

OFFICE SPACES FOR LEASE
DOWNTOWN WILMINGTON
OFFICE BUILDING

800 N KING STREET

Wilmington, DE 19801

JOSEPH LATINA, SIOR

Managing Principal
O: 302.530.1233 | C: 302.414.1000
jlatina@LMTCRE.com

ZACH REMPFER

Sales & Leasing
O: 302.250.1425 | C: 302.414.1000
zach@LMTCRE.com

**FOURTH FLOOR
FIT-OUT RENOVATIONS
CURRENTLY UNDERWAY!**

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PROPERTY DESCRIPTION

Find the ideal workspace for your business at 800 N King Street, located in the heart of Downtown Wilmington. This premier office building offers a range of suites to suit businesses of all sizes, from move-in-ready spaces to customizable, build-to-suit options on the fourth and fifth floors, with fourth-floor fit-out renovations currently underway. Whether you're a growing startup or an established company seeking expansion, this building provides the flexibility and convenience your business needs.

PROPERTY HIGHLIGHTS

- Prime location in Downtown Wilmington, with easy access to major transportation
- Modern amenities, including high-speed internet and updated HVAC systems
- Secure entry and 24/7 building access
- On-site parking for tenants and visitors
- Nearby dining, retail, and professional services

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (Gross)
Number of Units:	4
Lower Level: Suite A	3,600 +/- SF
Lower Level: Suite B	3,300 +/- SF
Floor #4: FIT-OUT RENOVATIONS CURRENTLY UNDERWAY!	15,470 +/- SF
Floor #5	15,470 +/- SF

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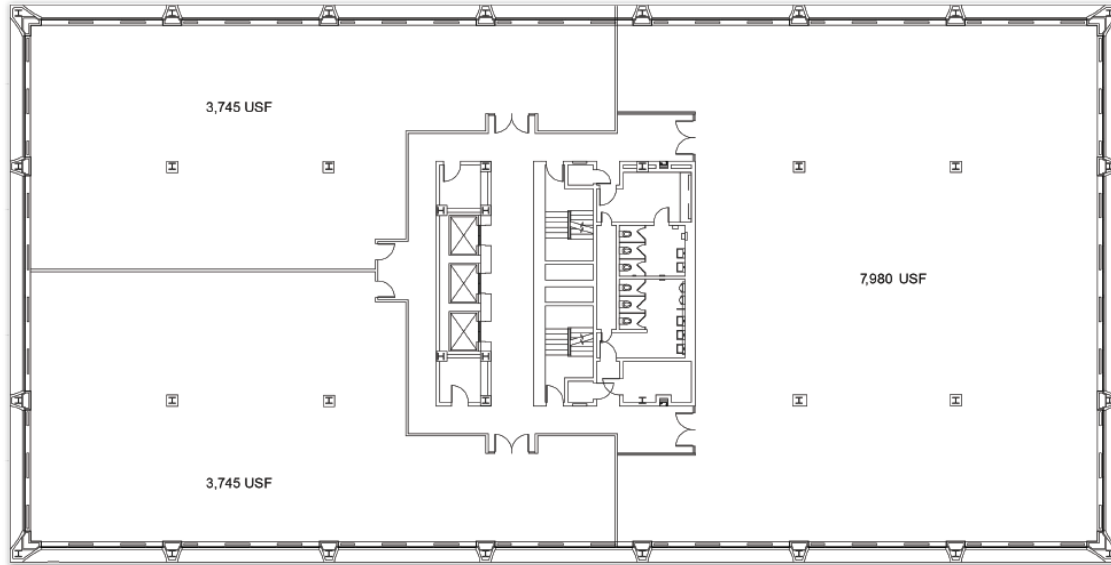
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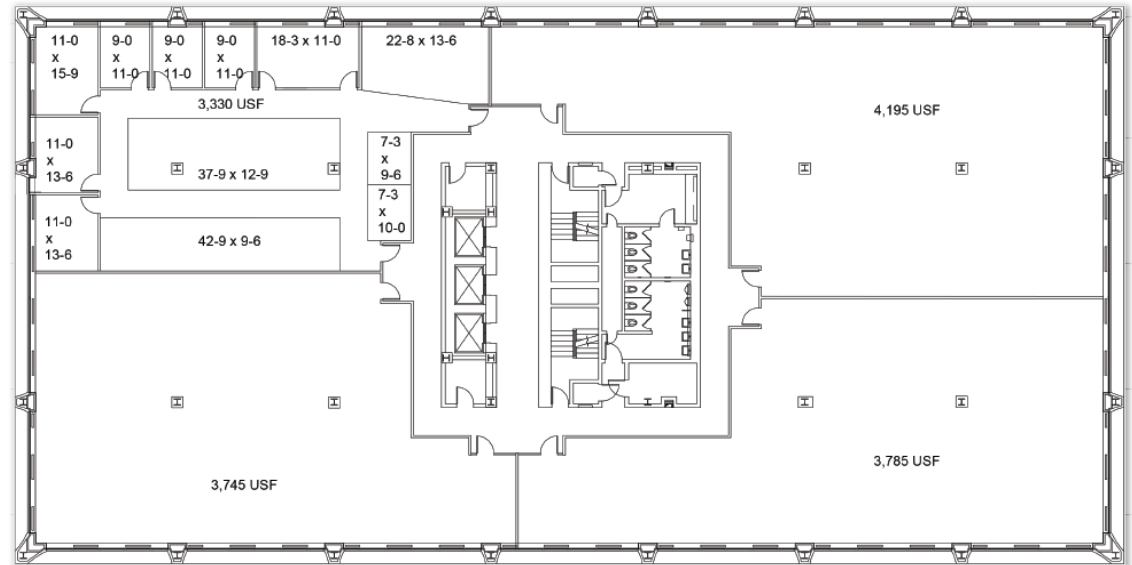
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5th Floor Build-to-Suit Suite Options

