



NEWMARK

WILMINGTON PLAZA

301 WEST 11TH STREET

BUILDING SPECIFICATIONS

YEAR BUILT:	1997
LEVELS:	Ten (10)
RENTABLE SQUARE FEET:	305,800 SF
AVERAGE FLOOR PLATE:	33,000 SF
ZONING:	C-4 Commercial
AVAILABLE SQUARE FEET:	305,800 SF
UTILITIES:	Water/Sewer: City of Wilmington Generator Fuel: Shellhorn & Hill Electricity/Gas: Delmarva Power
AMENITIES:	Adjacent 477-Space Parking Garage Underground 93-space Parking Garage Onsite Cafeteria Completed Upgrade of All Elevators Replacing All Revolving Door Entrances Updated Landscaping Outdoor Lighting Upgraded to LED 3-Bay Indoor Secured Loading Dock



TYPICAL CAFÉ ON ALL FLOORS



CAFETERIA LOUNGE



STRUCTURAL SYSTEM

FOUNDATION	Concrete footers with a slab-on-grade basement
FRAMING	Steel frame with concrete
FLOORS	Metal deck composite floors
EXTERIOR WALLS	Precast exterior panels
ROOF	Standard seam metal EPDM membrane
ELECTRICAL	The building is served by two independent utility feeds from separate substations having a total power capacity of 2000kva. The average demand load is 1481KW over the last year with a peak of 1629KW. Automatic breakers at the basement service entrance feed a double-ended substation on the lobby level. The two ends of the substation are connected by an automatic transfer switch in case of failure on one side or the other. The substation feeds various mechanical systems and two main bus risers. One bus feeds the building's heat pumps and the second bus for lighting/convenience power. The building is backed up by two redundant 1.25 MW generators with a 5000 gal. underground storage tank and a 150 gal. day tank.
SECURITY	The building uses an Andover access control system. It has a full closed circuit TV system and a stairway rescue communication system.

CEILING/SLAB HEIGHTS	Floor to ceiling: 9' 3" Floor to slab: 13'
LIFE SAFETY	The building has a fire alarm system and is fully sprinklered with a 1,000 gpm fire pump. The basement has a dry sprinkler system and the office floors a typical wet system. The building also has two smoke exhaust fans located on the roof and interlocked with the fire alarm panel and the building automation system.
MECHANICAL	The building is served by water-source heat pumps. Heat rejection is by a 4-cel 150 ton rooftop cooling tower and the loop has redundant circulation pumps. Make-up air is tempered by a heat coil fed from two 3,200 MBH gas hot water boilers in the penthouse and by a 56 ton chiller and cold water coil also located in the penthouse. The tenant operates a computer room on the 6th floor with dedicated cooling. Each floor's data closet also has a dedicated heat pump. All computer room cooling is maintained by the tenant.
BUILDING AUTOMATION	The mechanical system is fully controlled with an Alerton IBEX building automation system. Lighting is controlled on individual tenant floors by switch.
UTILITIES	Gas and electric utilities are provided via Delmarva Power and Light. Market electric and gas can also be obtained. Domestic water and fire service is provided by the City of Wilmington. All utilities are centrally metered with submeters for electricity on tenant floors.

STACKING PLAN



INTERIOR DETAIL

TENANT LIGHTING	General lighting consists of T-8 fixtures, both indirect and lay-in types. Exterior fixtures are primarily 150 W metal halide.
LOBBY	The lobby consists of a security station and elevator banks behind access control gates. There are also potential office, retail and banking tenant spaces.
BASEMENT	The basement contains the building's generators, electrical service entrance, mechanical spaces and 93 parking spaces. Clear ceiling heights vary with a 6'5" minimum.
FLOORS	Flooring includes carpet in office spaces, ceramic tile accents, terrazzo in the lobby and sealed concrete in mechanical and service spaces.
WALLS	Interior construction is typically steel stud and drywall.



