



**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**

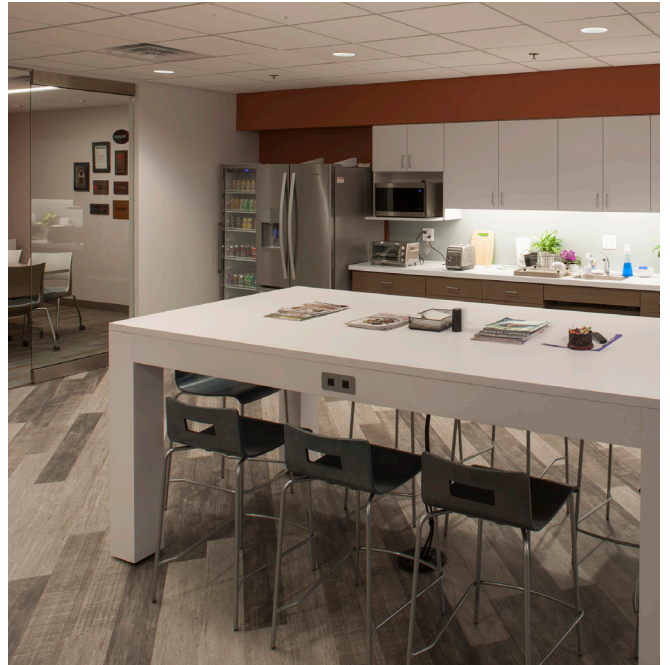
Newly upgraded. Each building is equipped with two 3,000 lb. 3-stop hydraulic passenger elevators.

### **ENERGY CONSERVATION**

The buildings include a Building Automation System (BAS).



