



WHITE CLAY
CENTER

FUNCTIONAL AND FLEXIBLE LEASING OPPORTUNITIES

Life science/office/flex/industrial space available in Newark, DE

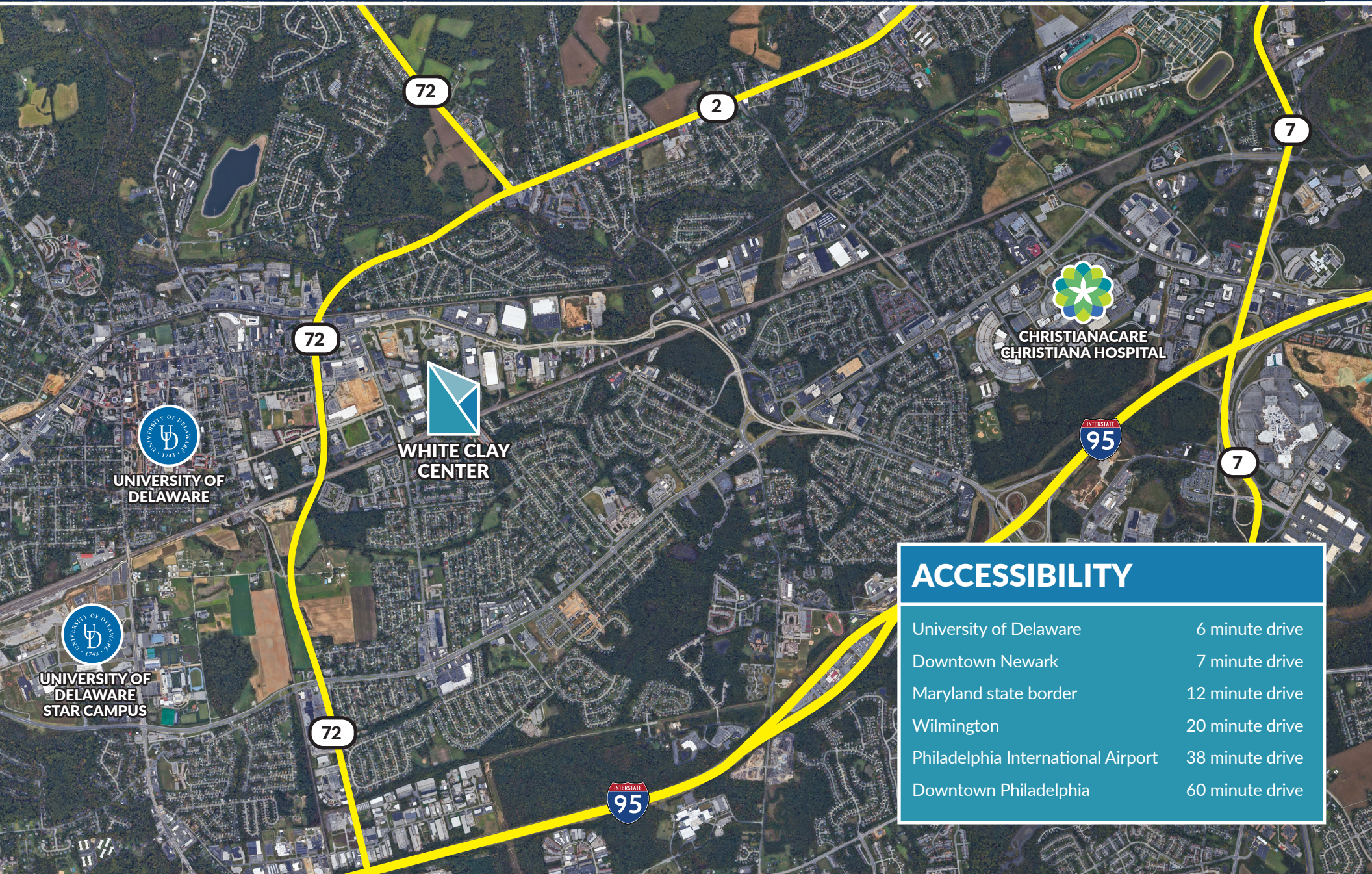


SHELBOURNE

OPPORTUNITIES

Strategically located in Newark and in close proximity to University of Delaware's main campus, White Clay Center is ideally positioned for recruiting and retaining top talent.