KITCHEN EQUIPMENT



CAFETERIA SERVICE LINE



CAFETERIA SEATING



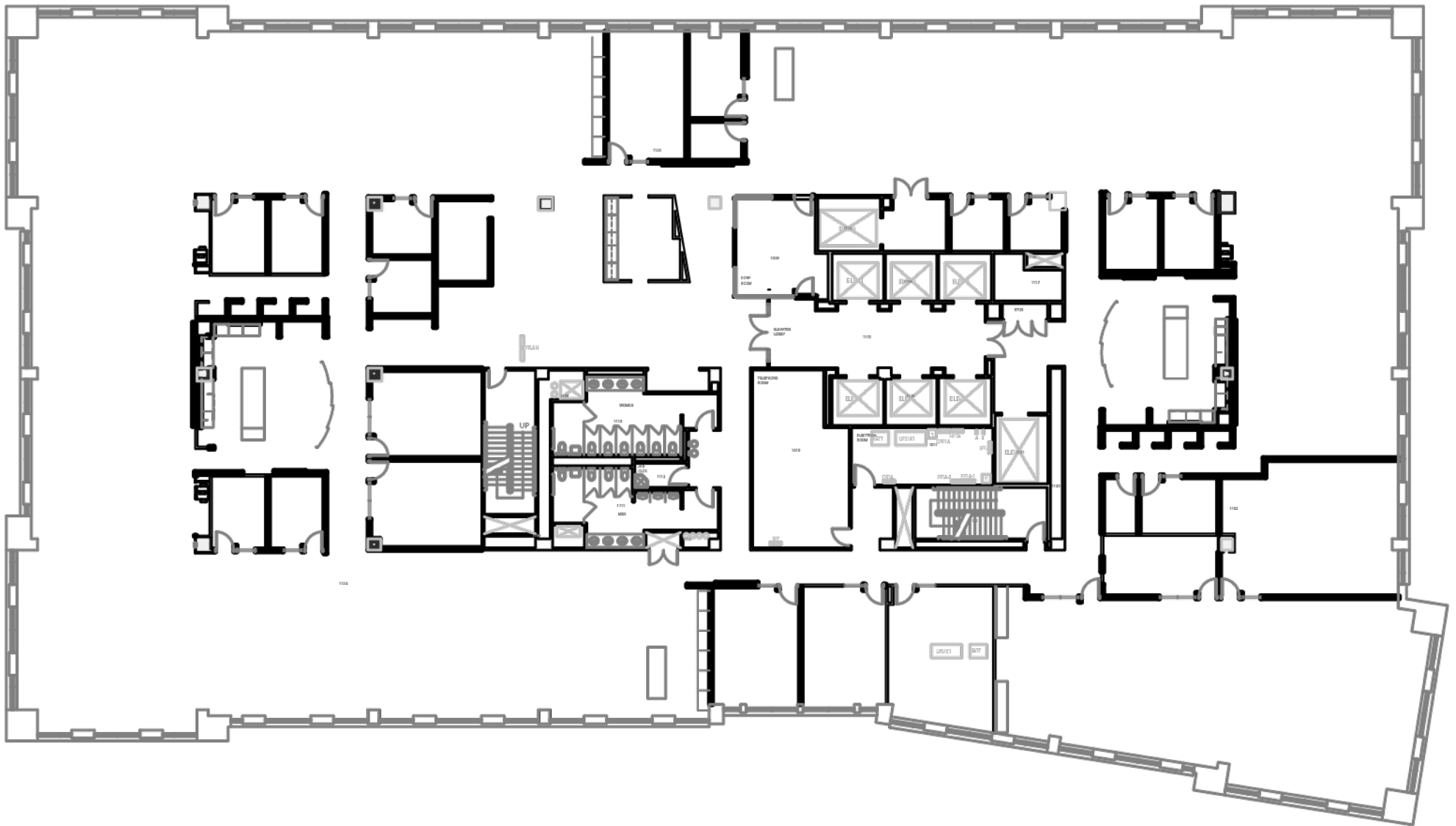
TYPICAL WORKSTATIONS



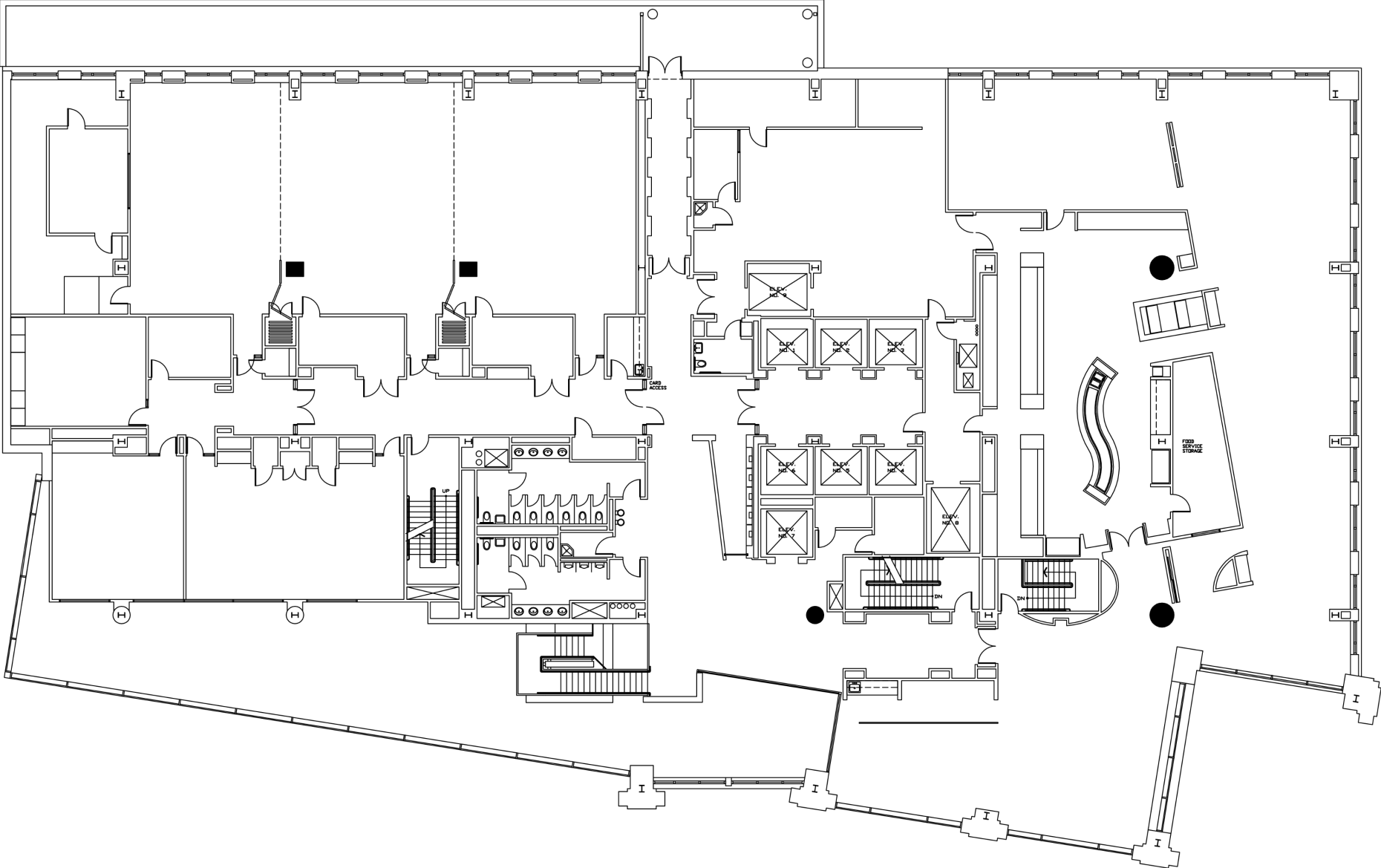
TYPICAL CONFERENCE ROOM



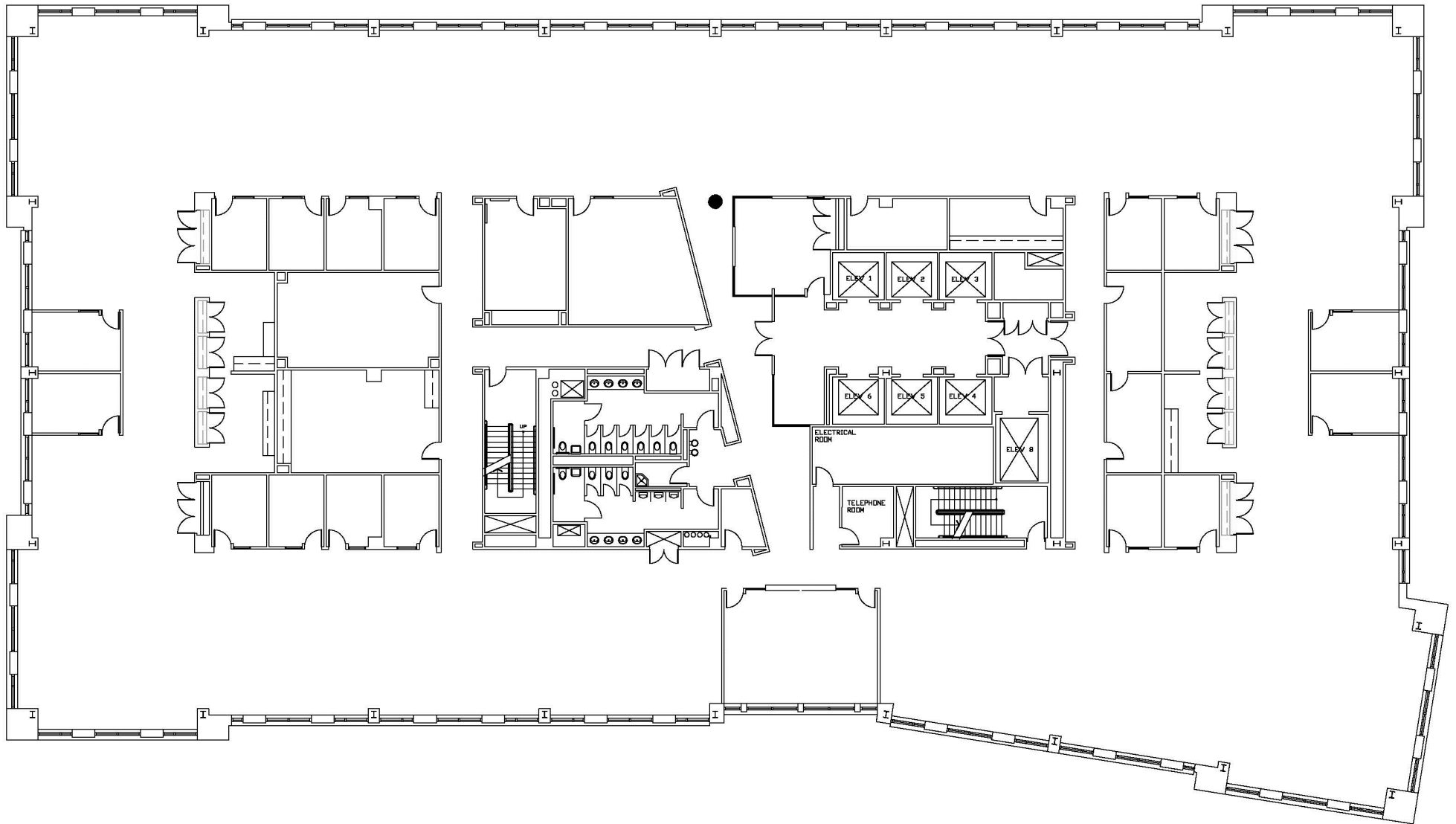
FIRST FLOOR PLAN - 6,000± RSF



MEZZANINE FLOOR PLAN - 33,000± RSF



