



## OFFERING SUMMARY

**Total SF:** +/- 12,446 SF

**Lot Size:** 0.36 AC

**Parcel:** 26-020.40-083

**Zoning:** 26R5-B

**Sale Price:** \$1,700,000

**Lease Rate:** \$15/SF, Full Service  
Suite 303: +/- 3,312 SF (2nd Floor)

## PROPERTY OVERVIEW

Three level office building for sale or lease at the corner of Pennsylvania Avenue and N Franklin Street in Wilmington, DE. Excellent property for an owner/user. Multi-tenanted so buyer can grow or subtract depending on their needs.

## PROPERTY HIGHLIGHTS

- Natural lighting throughout the offices
- Building parking in off-street lot
- Pylon/building signage fronting Pennsylvania Ave
- Building systems and roof recently upgraded/replaced
- Located near Trolley Square shopping, restaurants and amenities Minutes to I-95 on-ramp and Wilmington CBD
- Potential mixed-use apartment conversion

For more information:

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|   |                                       |   |  |
|---|---------------------------------------|---|--|
| First Floor – Suite 101 (1,600 SF)<br>LEASED                        |                                       | First Floor – Single Suites<br>(960 SF)<br>Vacant |  |
| Main Level – Suite 201 (3,375 SF)<br>VACANT/Seller could lease back |                                       | Main Level – Suite 202 (1,077 SF)<br>LEASED       |  |
| (Combined 3,280 SF) VACANT  |                                       | Upper Level – Suite 303<br>(1,359 SF)<br>VACANT   |  |
| Upper Level – Suite 301<br>(1,640 SF)                               | Upper Level – Suite 302<br>(1,640 SF) |   |  |

## Quick Facts:

|                |                            |                        |  |
|----------------|----------------------------|------------------------|--|
| PROPERTY TYPE: | Office Building            | SEWER:                 | City of Wilmington                             |
| CONSTRUCTION:  | Stone, Stucco, Drywall     | WATER:                 | City of Wilmington                             |
| YEAR BUILT:    | 1899 various improvements  | GAS:                   | Yes - Delmarva                                 |
| ELEVATOR:      | No                         | ELECTRIC:              | Yes - 200 am 3 phase with high leg             |
| CEILING HEIGHT | 12'1"                      | AIR CONDITIONER:       | Central  |
| COLUMN SPACE:  | n/a                        | HEAT TYPE:             | Gas fired forced Hot water and forced warm air |
| SPRINKLER:     | No, Hard Wired fire system | SECURITY:              | Yes  |
| DRIVE-IN:      | 0                          | INTERNET:              | Yes - Comcast                                  |
| DOCK DOORS:    | 0                          | ANTENNA:               | No   |
| BATHROOMS:     | 2 per floor                | SEPARATELY<br>METERED: | one meter currently                            |
| ROOF AGE:      | 2022                       |                        |  |
| Parking:       | 22 spaces on site          |                        |  |

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# NAI Emory Hill

**FOR SALE or LEASE**  
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