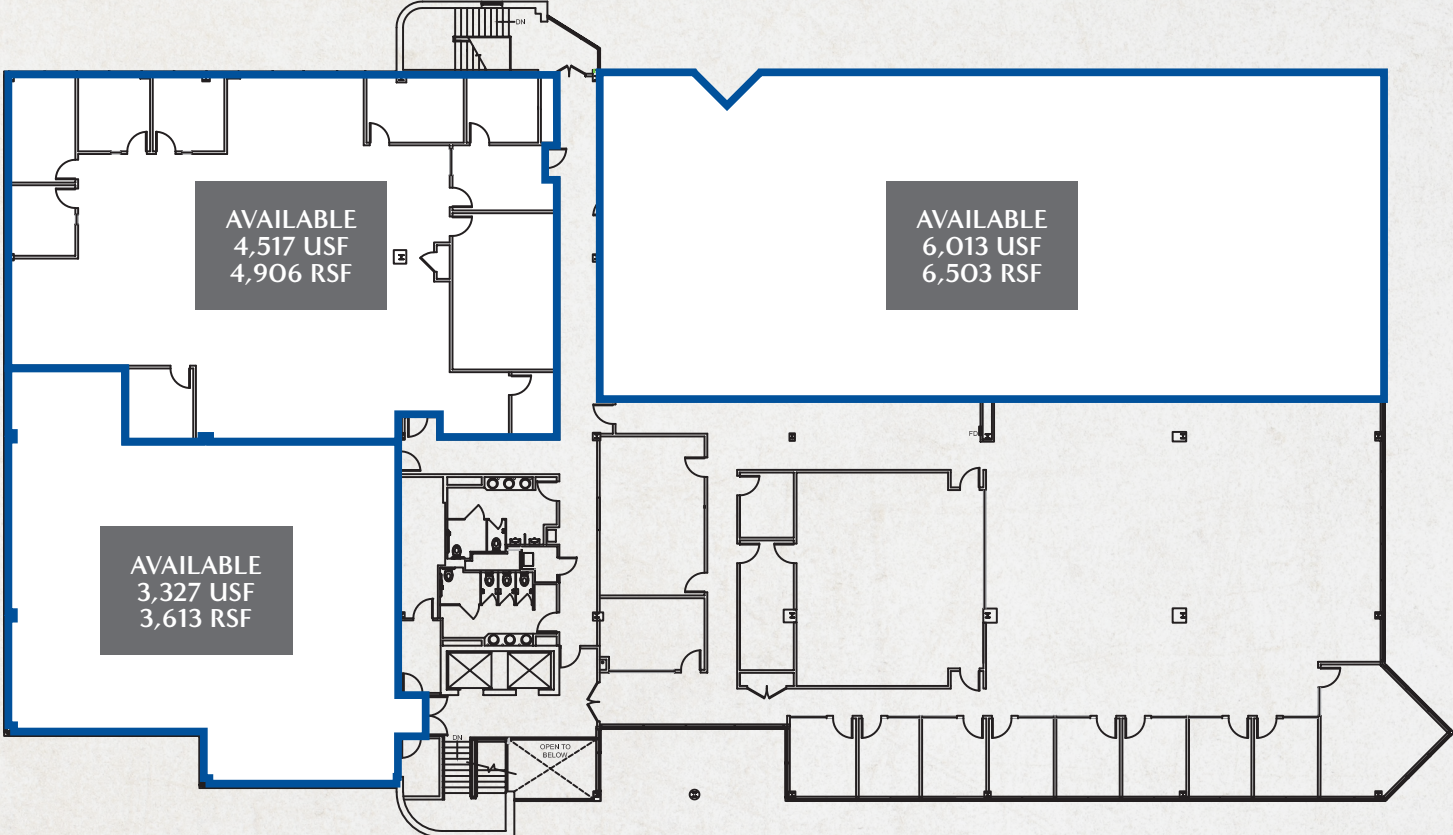




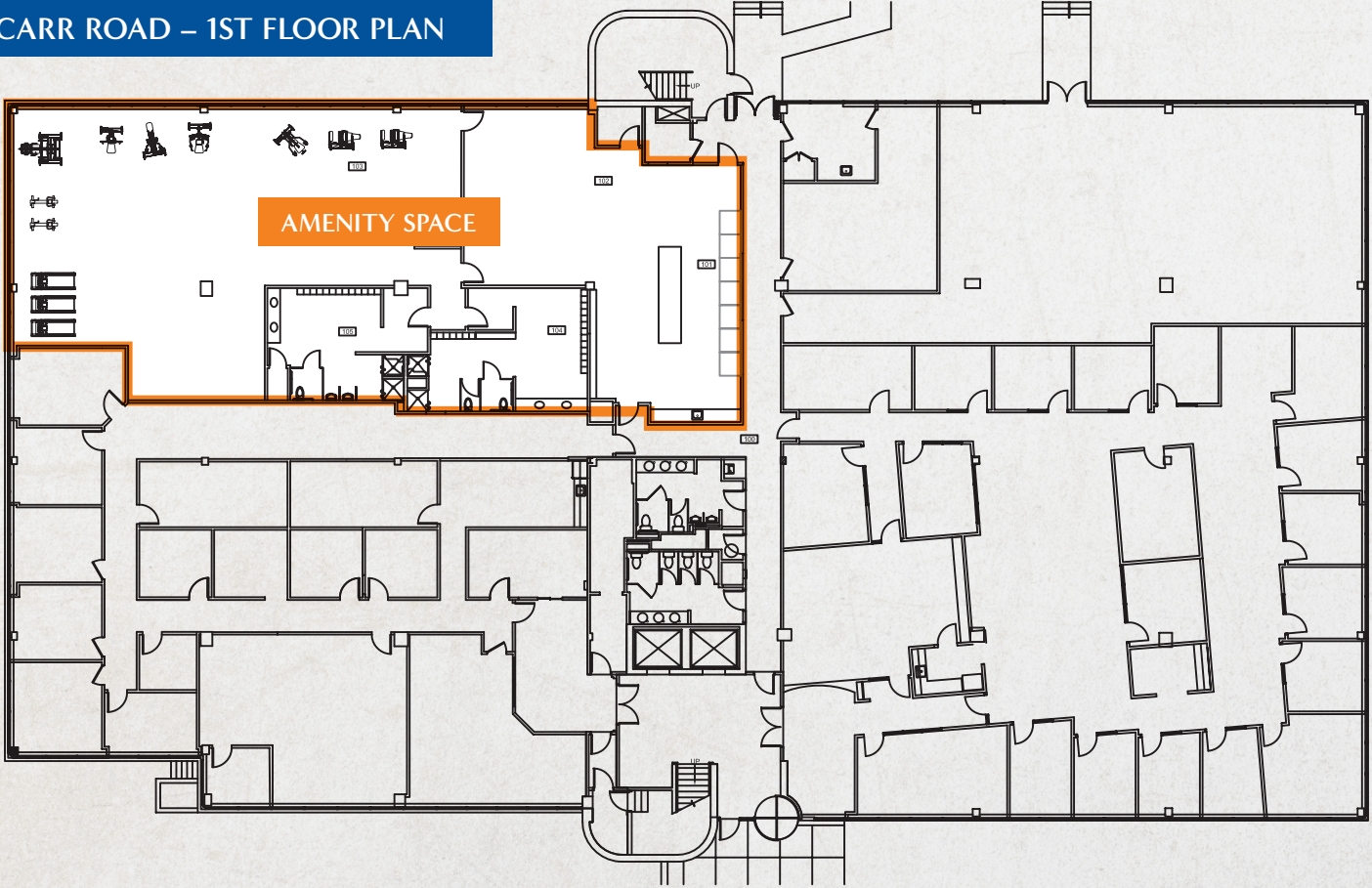


# AVAILABILITIES

## 501 CARR