FOURTH FLOOR – 33,000± RSF



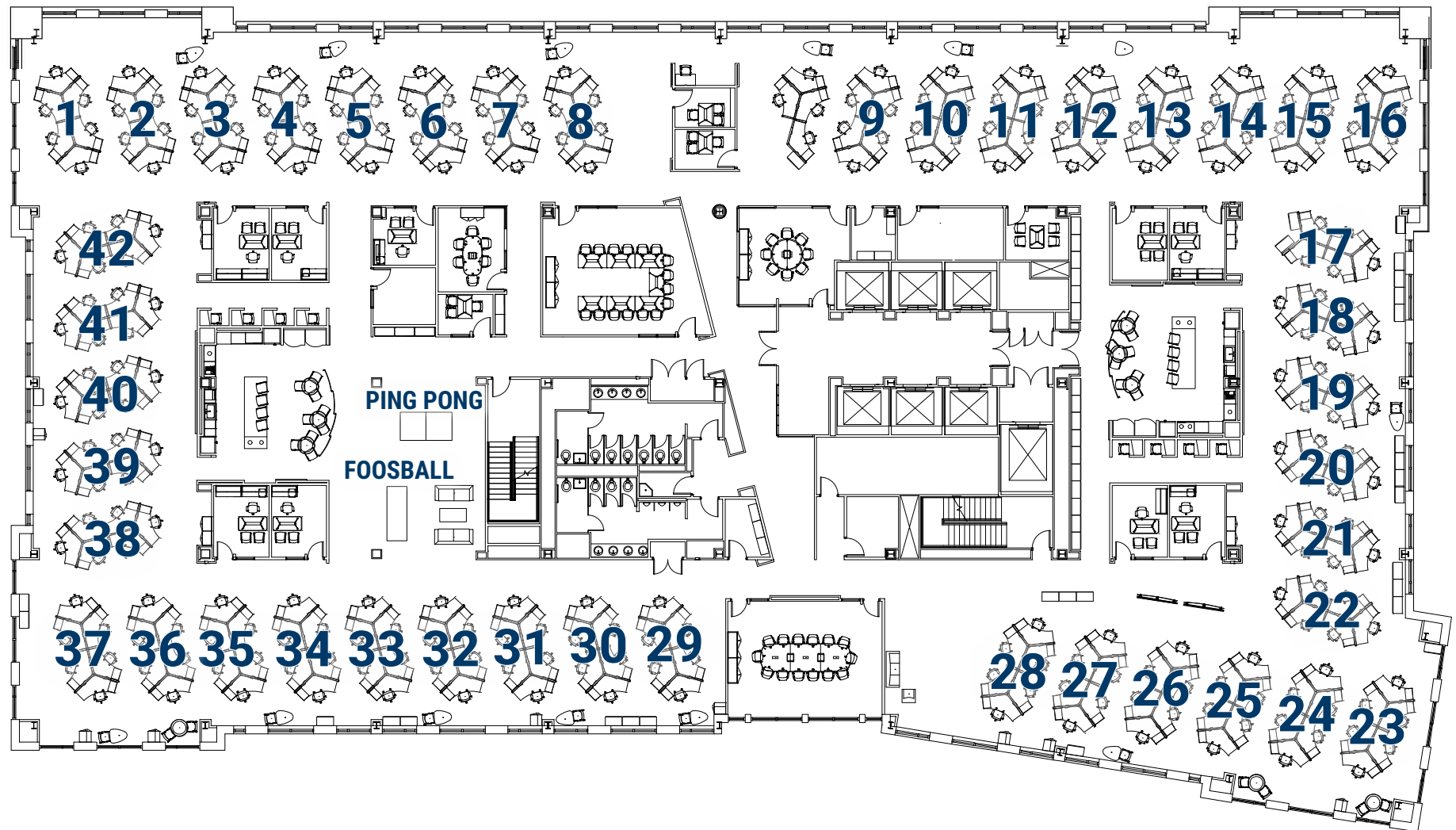
FOURTH FLOOR – 33,000± RSF

1 POD OF 4 = 4

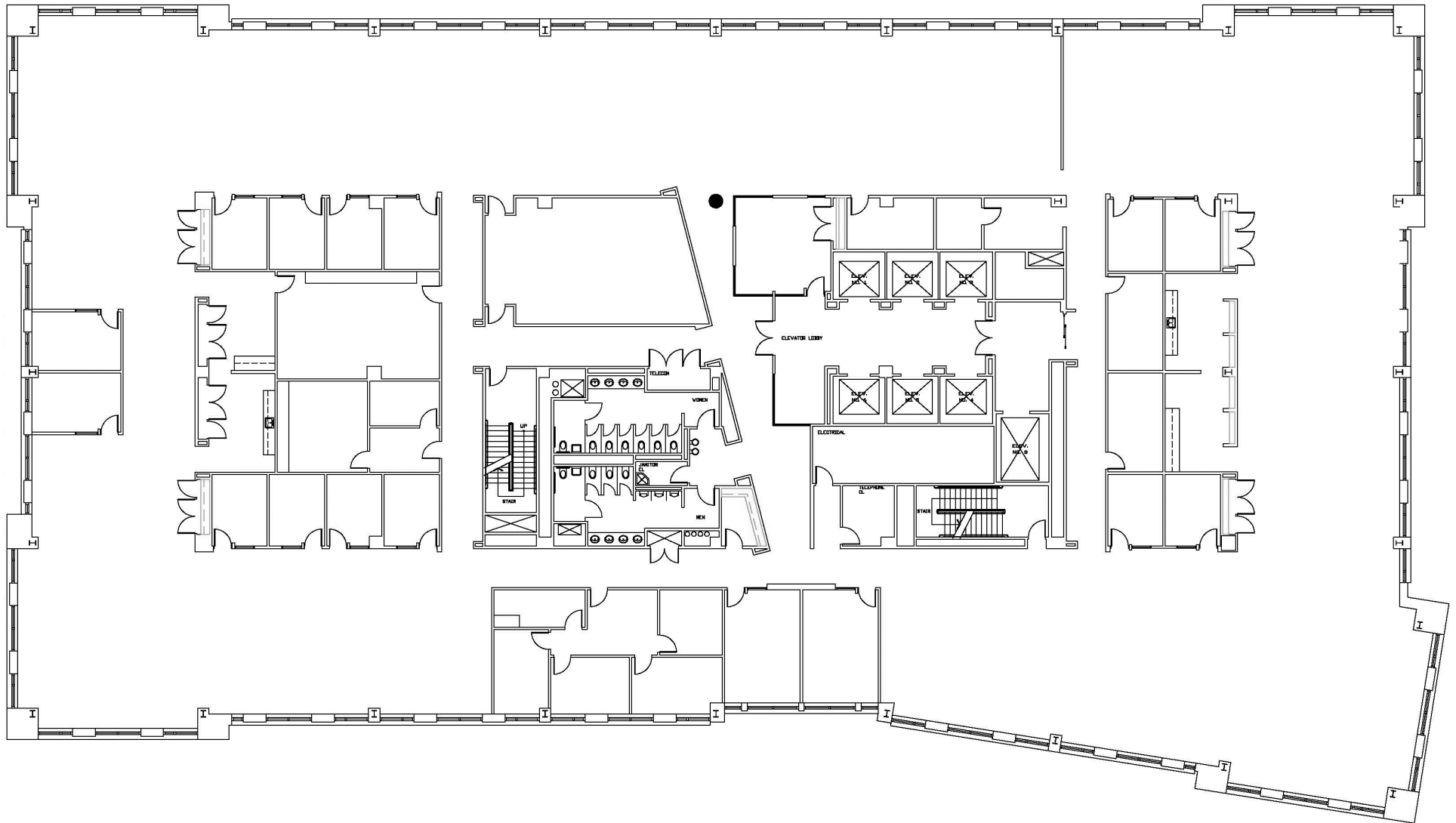
42 PODS OF 6 = 252

TOTAL = 256 Seats

DENSITY = 7.76 / 1,000 SF



FIFTH FLOOR – 33,000± RSF



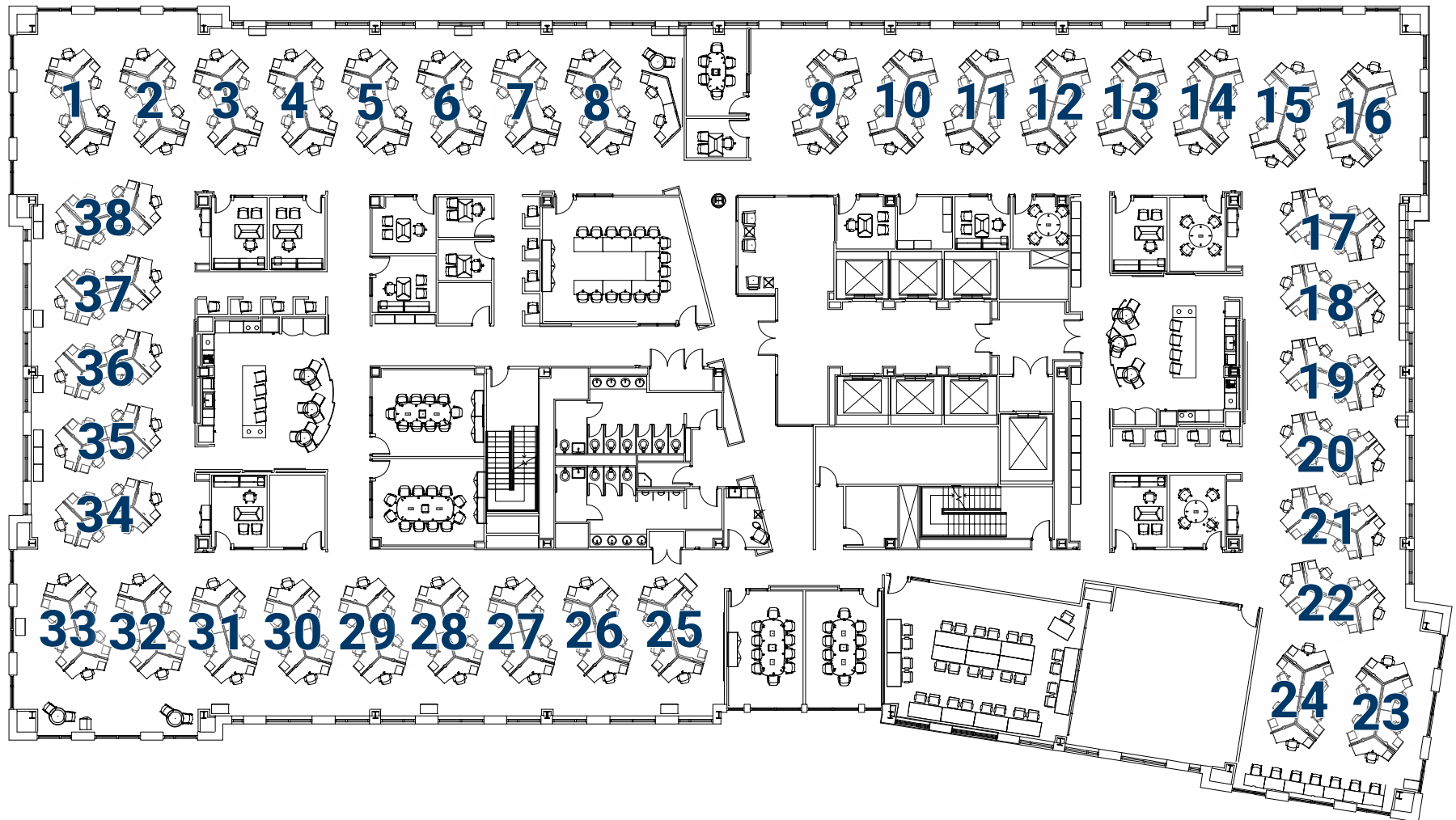
FIFTH FLOOR – 33,000± RSF

1 POD OF 2 = 2

