

# NAI Emory Hill

Commercial Real Estate Services, Worldwide.

Professional Office, Medical & Lab Space

For Lease  
**Springside Plaza**  
Newark, DE 19720



**David R. Morrison, CCIM**  
+1 302 322 9500  
davemorrison@emoryhill.com

10 Corporate Circle, Suite 100  
New Castle, DE 19720  
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[www.emoryhill.com](http://www.emoryhill.com)

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### Tenants at Springside Plaza will enjoy the following amenities:

- Convenient location along Northeast corridor, minutes from I-95 & Rt. 896 with access to Amtrak in Wilmington and two major airports - Philadelphia and Baltimore/Washington (BWI)
- Corporate campus setting
- Plenty of nearby shopping, restaurants & entertainment
- Easy access and ample parking
- Masonry construction
- Full Service Occupancy

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### Full Service - Everything Included

Leases at Springside Plaza are full service and include on-site maintenance, property management, taxes, insurance, utilities and janitorial services at no extra charge.

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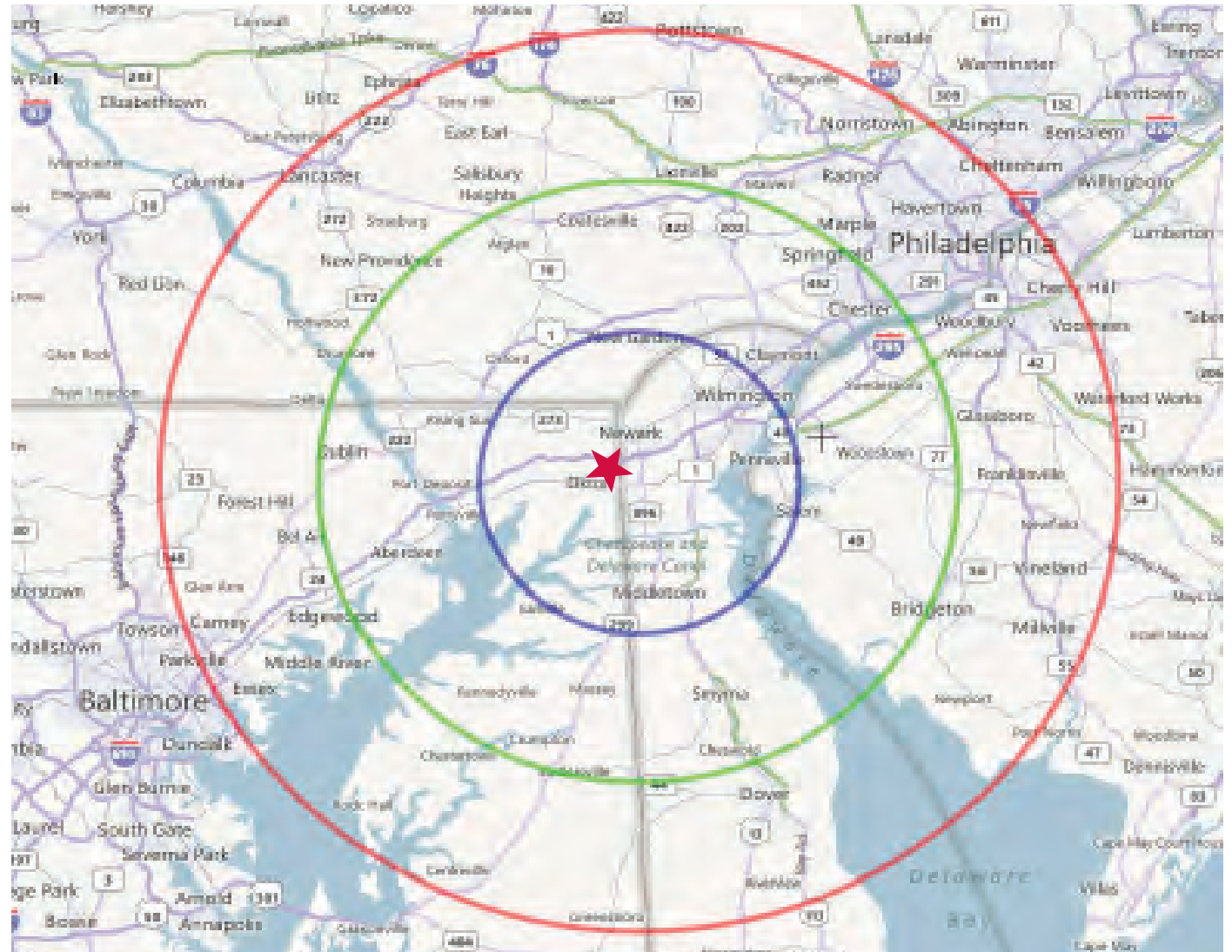
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For Lease  
**200 Biddle Ave**  
Newark, DE 19720