ROAD – 2ND FLOOR PLAN

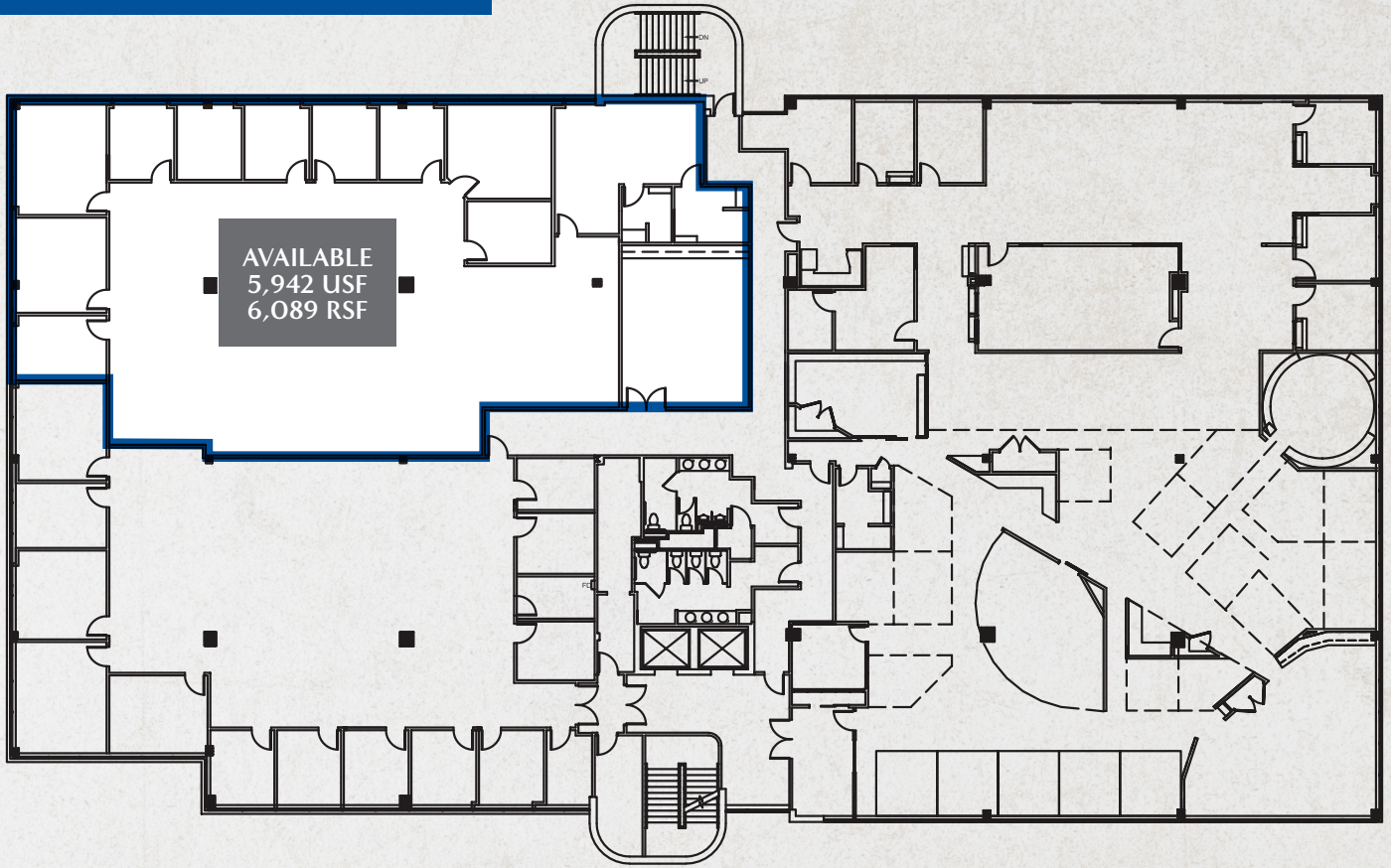


## 503 CARR ROAD – 1ST FLOOR PLAN

