

OFFICE SPACE FOR SUBLEASE

SABRE BUILDING 3RD FLOOR

4051 Ogletown Stanton Rd
Newark, DE 19713

CHRIS MOORE, CCIM
Managing Principal, Broker of Record
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PROPERTY DESCRIPTION

Completely renovated less than two years ago, this space offers a modern, move-in ready environment. This sublease includes multiple suite size options –lease the entire floor or choose from suggested layout configurations designed to suit a variety of business needs.

Three Options Available:

- Option 1: Full Floor – 22,237 +/- SF,
- Option 2: Partial Floor – 5,530 +/- SF or
- Option 3: Partial Floor – 7,530 +/- SF

PROPERTY HIGHLIGHTS

- Fully furnished with private offices, conference rooms, and break room
- 24-hour access in a professional, well-maintained building with elevator and ample parking
- Flexible, light-filled layouts ideal for medical, tech, or professional service users
- Prime location near I-95, Christiana Hospital, University of Delaware, and major retail corridors
- \$25.00 SF/yr - Modified Gross (Net of Electric and Janitorial)

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Floor:	3rd
Option #1:	22,237 +/- SF
Option #2:	5,530 +/- SF
Option #3:	7,530 +/- SF

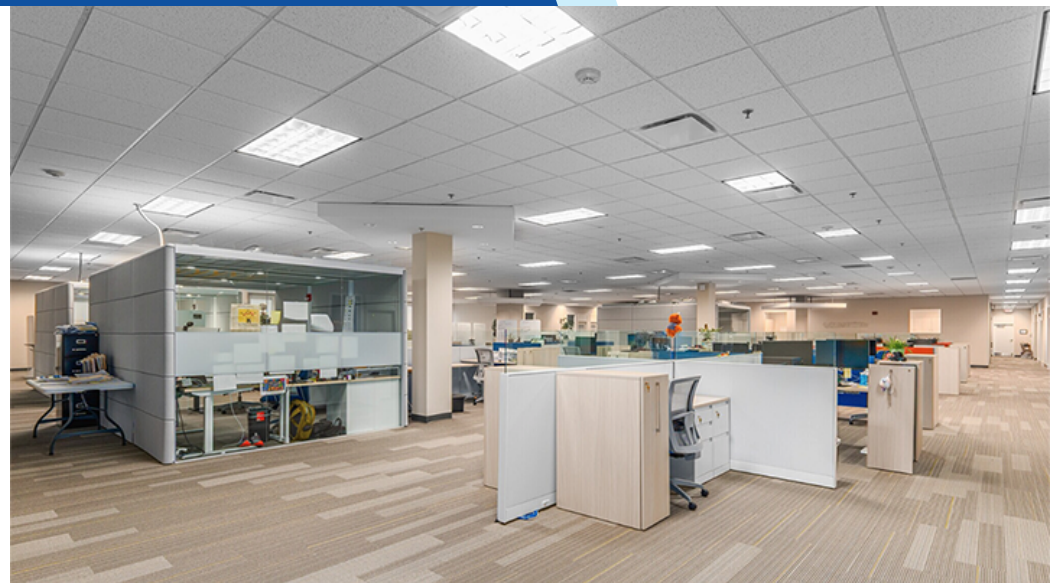
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,776	31,857	78,087
Total Population	11,827	81,121	202,822
Average HH Income	\$88,489	\$94,206	\$98,111

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**Option #1 - Full Floor Occupancy
22,237 +/- SF**

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Option #2 - Partial Floor Occupancy
5,530 +/- SF