15 - 30 - 45 Minute Drive Time Radius

## Location Advantages

- Easy access from multiple highways in all directions
- Great exposure along Route 40
- Located in a prime commercial corridor



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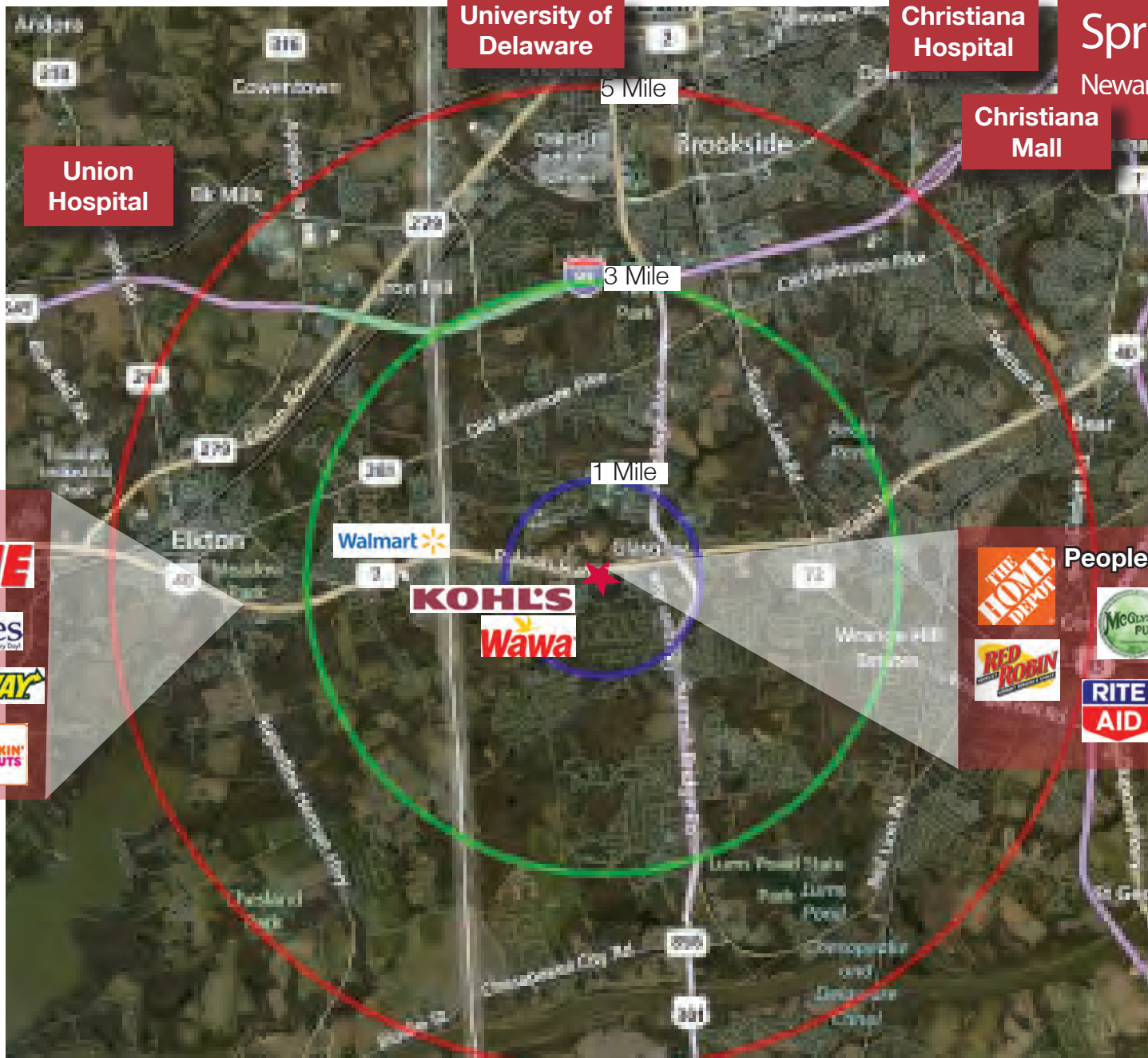
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# Location Advantages

