



ROCKWOOD
OFFICE PARK

501, 503 & 505 CARR ROAD
WILMINGTON, DE 19809

**210,000 SF OF CLASS A OFFICE SPACE
WITH PARK VIEWS**

CBRE



501, 503 & 505 CARR ROAD
WILMINGTON, DE 19809

**SUITES AVAILABLE FROM
2,098 SF – 23,072 SF**

THREE 70,000 RSF BUILDINGS
ON 17.76 ACRES SURROUNDED
BY PUBLIC PARKS





RECENT IMPROVEMENTS

- On-site fitness center
- Conference center
- Grab-and-go cafe
- Upgraded elevators

FEATURES

- Dynamic two and three-story atrium lobbies with glass curtain walls
- Building signage opportunities
- Adjacent to I-95
- Ample surface parking free of charge
- Adjacent to Northern Delaware Greenway Trail
- Located outside the city limits of Wilmington
- Heat pump HVAC system





BUILDING SPECIFICATIONS

YEAR BUILT

1986

RENOVATED

2020

PARKING

There are a total of 759 parking spaces on the site, including 15 handicapped accessible spaces representing 3.81 spaces per 1,000 rentable square feet.

VOICE AND DATA COMMUNICATIONS

Verizon, Comcast and Cavalier services available.

BACK-UP GENERATOR

501 Carr Road has a full building back-up generator.

ELECTRICITY

The building standard electrical capacity ranges from 6 watts/USF to 7 watts/USF (2 watts/USF for lighting and 4 watts/USF to 5 watts/USF for receptacles).

ELEVATORS

Newly upgraded. Each building is equipped with two 3,000 lb. 3-stop hydraulic passenger elevators.

ENERGY CONSERVATION

The buildings include a Building Automation System (BAS).



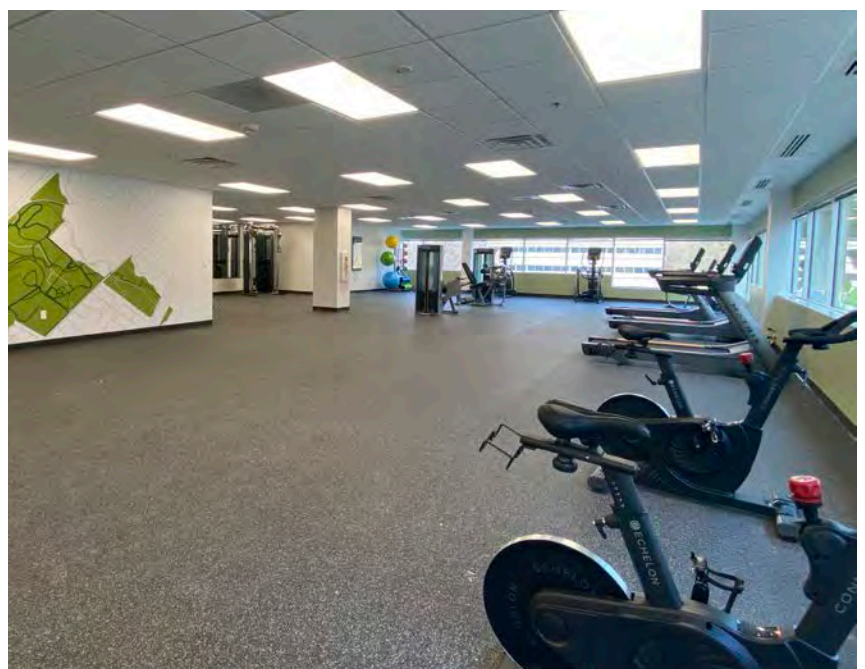
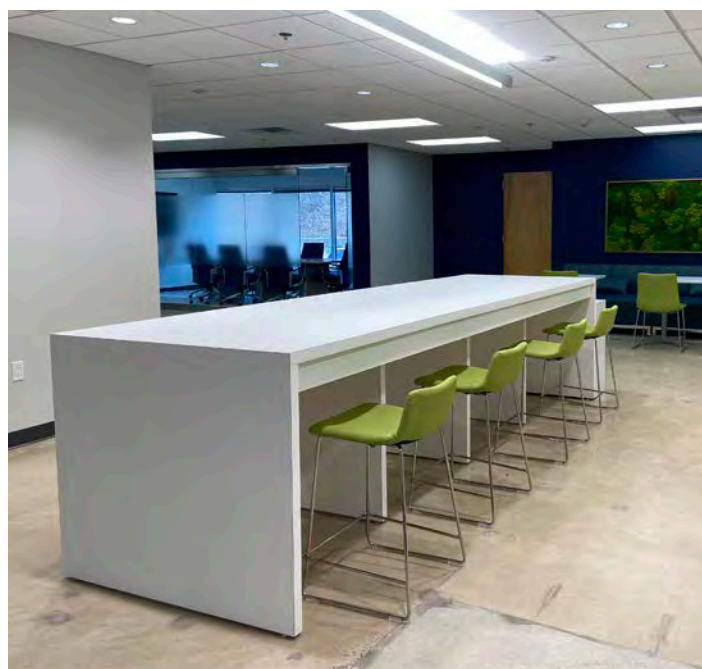
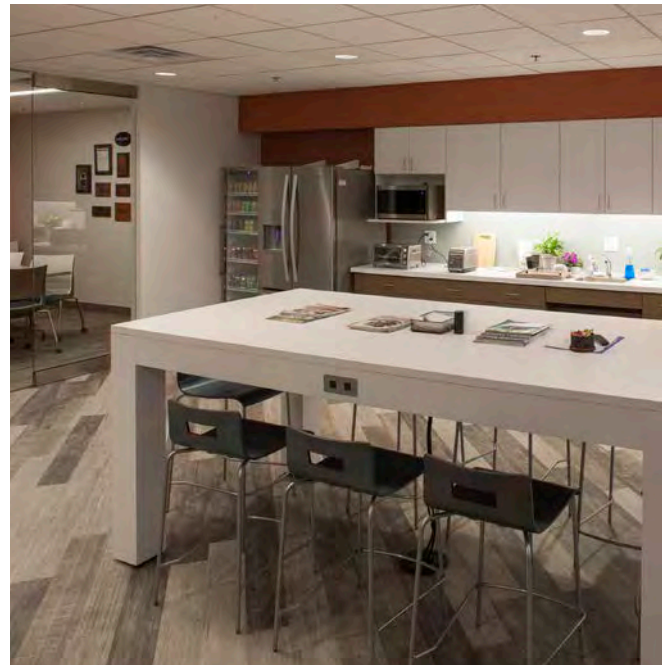
501



