



UNIVERSITY OFFICE PLAZA

A SHELBOURNE PROPERTY

LOCATION  VALUE  FLEXIBILITY



PROPERTY AMENITIES & HIGHLIGHTS



HANDS ON & RESPONSIVE
OWNERSHIP



ABUNDANT &
CONVENIENT PARKING



UPDATED
COMMON AREA



FREE
CONFERENCE ROOM



ON-SITE PROFESSIONAL
PROPERTY MANAGEMENT



24/7 KEY CARD ACCESS



CONVENIENTLY LOCATED
AT THE INTERSECTION OF
THE 95 & 273



ADAPTABLE SPACE
AND FLEXIBLE LEASE
STRUCTURE



PARK LIKE SETTING



COMPETITIVE RATES
ELECTRIC & JANITORIAL INCLUDED



PROPERTY DETAILS

RENTABLE AREA:

184,000

FLOOR PLATES:

16,000- 20,0000

PARKING:

753 PARKING SPACES (4.1/1,000)

NEARBY POINTS OF INTEREST

CHRISTINA HOSPITAL ▶1 min

DOWNTOWN NEWARK ▶12 min

MARYLAND ▶15 min

UNIVERSITY OF DELAWARE ▶6 min

DOWNTOWN WILMINGTON ▶15 min

PHILADELPHIA ▶40 min

RENOVATIONS:

RECENTS AND ONGOING INCLUDES NEW CARPET, PAINT AND TENANT DIRECTIORES TO COMMON AREAS.

EXTERIOR SIGNAGE - BUILDING AND PROJECT.

PROFESSIONAL MANAGEMENT ONSITE:

FULL TIME PROPERTY MANAGER AND MAINTENANCE TECH

INTERNET PROVIDER:

- COMCAST
- VERIZON FIOS IN SELECT BUILDINGS

FLEXIBILITY:

LEASE STRUCTURES TO FIT ALL SIZES, BUDGETS AND TERM LENGTHS

VALUE:

- COMMON CONFERENCE ROOM WITH WIFI AVAILABLE ONSITE FOR THE USE OF ALL TENANTS
- RAMADA - SPECIAL RATES FOR UNIVERSITY PLAZA OFFICE PARK

263 CHAPMAN ROAD

CAMBRIDGE BUILDING FLOOR I

12,058 RSF



263 CHAPMAN ROAD

CAMBRIDGE BUILDING FLOOR II

12,010 RSF





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