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**Big Elk Mall**

- Kmart
- ACME
- McDonald's
- Peebles
- SUBWAY
- PNC
- DUNKIN' DONUTS

**Peoples Plaza**

- THE HOME DEPOT
- McGraw's PUB
- SAFeway
- GameStop
- RED ROBIN
- REGAL ENTERTAINMENT GROUP
- RITE AID
- DOLLAR TREE
- WELLS FARGO

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## Property Availability

### **Biddle Building/200 Biddle Ave.**

Built in 2001, Contains 44,000 SF

- First Floor:
  - +/- 7,135 RSF Shell/Divisible
- Second Floor
  - +/- 1,400 RSF Finished Office
  - +/- 1,862 RSF Finished Office

### **Connor Building/300 Biddle Ave.**

Built in 2005, Contains 50,000 SF

- Second Floor:
  - +/- 1,856 RSF Finished Office
  - +/- 1,500 RSF Finished Office

### **Rule Building/100 Biddle Ave.**

Built in 2006, Contains 50,000 SF

- First Floor:
  - +/- 1,456 RSF Finished Office
  - +/- 1,407 RSF Finished Office
  - +/- 450 RSF Finished Office
  - +/- 475 RSF Finished Office
- Second Floor
  - +/- 2,150 RSF Unfinished
  - +/- 2,404 RSF Finished Shell
  - +/- 10,562 RSF Unfinished

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**200 Biddle Ave**  
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## Immediate Occupancy Available!

Springside Plaza is now leasing space in all three buildings. The complex is approved for 400,000 SF of professional and medical office space located on a 42-acre site along Route 40. Customized suites can be built out in 60-90 days and pad sites with utilities are ready for construction of two 50,000 SF buildings.



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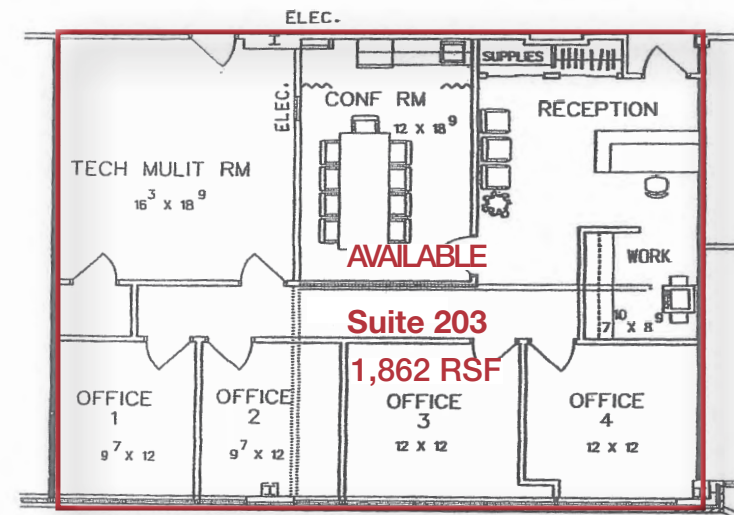
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## Connor Building

2nd Floor



### Your Neighbor at Springside Plaza!

Christiana Care is located in the Connor Building at Springside Plaza in Glasgow and offers a variety of outpatient services at its site here including:

- Audiology
- Family medicine
- Imaging services
- Physical therapy
- Rehabilitation
- Diabetes Treatment