503

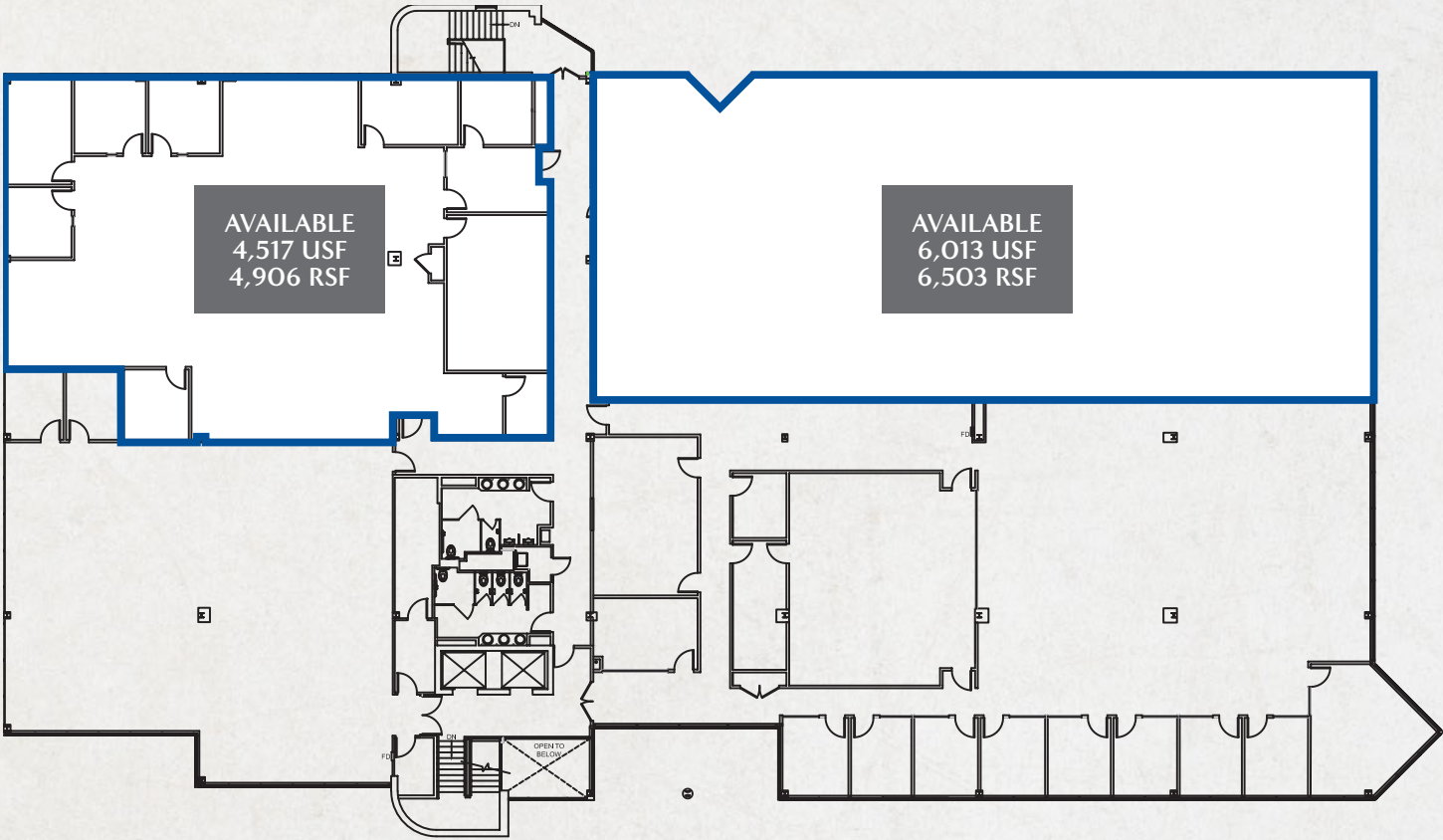


505

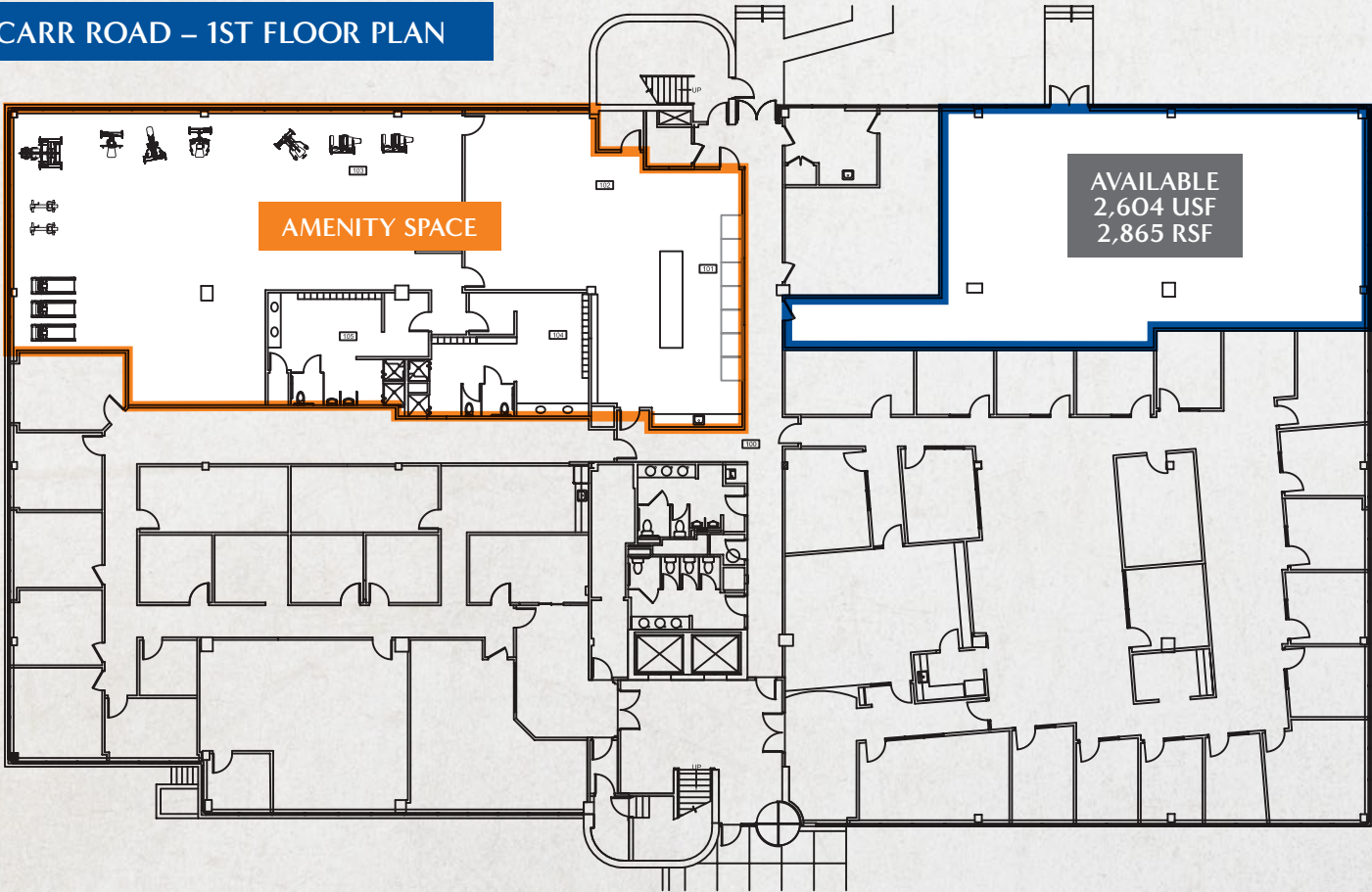


AVAILABILITIES

