

## PROPERTY DESCRIPTION

Elevator-served, 5,776 SF office building in downtown Wilmington available for lease. The office has high-end finishes and is fully climate controlled. There is no onsite parking, but a Colonial surface parking lot is right next door. The property can be subdivided as small as a +/-3,000 SF unit.

## PROPERTY DETAILS

- **Available:** 5,776 SF
- **Lease Rate:** \$14/SF/MG (plus utilities)
- **The office consists of:**
  - > Large kitchen/break room
  - > Mix of private offices
  - > Bull-pen space
  - > Multiple conference areas

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	34,068	106,867	189,468
Total Households	16,469	49,683	82,885
Average HH Income	\$49,060	\$69,344	\$79,589
Median Age	36.5	38.3	39.2



For More Information, Contact:

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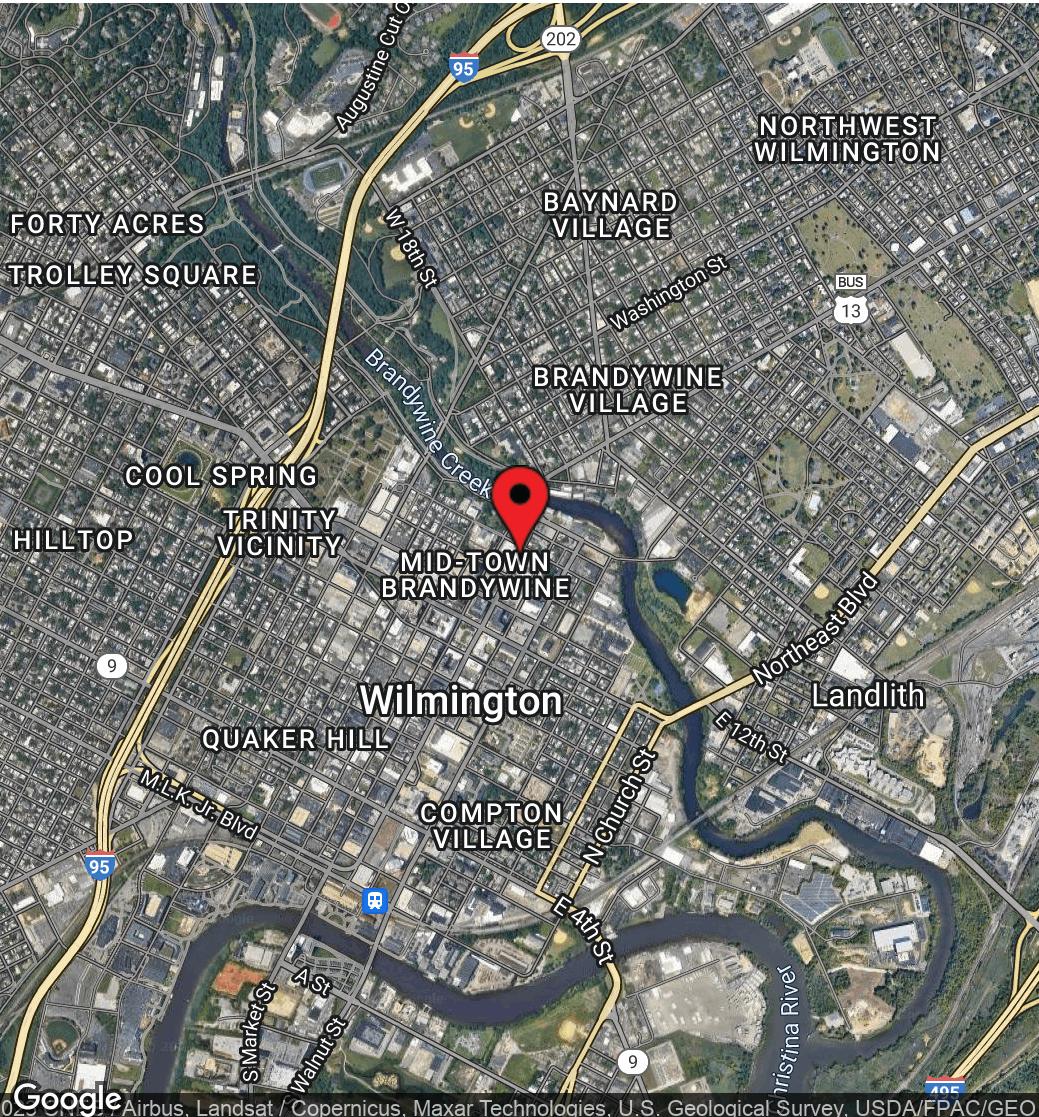
**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
dsmre.com