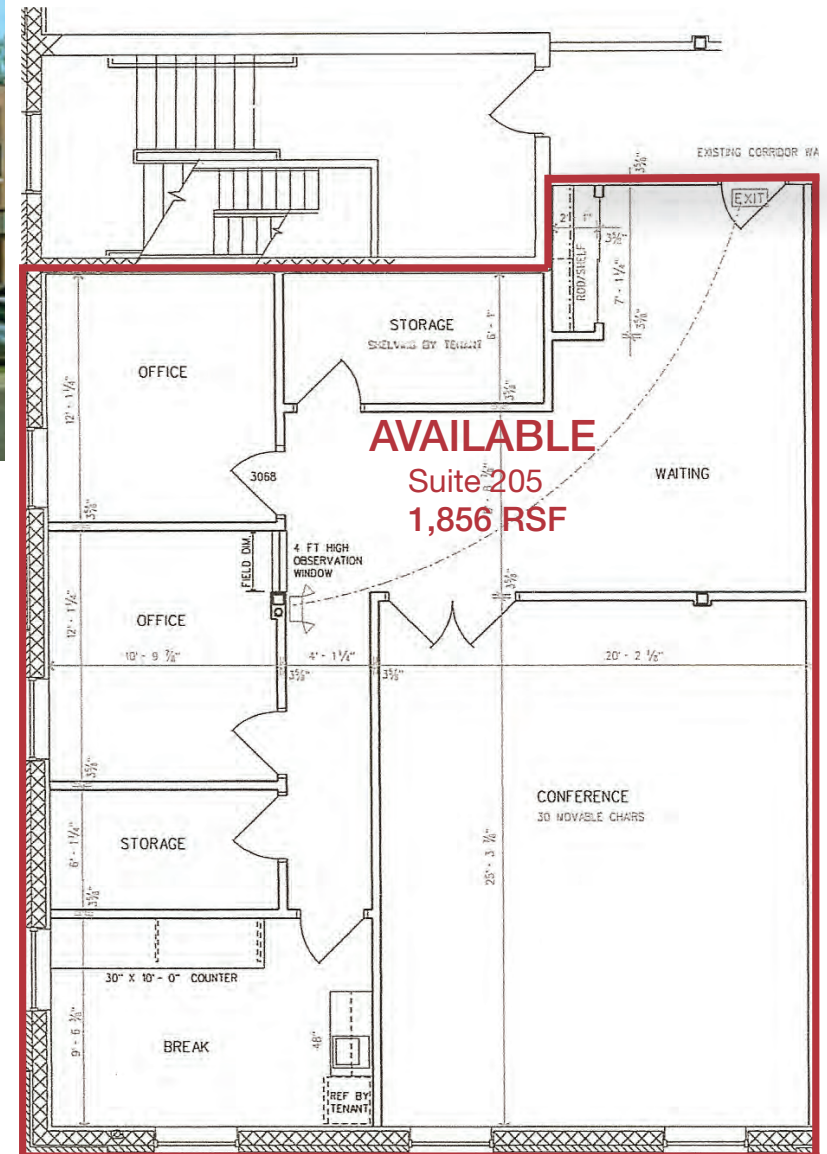
For more information visit their website:

[www.christianacare.org](http://www.christianacare.org)  
Christiana Care - Springside Plaza  
Connor Building