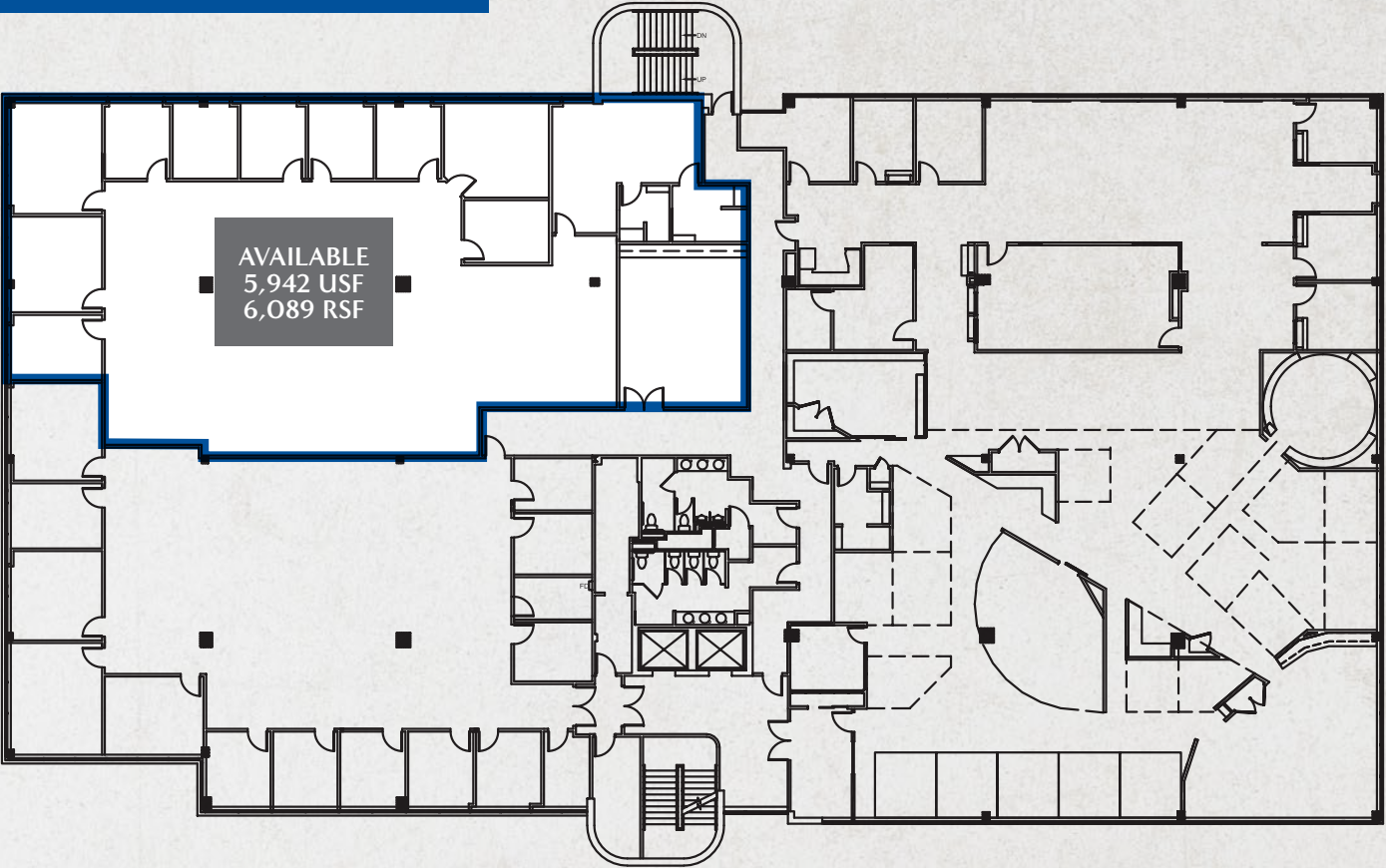
501 CARR ROAD – 2ND FLOOR PLAN



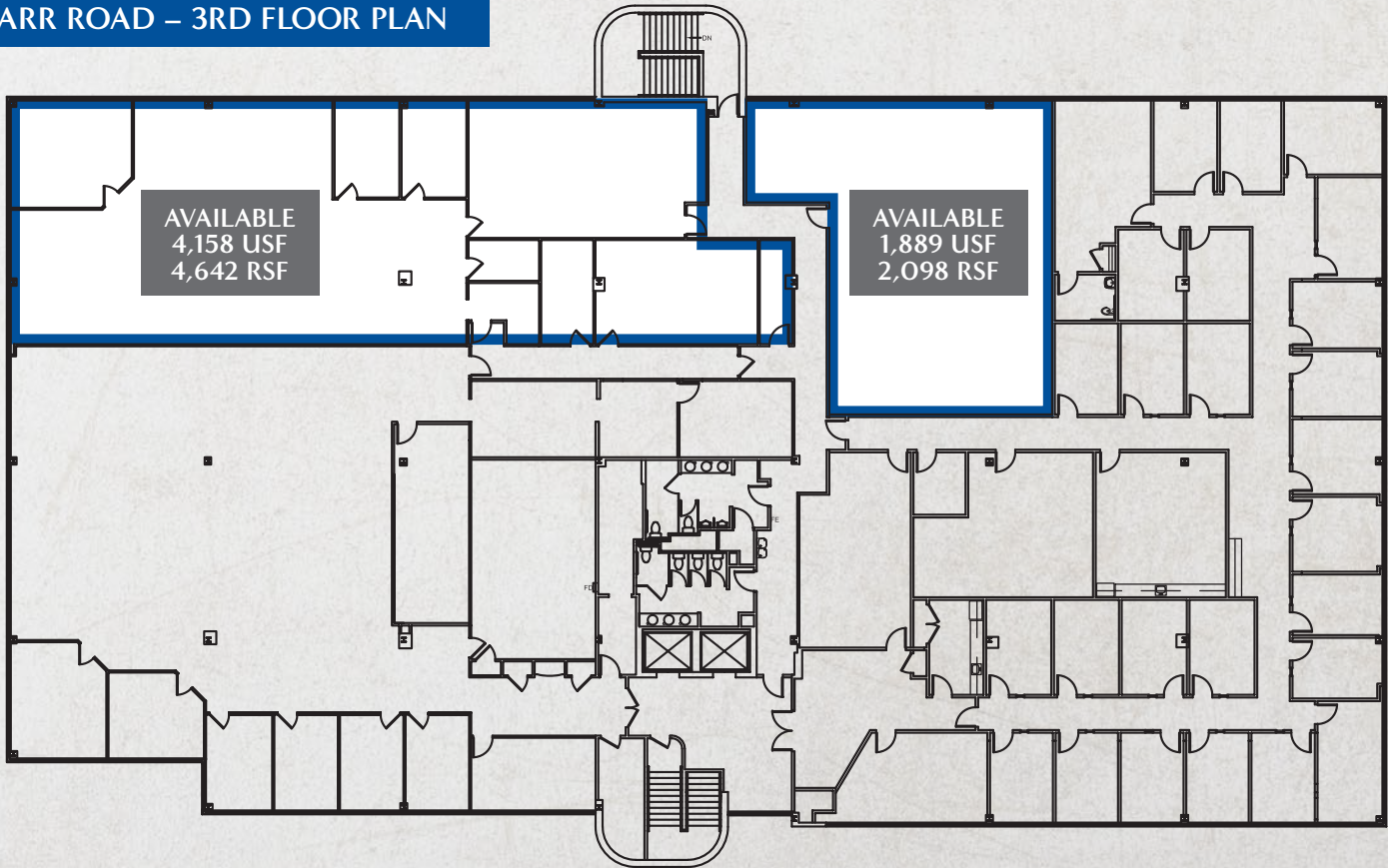