4th Fit-Out Renovations Currently Underway!



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Floor #4 - Available 15,470 +/- SF



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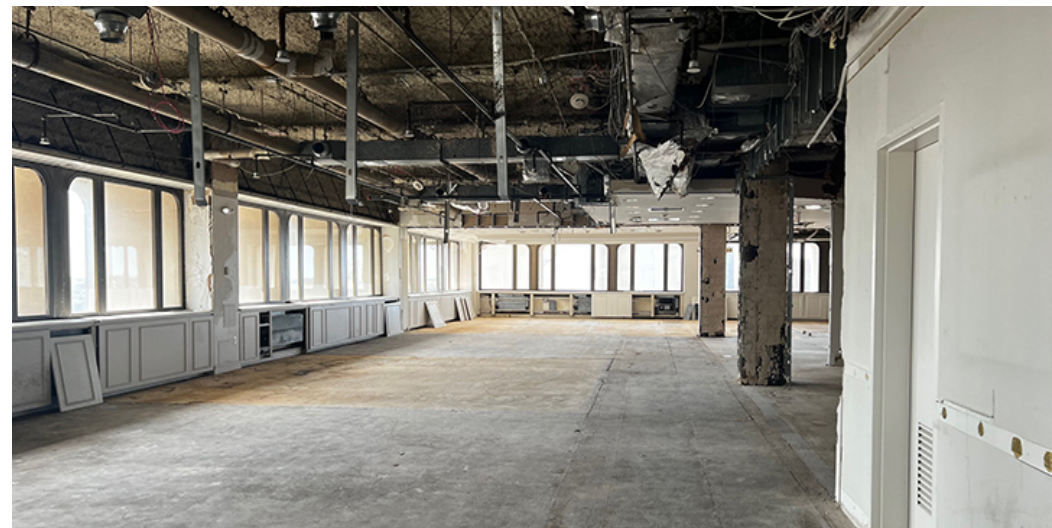
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Floor #5 - Available 15,470 +/- SF