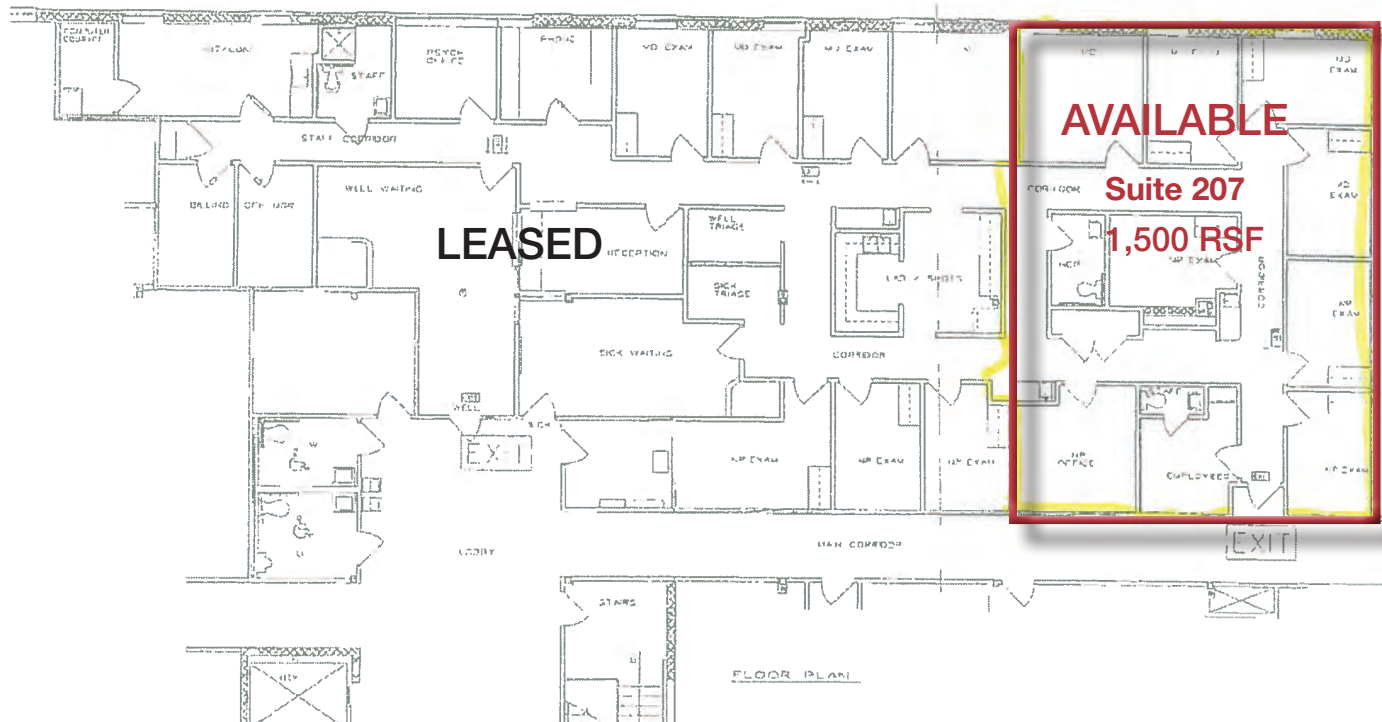
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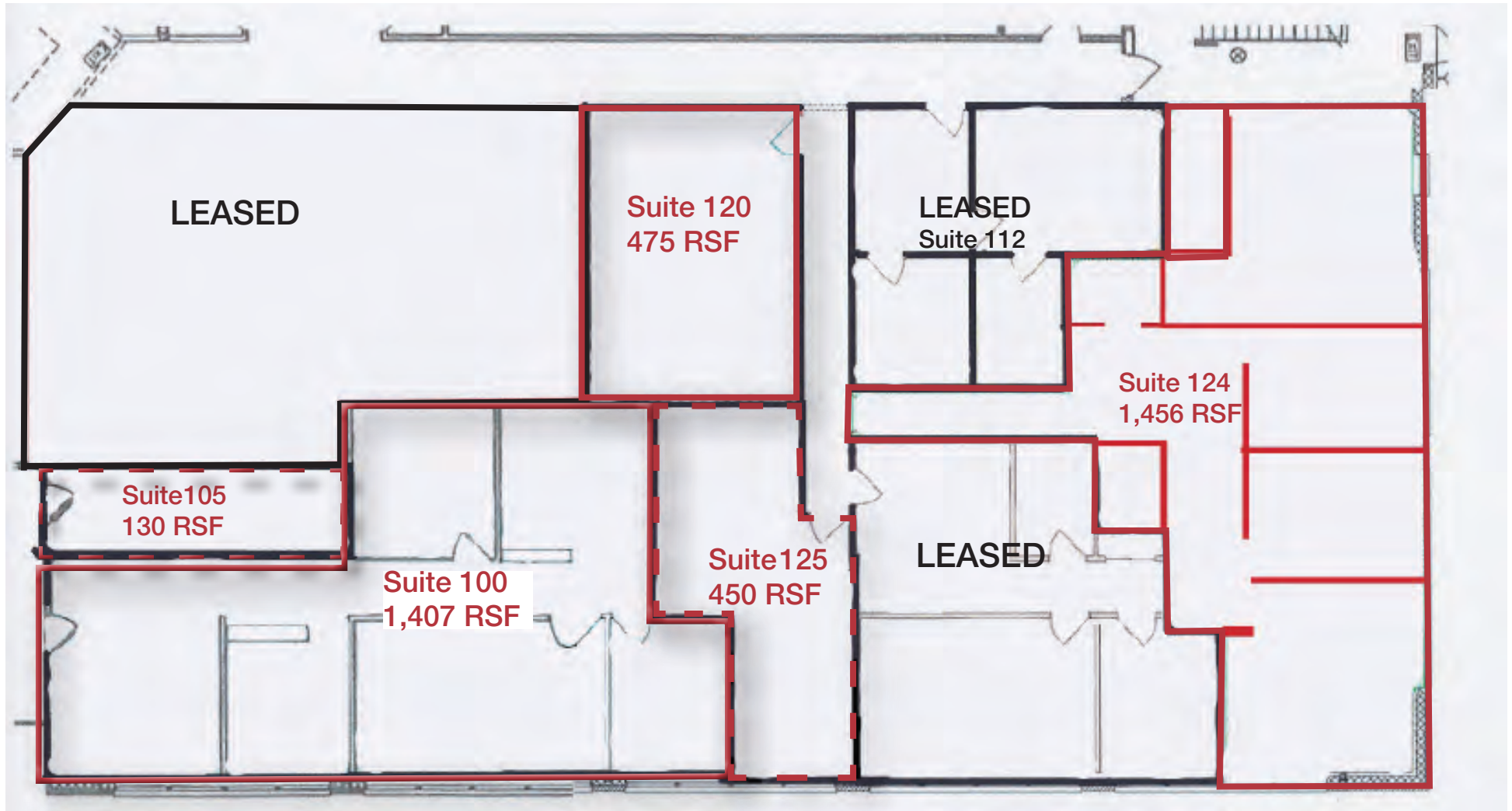