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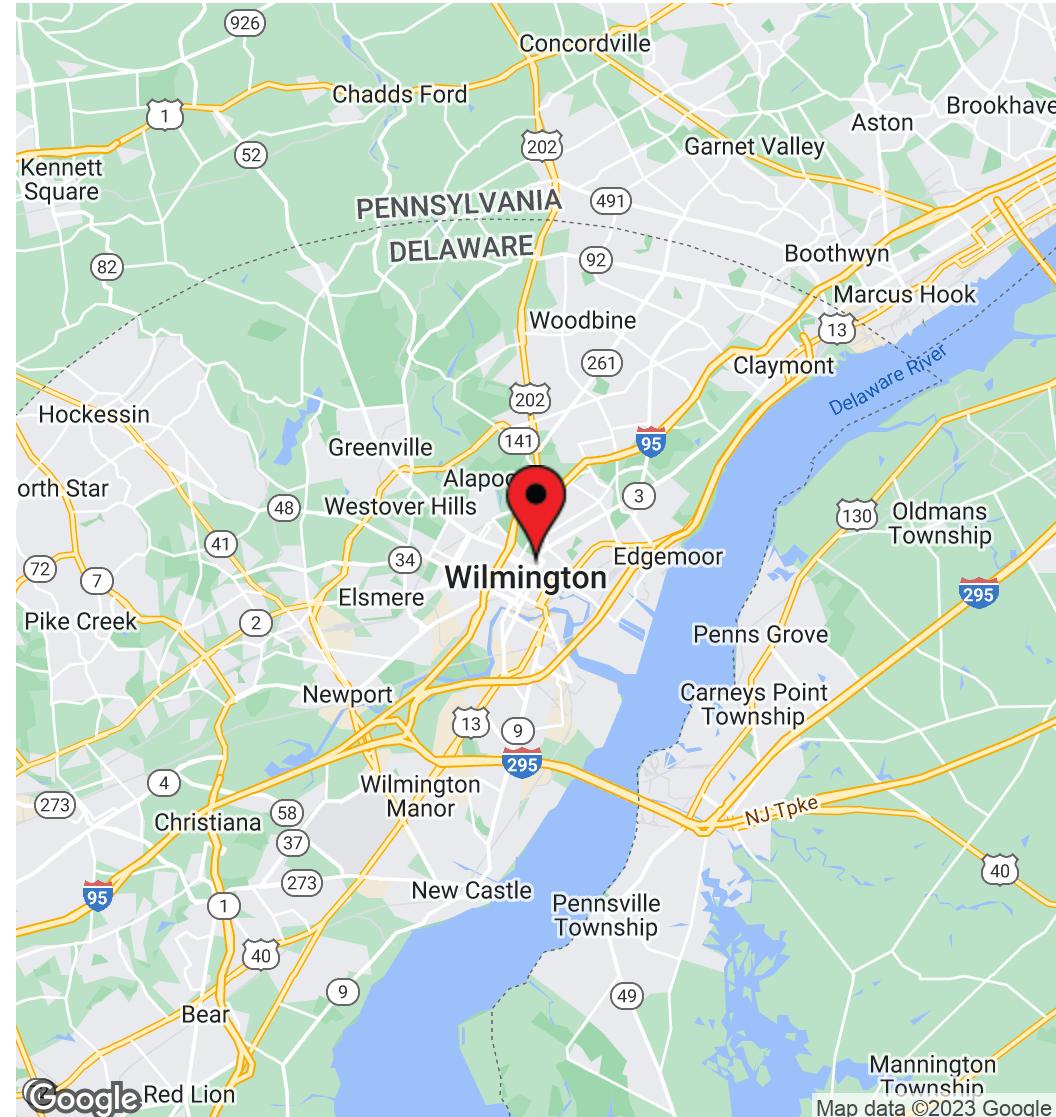
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