Floor #5 - Available 15,470 +/- SF



Floor #5 - Available 15,470 +/- SF

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Concept Rendering



Concept Rendering



Concept Rendering



Concept Rendering

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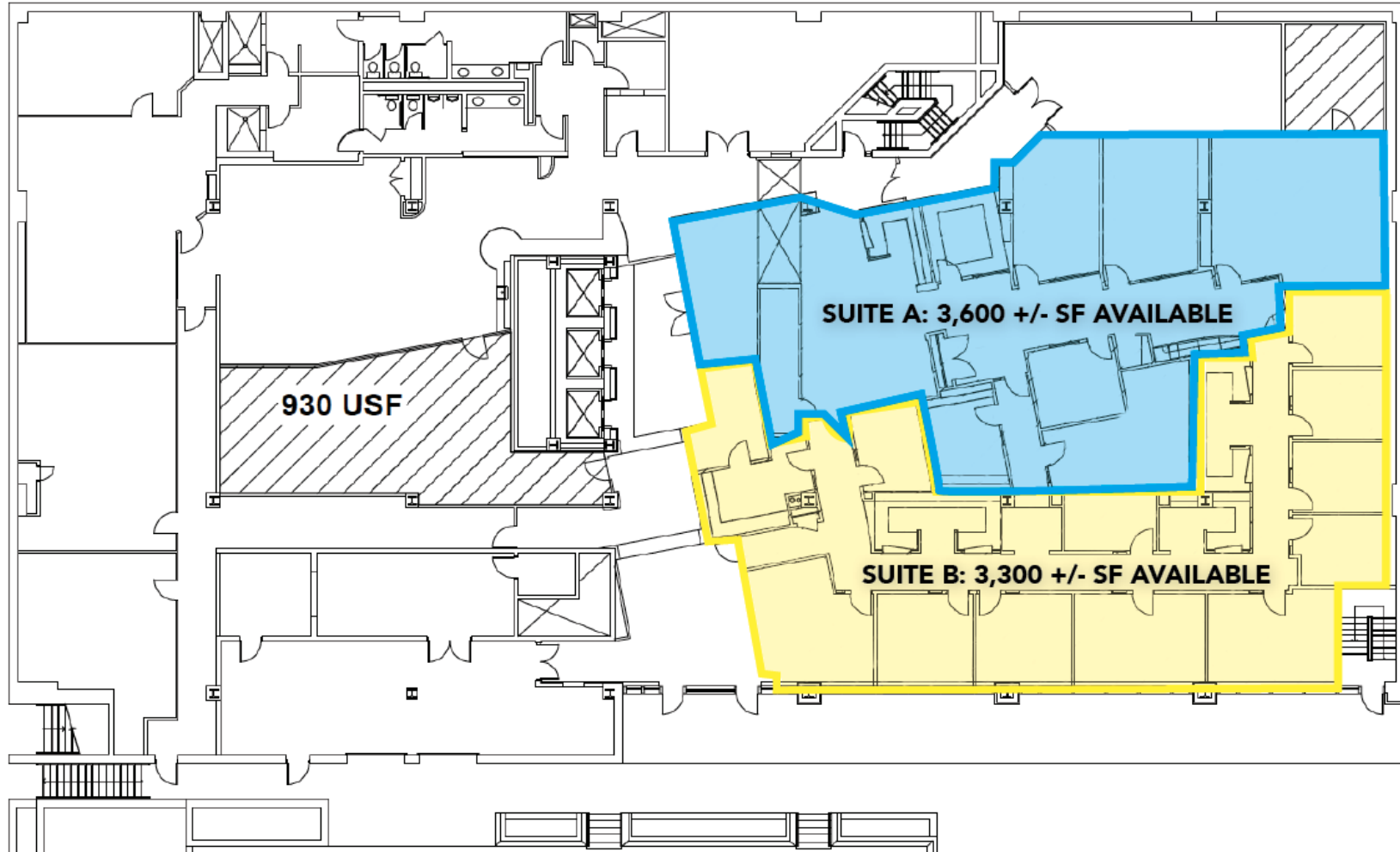
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LOWER LEVEL