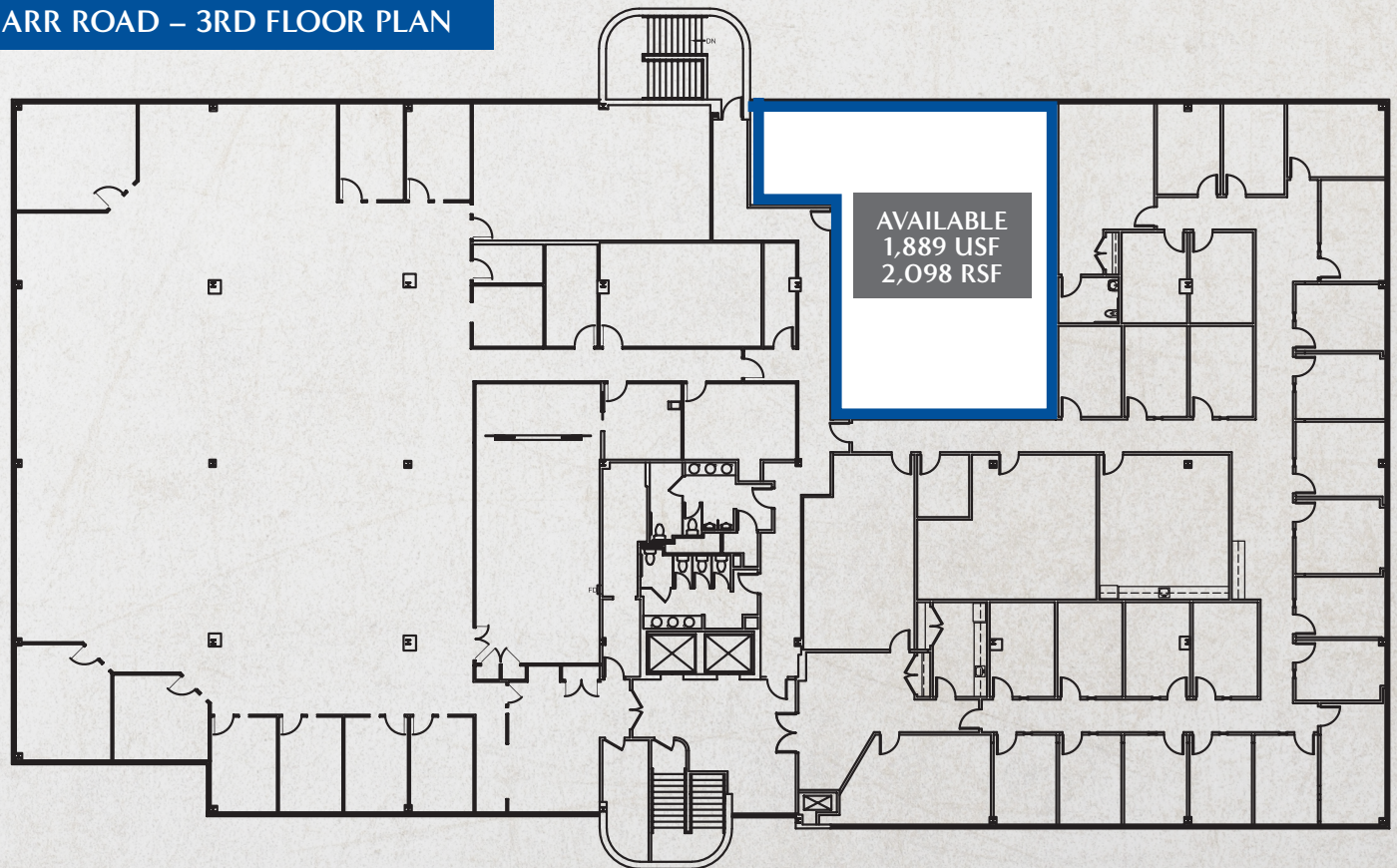




503 CARR ROAD – 2ND FLOOR PLAN

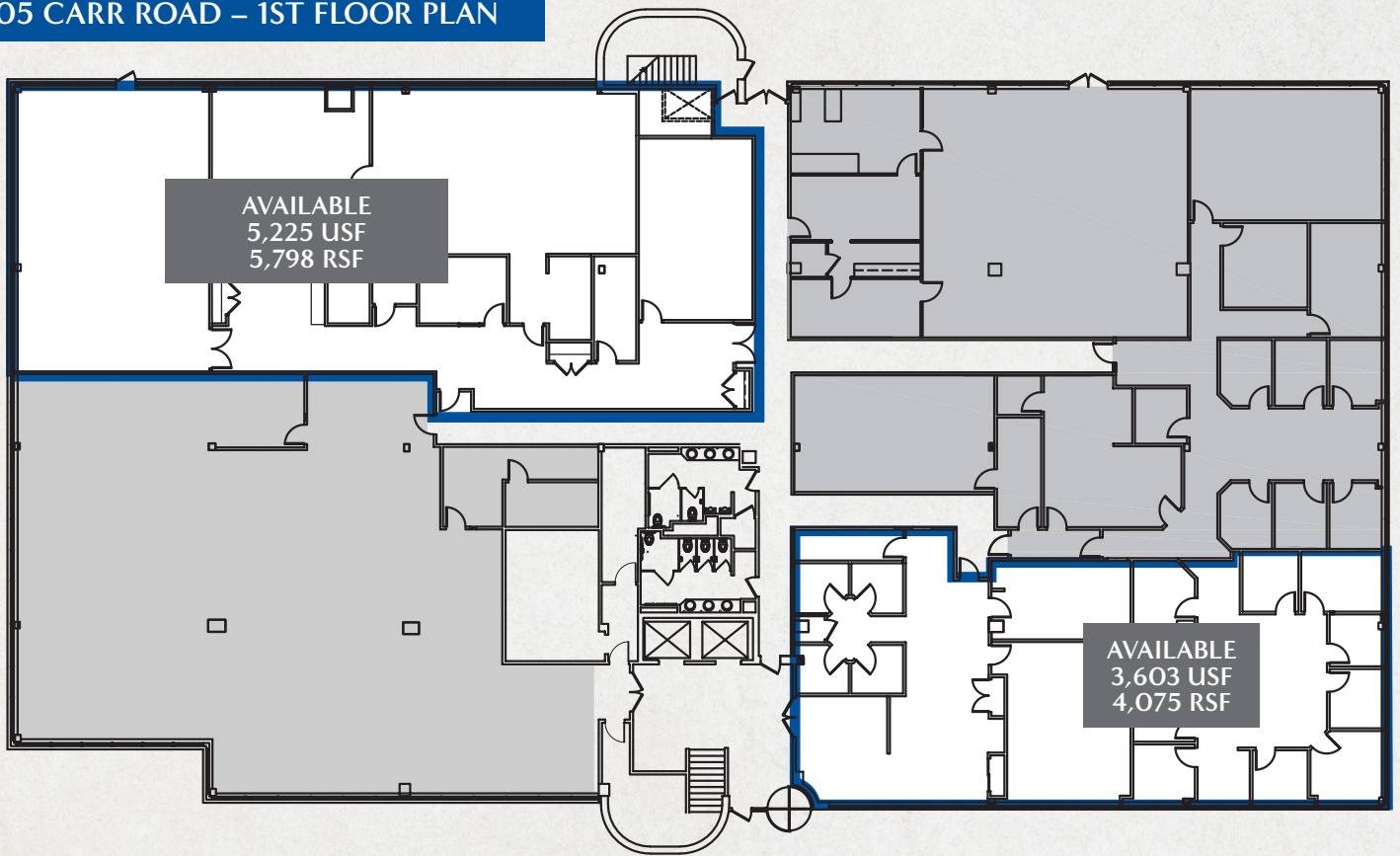


