



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
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3304 Old Capitol Trail
Wilmington, DE 19808
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1314 N King Street
Wilmington, DE 19801

OFFICE BUILDING
FOR LEASE



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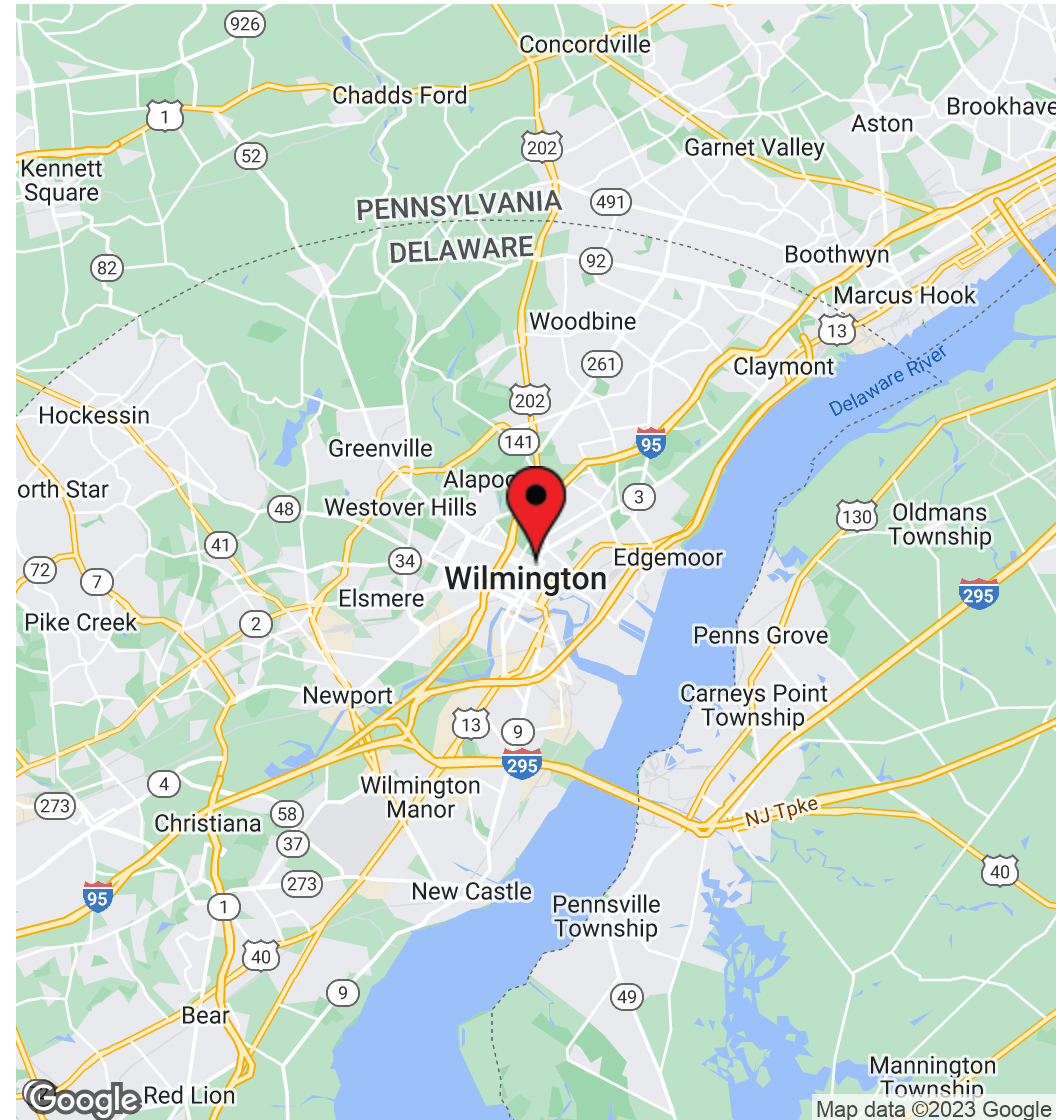
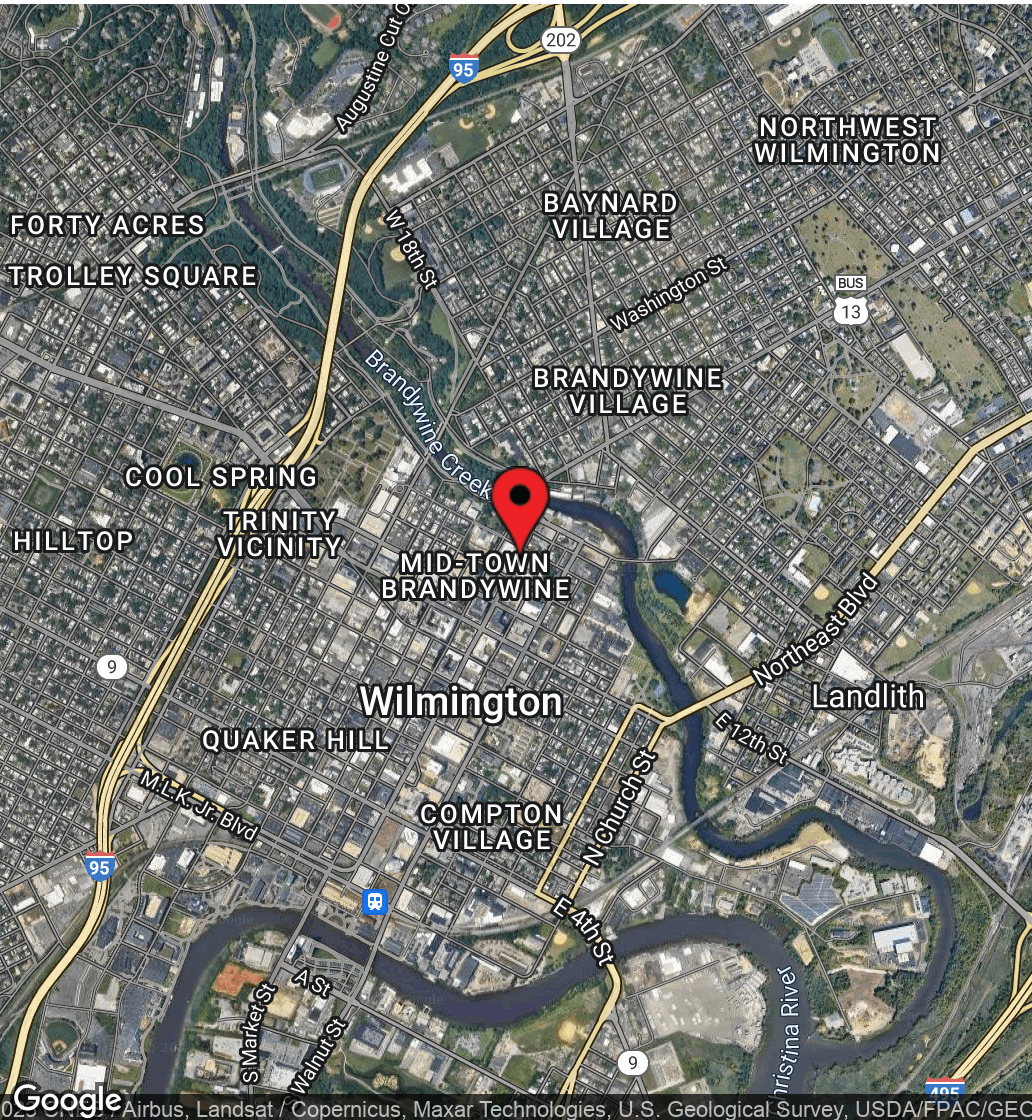
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