503 CARR ROAD – 1ST FLOOR PLAN



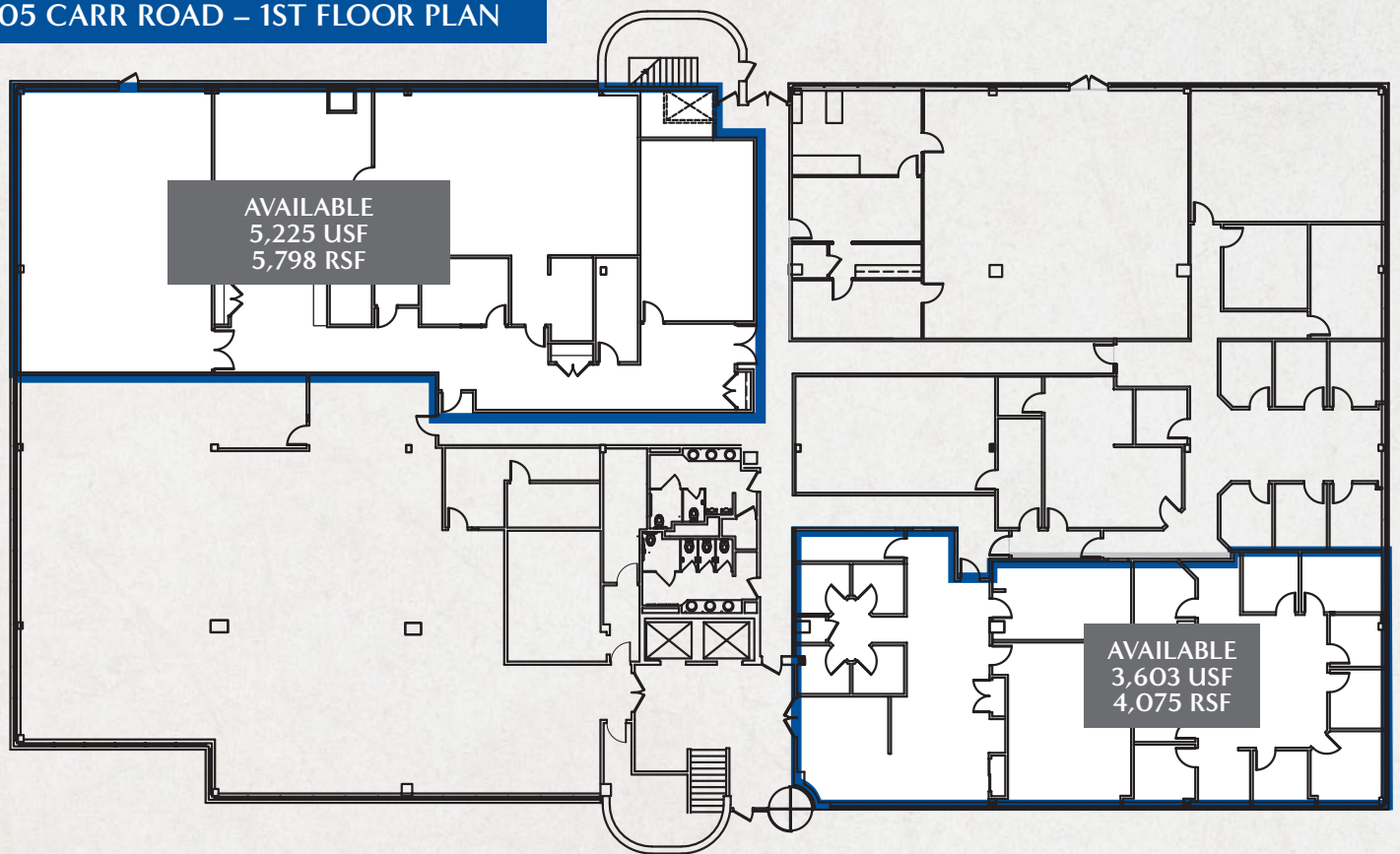
503 CARR ROAD – 2ND FLOOR PLAN