503 CARR ROAD – 3RD FLOOR PLAN

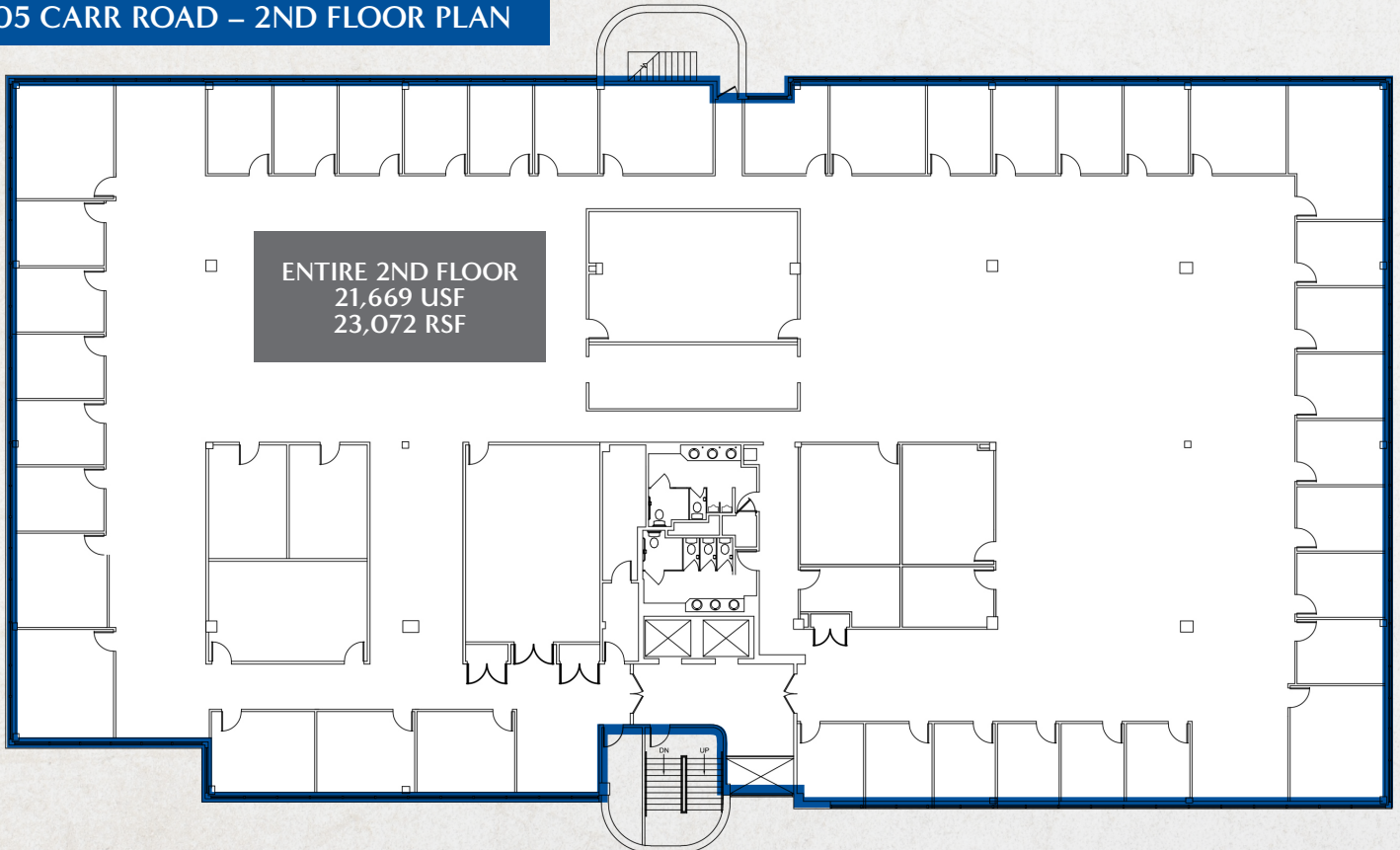




## 505 CARR ROAD – 1ST FLOOR PLAN



## 505 CARR ROAD – 2ND FLOOR PLAN



For more information, please contact:

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