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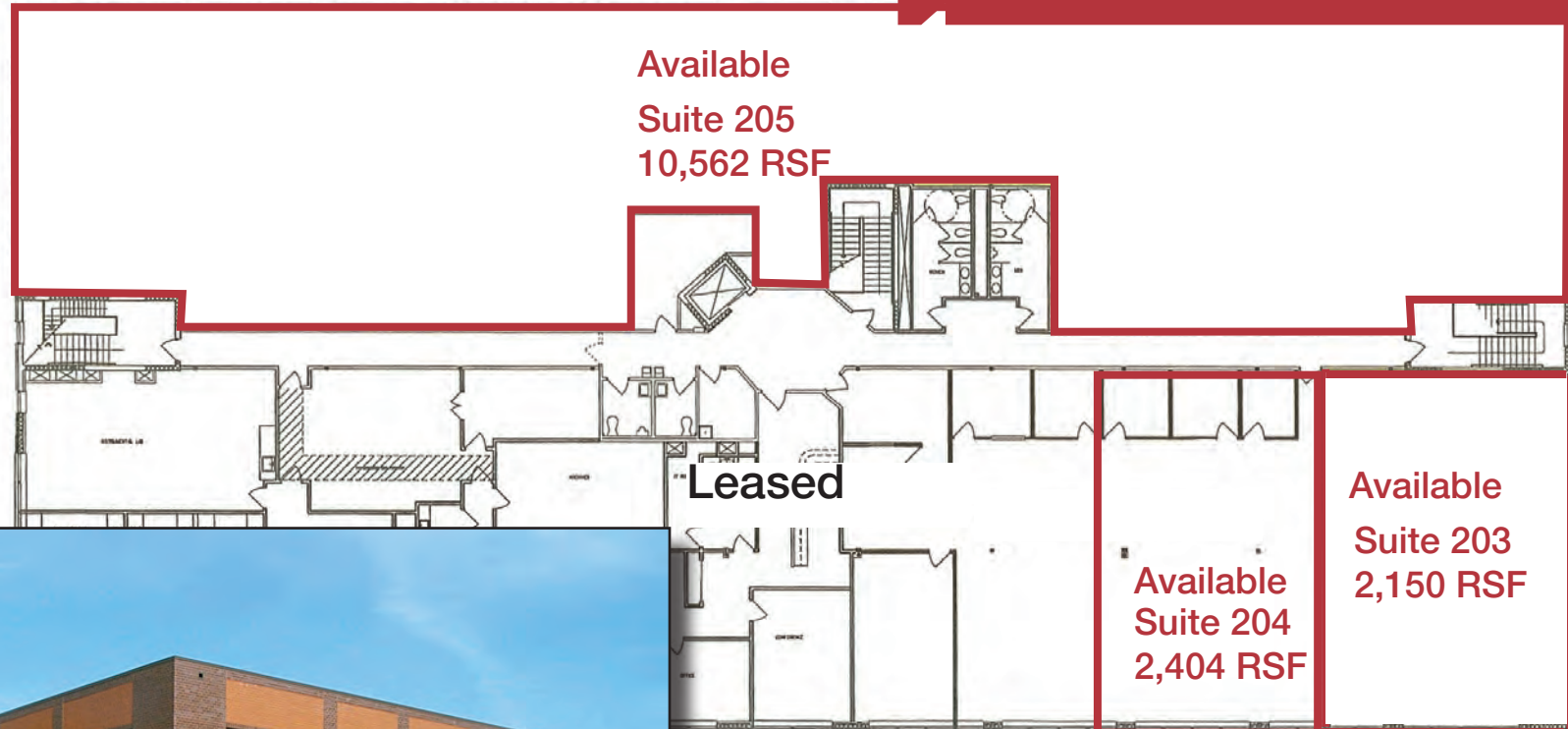


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Suite 203 +/- 2,092 SF Unfinished

Suite 204 +/- 2,404 SF

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