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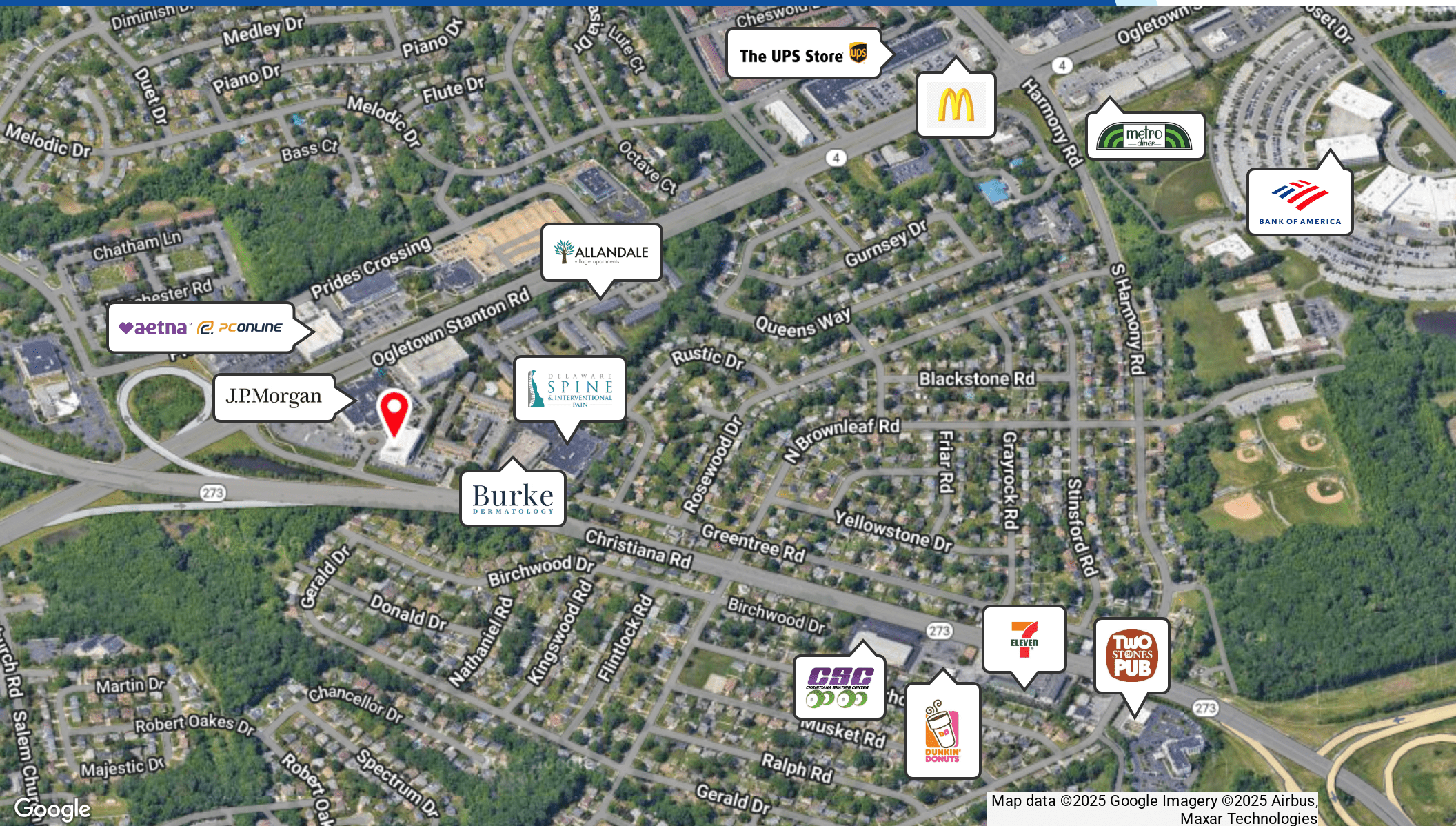