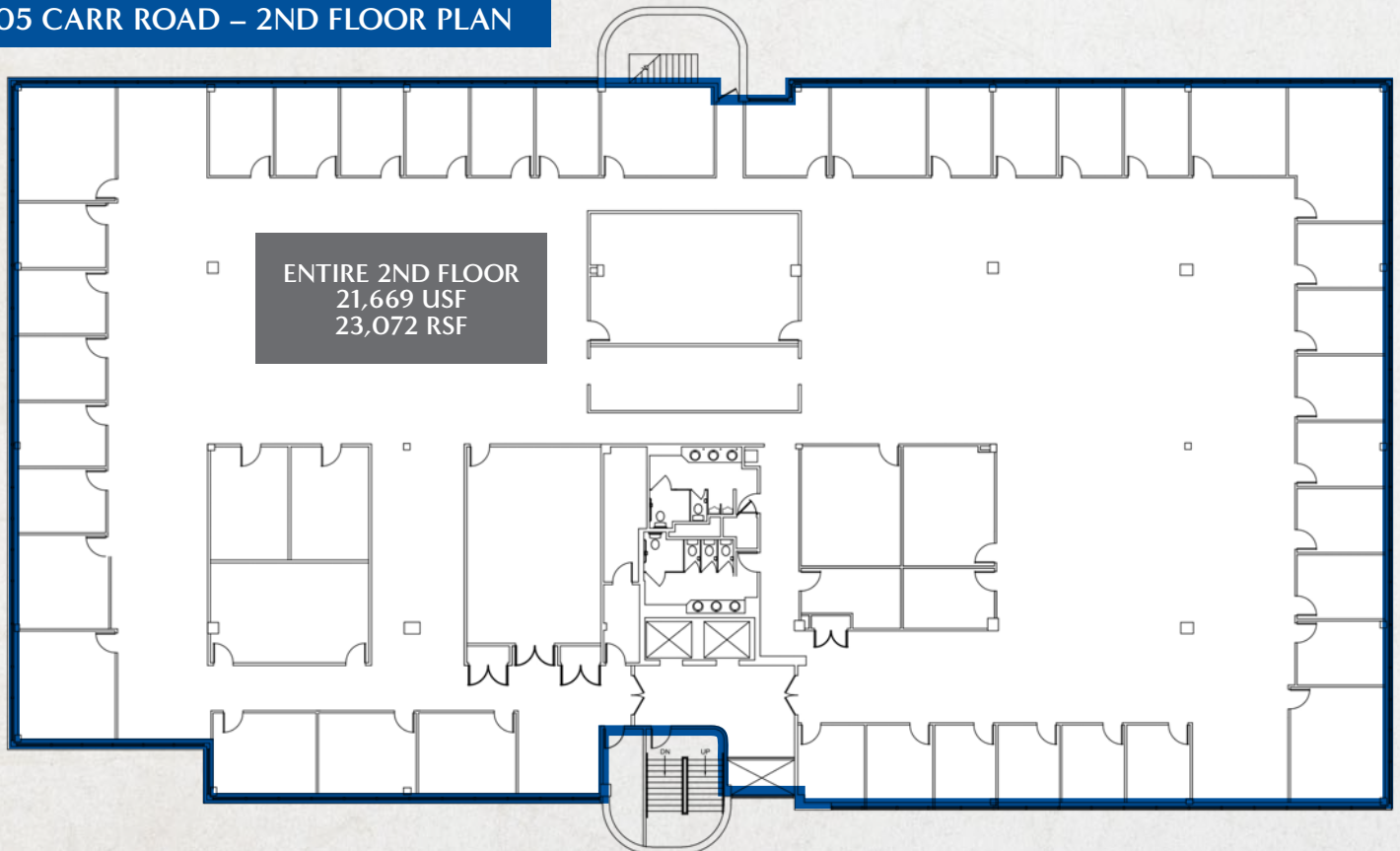
503 CARR ROAD – 3RD FLOOR PLAN



505 CARR ROAD – 1ST FLOOR PLAN



505 CARR ROAD – 2ND FLOOR PLAN



For more information, please contact:

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