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Amenity Space



Amenity Space



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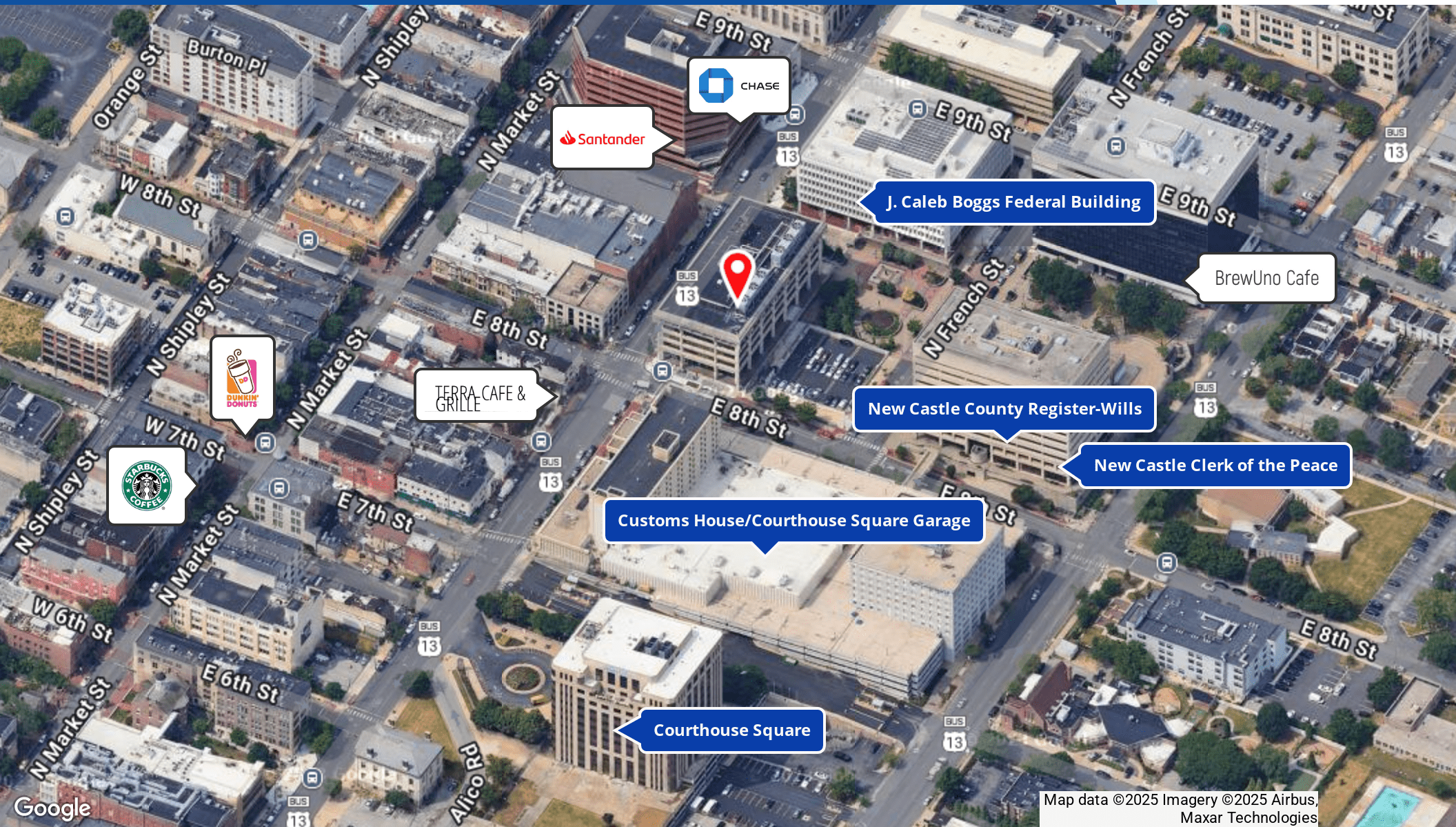
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,740	108,449	191,643
Average Age	38	40	41
Average Age (Male)	37	38	40
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,728	45,896	78,893
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$64,351	\$78,532	\$93,434
Average House Value	\$215,579	\$291,950	\$331,558

2020 American Community Survey (ACS)

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