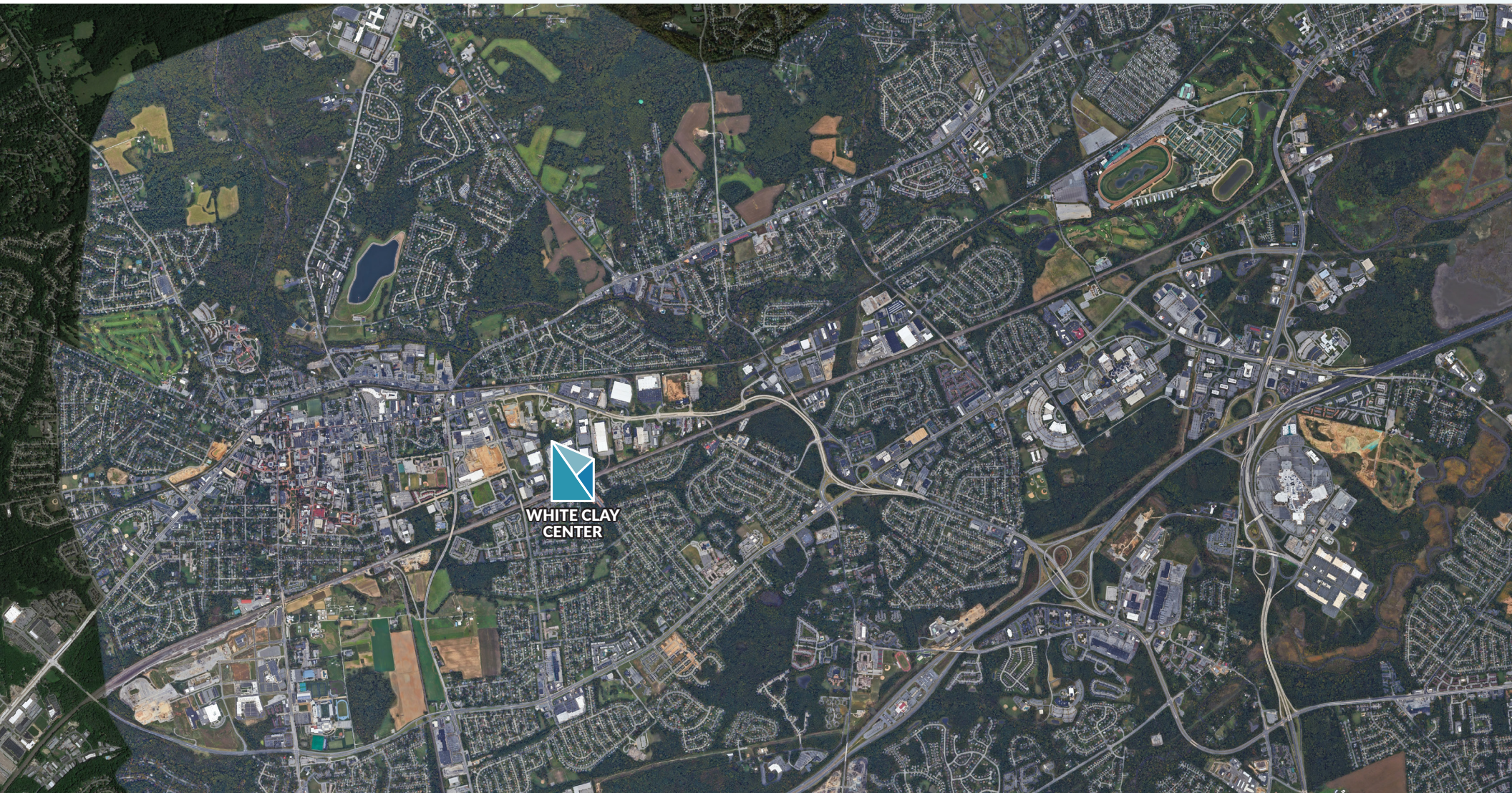




ACCESSIBILITY

University of Delaware	6 minute drive
Downtown Newark	7 minute drive
Maryland state border	12 minute drive
Wilmington	20 minute drive
Philadelphia International Airport	38 minute drive
Downtown Philadelphia	60 minute drive

NEWARK'S TOP AMENITIES





UNIVERSITY OF DELAWARE
STAR CAMPUS

UNIVERSITY OF
DELAWARE

WHITE CLAY
CENTER

TOP TALENT

🎯 2 MILES

- **43,513** population
- **33** median age
- **\$77K** average household income

🎯 5 MILES

- **182,609** population
- **37** median age
- **\$95K** average household income

🎯 10 MILES

- **432,916** population
- **38** median age
- **\$101K** average household income

🎓 42%

of population
holds a higher
education degree

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About Shelbourne

Shelbourne is a New York based company that owns and manages over eight million square feet of commercial real estate, totaling over a billion dollars' worth of assets. Shelbourne's strategy and approach has been to obtain private equity investors to primarily acquire Class A office buildings that are opportunistic and high-yielding in secondary and tertiary markets. Through leveraging its extensive partner network and over 100 years of cumulative experience and expertise in public and private equity markets, Shelbourne has been able to source, structure and finance transactions to achieve superior, risk-adjusted returns for its investors.

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