

NEUROSCIENCE & SURGERY CENTER

774 CHRISTIANA ROAD
NEWARK, DE 19713



NAI Emory Hill

Class A Medical Office Condo for Sale or Lease
Presented by NAI Emory Hill

Property Information

Neuroscience & Surgery Center consists of a 2-building medical condominium complex. Centrally located near the I-95/Route 1 intersection and is within a mile of the Christiana Hospital. The building is well-maintained inside and out and offers a welcoming lobby with natural light as well as beautifully landscaped grounds.

Neuroscience & Surgery Center is only minutes from downtown Wilmington. This location allows easy access to Philadelphia and the Baltimore-Washington area via I-95, as well as the New Jersey Turnpike. Amtrak service is nearby, and the Philadelphia International airport is within easy driving distance.



Current Availability

Suite 103: 5,000 +/- SF

Sale Price: \$1,050,000

Lease Rate: Negotiable

- Located on first floor of Building A
- Shell Condition
- Condo Fees: \$3,480 - includes reserve contribution
- Real Estate Taxes 2024: \$17,872



Property Highlights

Ownership/Condominium: Neurology Neuroscience Real Estate LLC

Building Information:

Two class A medical office condominium buildings, built in 2005

Building A: 70,000 +/- RSF

Building B: 30,000 +/- RSF

Amenities:

On-site management/maintenance

Public transportation accessible

Advanced Foot & Ankle Care

Advanced Plastic Surgery Center

Burke Dermatology

Delaware Neurosurgical Group

Delaware Neuroscience Specialists

Delaware Outpatient Center for Surgery (DOCS)

First State Endocrinology

Interventional Spine Pain Consultants

Nouveau Medispa

Current Occupants:

Parking:

400+ surface parking spaces

HVAC:

Multi-zone water source heat pump

Electric:

277/480 volt service to building, individual service sized to meet condo owner/tenant requirements

Telecommunications:

Building serviced by Comcast & Verizon

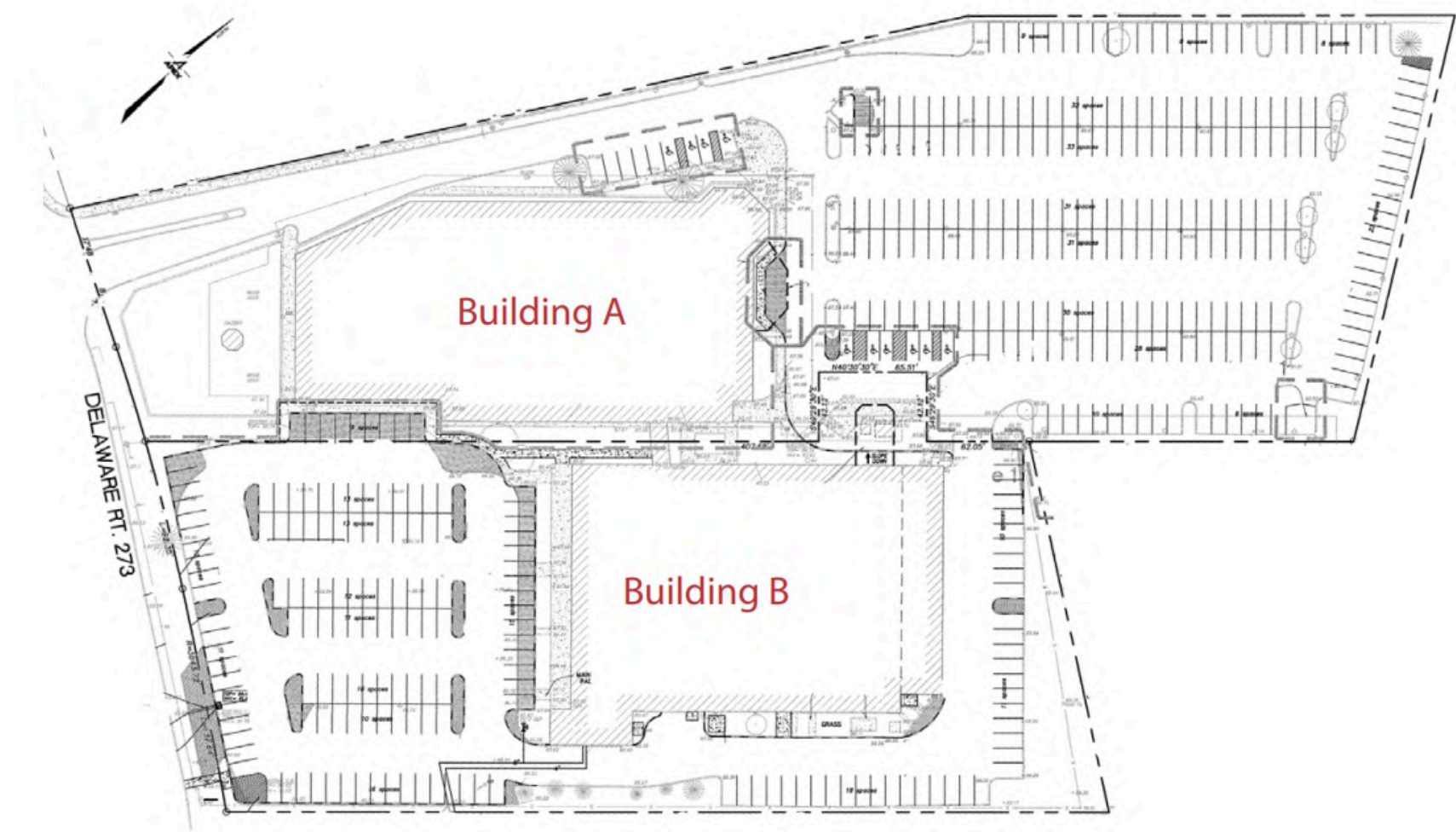


First Floor Building “A”



Suite 103 - 5,000 SF

Site Plan





Distance to _____

Christiana Hospital... 1.5 Miles

I-95.....0.7 Miles

New Jersey.....14 Miles

Philadelphia.....35 Miles

Baltimore.....60 Miles

Washington.....100 Miles

Contact Information

NAI Emory Hill

Dave Morrison, CCIM

302 221 7216 Office

302 668 8700 Cell

davemorrison@emoryhill.com

Neil Kilian, CCIM, SIOR

302 221 7256 Office

302 521 7291 Cell

neilkilian@emoryhill.com

NAI Emory Hill

10 Corporate Circle, Suite 100

New Castle, DE 19720

302 322 9500 Office

302 322 9518 Fax

www.emoryhill.com

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