to change without prior notice. The Seller's/Owner's broker, any cooperating broker, and any salesperson working with either are representing the Seller's best interests and have fiduciary responsibilities to Seller, but are obligated to treat all parties fairly.

**For More Information Please Contact:**

Mitri Habash, CCIM, MICP  
302-218-3025  
Habash@HabashCommercial.com

**[www.HabashCommercial.com](http://www.HabashCommercial.com)**

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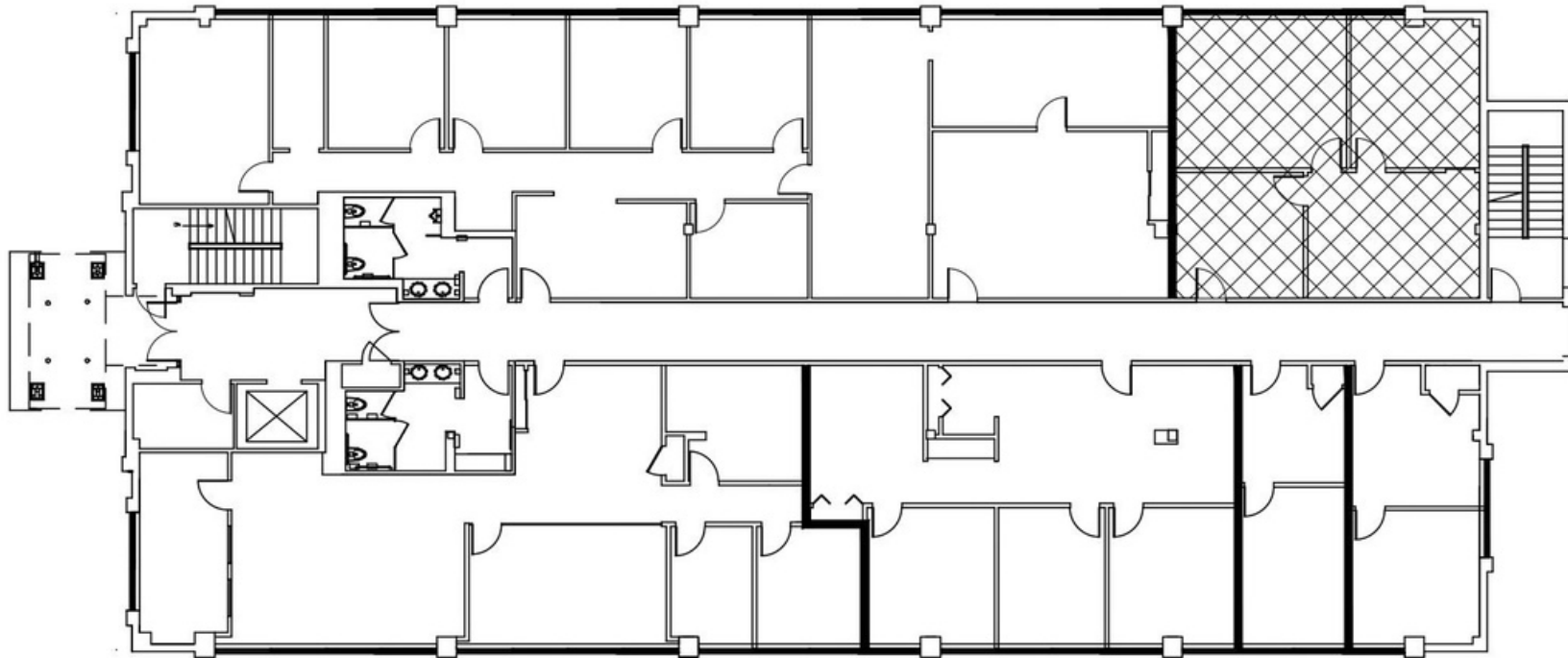
**Habash Commercial Realty**

205 Philadelphia Pike,  
Wilmington, DE 19809  
(302) 544-9144

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## **Floor Plan - Suite 109 - 1,069 Rentable Square feet**



**Key Plan**  
Not to Scale

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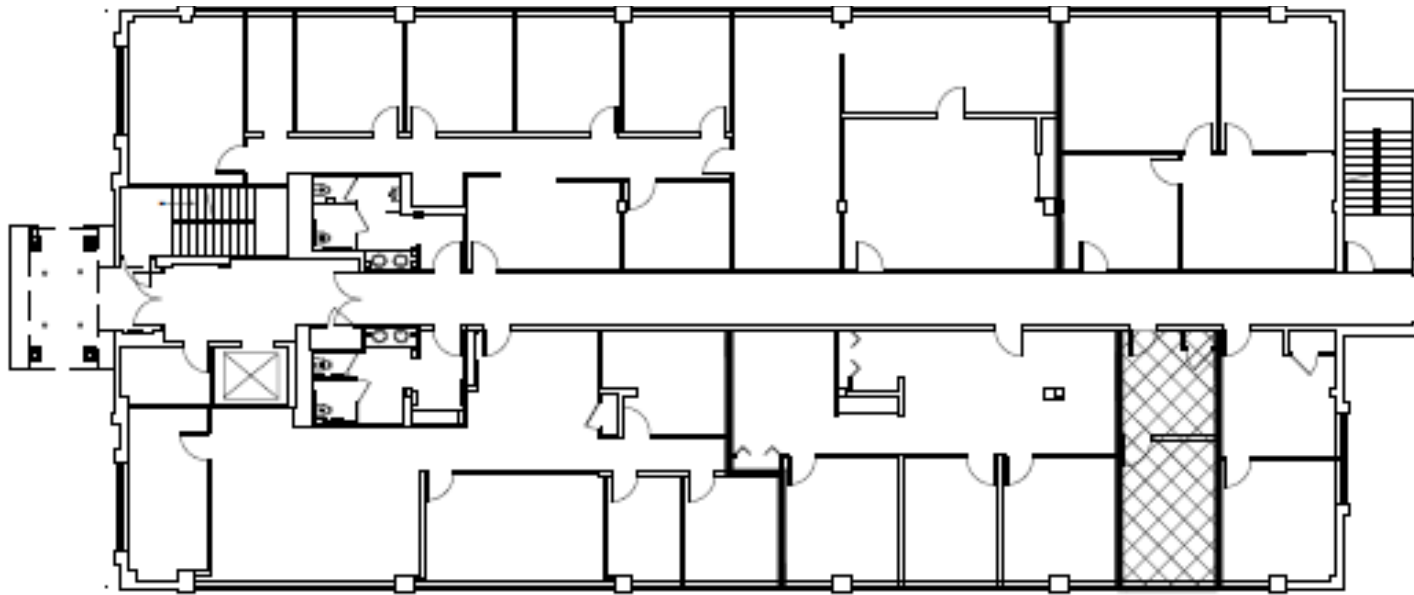
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## **Suite 106 - 385 Rentable Square feet**



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