Option #3 - Partial Floor Occupancy
7,530 +/- SF

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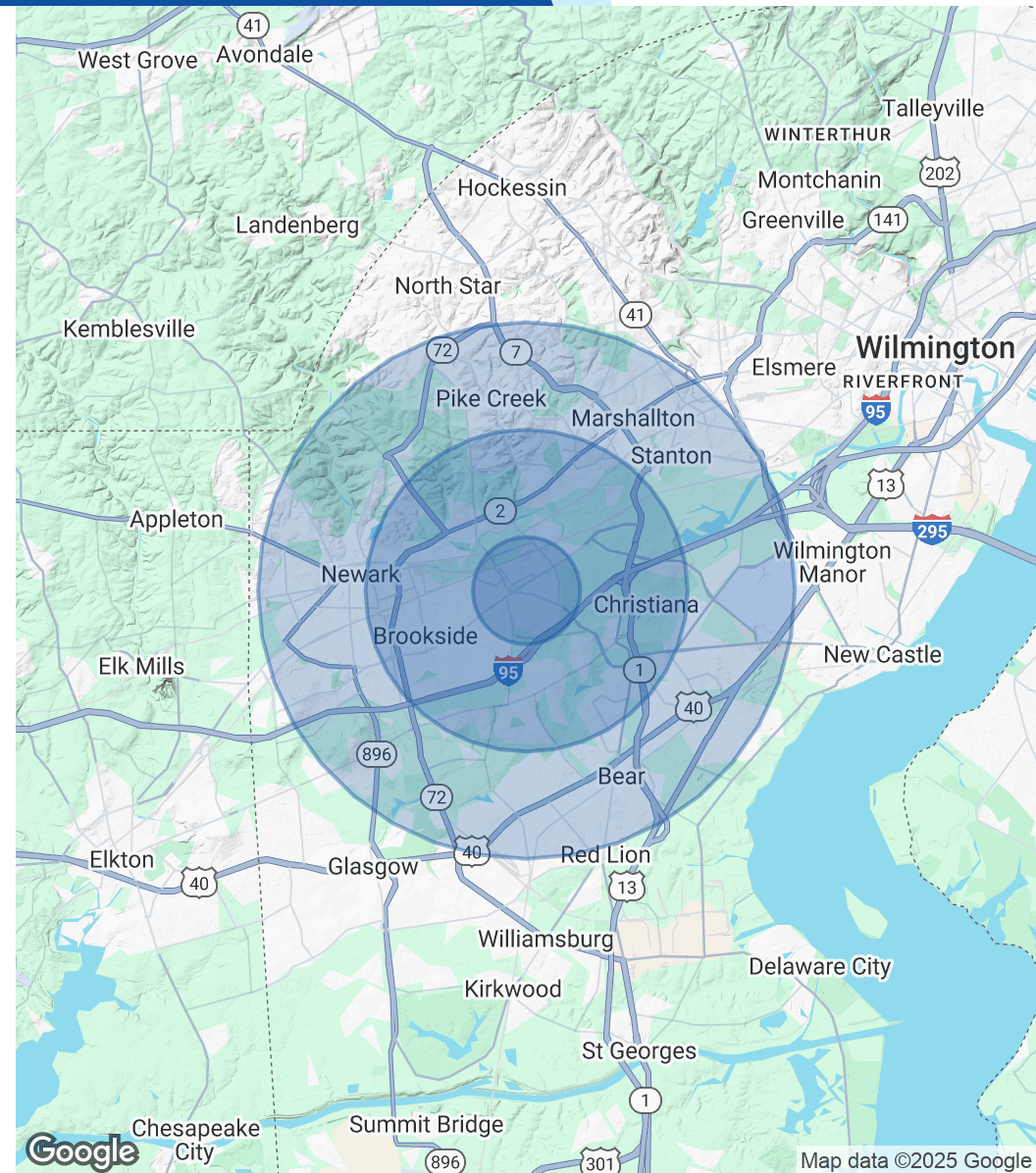
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,827	81,121	202,822
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,776	31,857	78,087
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$88,489	\$94,206	\$98,111
Average House Value	\$313,239	\$329,560	\$331,584

Demographics data derived from AlphaMap



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