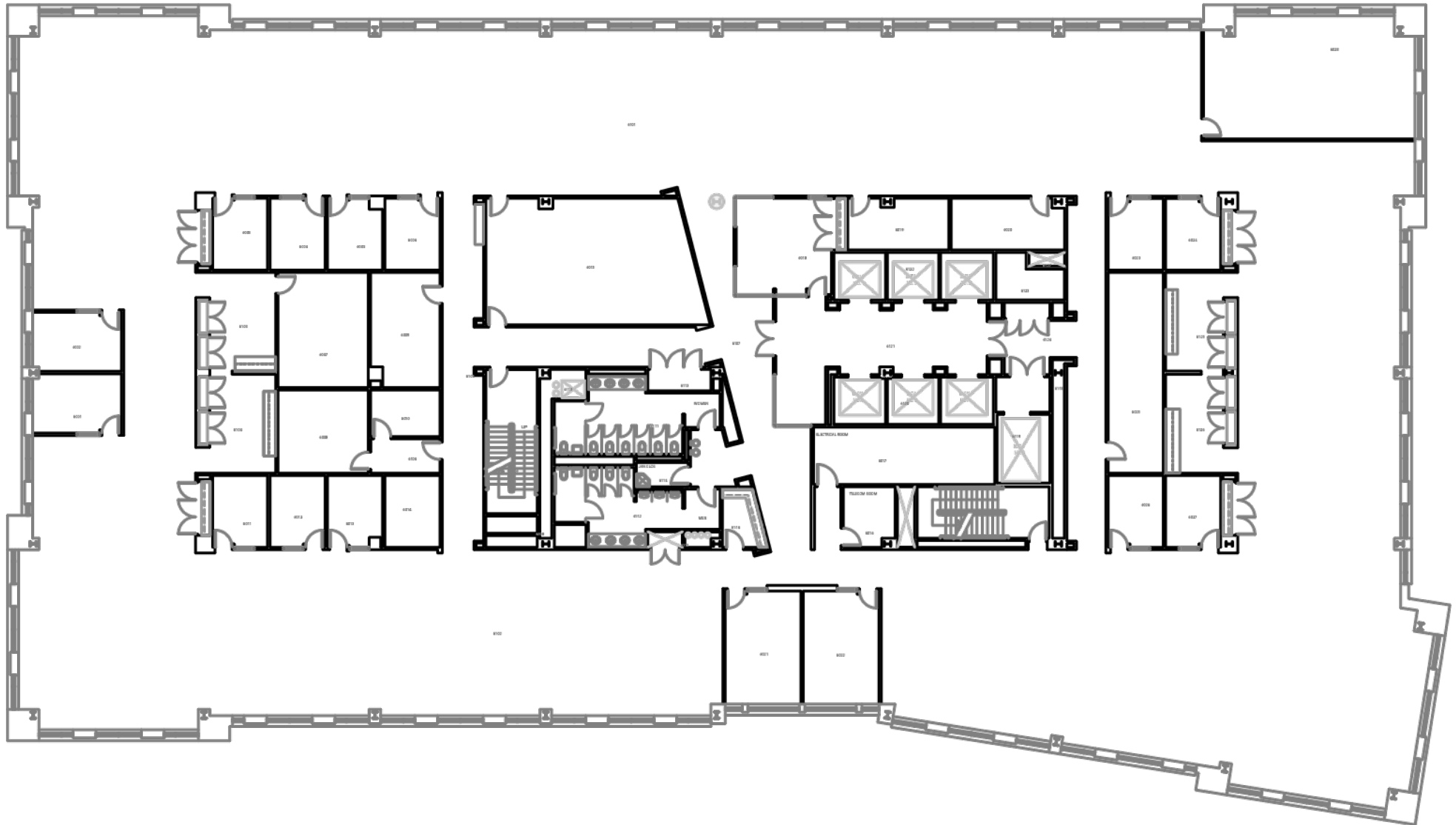
38 PODS OF 6 = 228

TOTAL = 230 Seats

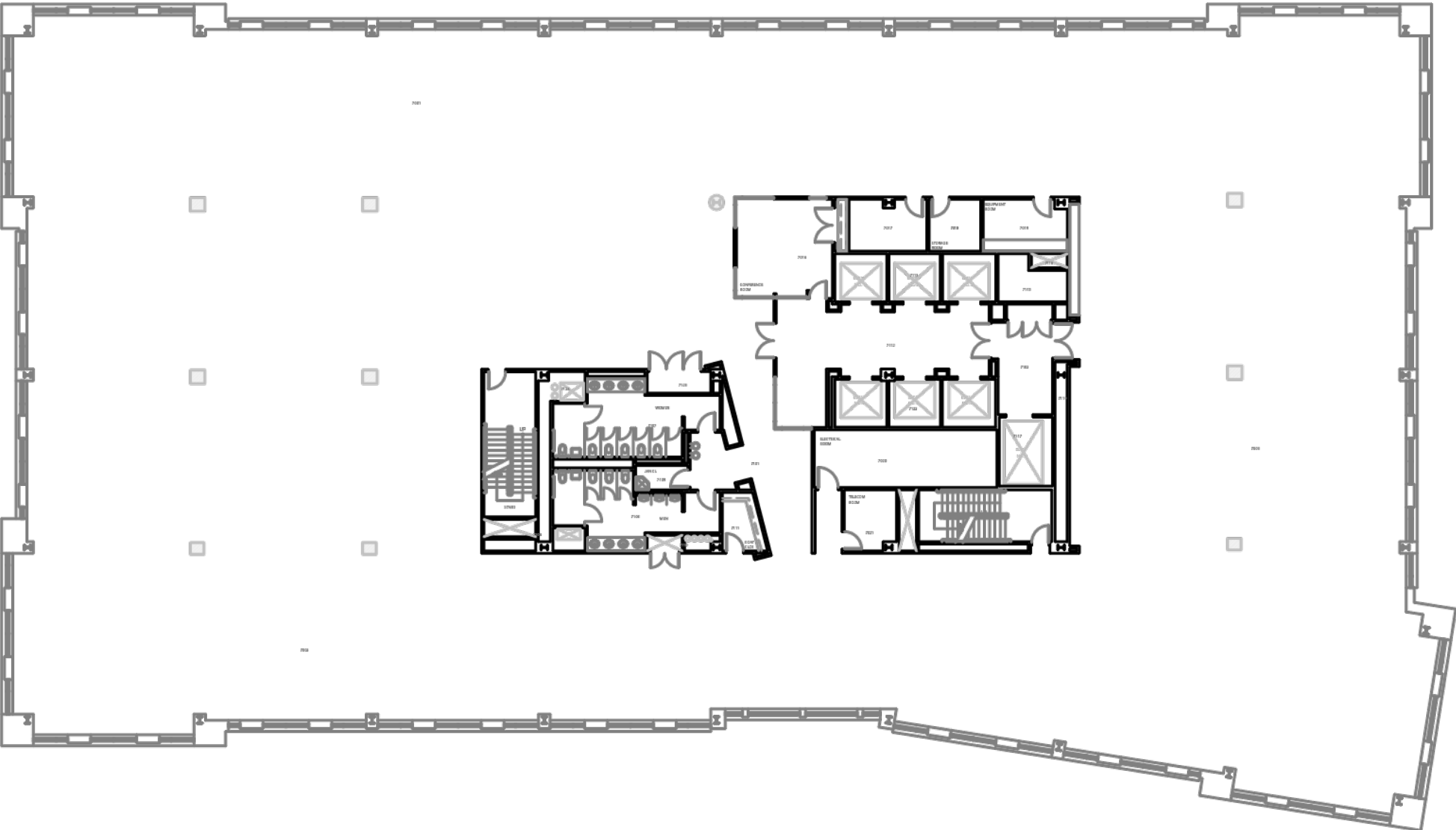
DENSITY = 6.91 / 1,000 SF



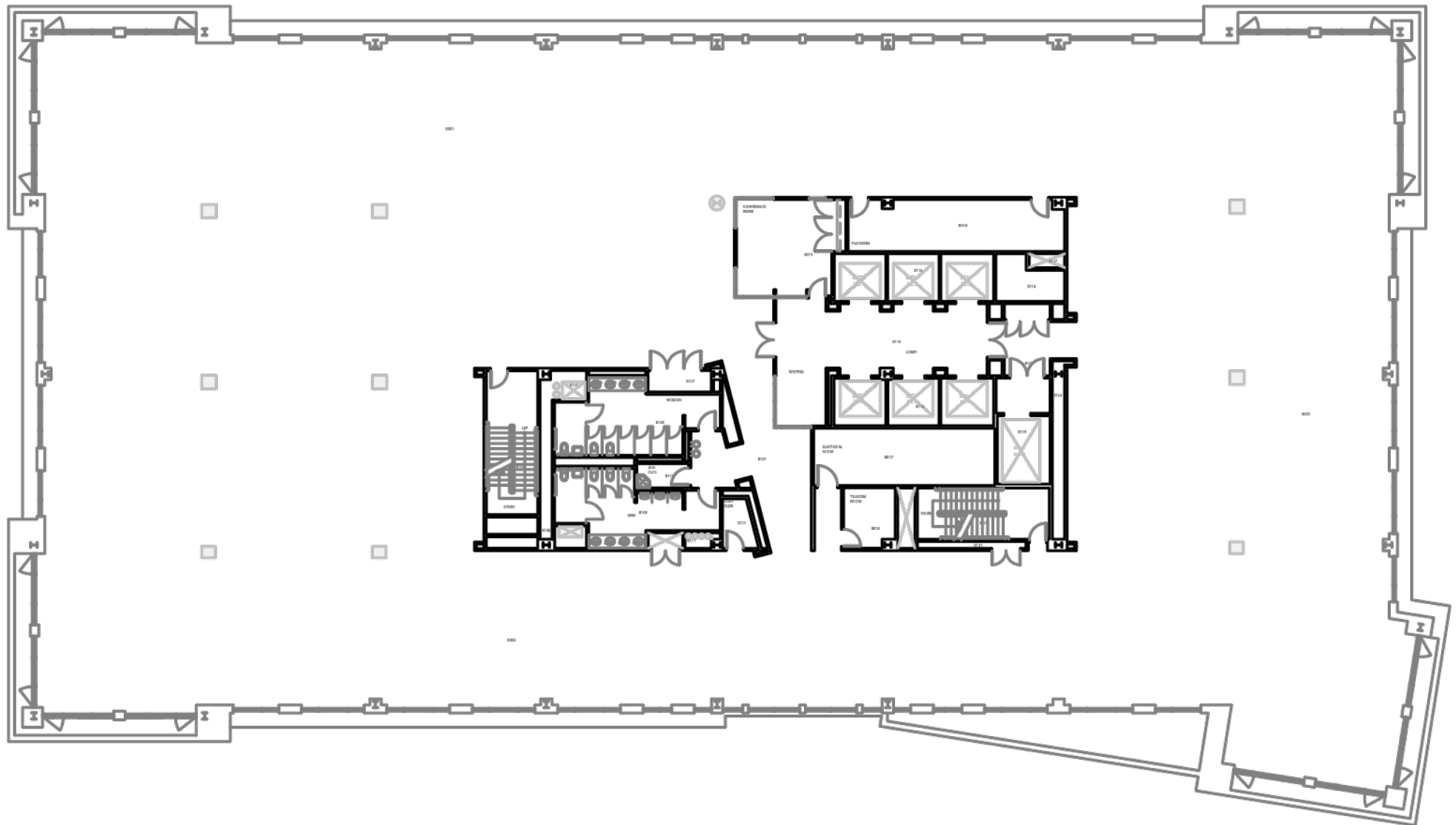
SIXTH FLOOR – 33,000± RSF



SEVENTH FLOOR – 33,000± RSF



EIGHTH FLOOR – 31,000± RSF



WILMINGTON, DELAWARE

Wilmington is the most populous city in Delaware. The city was built on the site of Fort Christina, the first Swedish settlement in North America. It is at the confluence of the Christina River and Brandywine River, near where the Christina flows into the Delaware River. It is the county seat of New Castle County and one of the major cities in the Delaware Valley metropolitan area.

As of the 2017 United States Census estimate, the city's population is 72,846. It is the fifth least populous city in the U.S. to be the most populous in its state. The Wilmington Metropolitan Division, comprising New Castle County, DE, Cecil County, MD and Salem County, NJ, had an estimated 2016 population of 719,876. The Delaware Valley metropolitan area, which includes the cities of Philadelphia, Pennsylvania, and Camden, New Jersey, had a 2016 population of 6,070,500, and a combined statistical area of 7,179,357.

CONSTRUCTION ACTIVITY

New office construction is underway in the suburbs but not in the CBD. In Wilmington West, 2951 Centerville Road delivered 63,000 square feet of space in June, while Linden Hill Station, located at 4420 New Linden Road, is scheduled to deliver 26,000 square feet of space later this year. In Wilmington South, STAR Campus Phase III (100,000 square feet) is scheduled to deliver in August 2019.

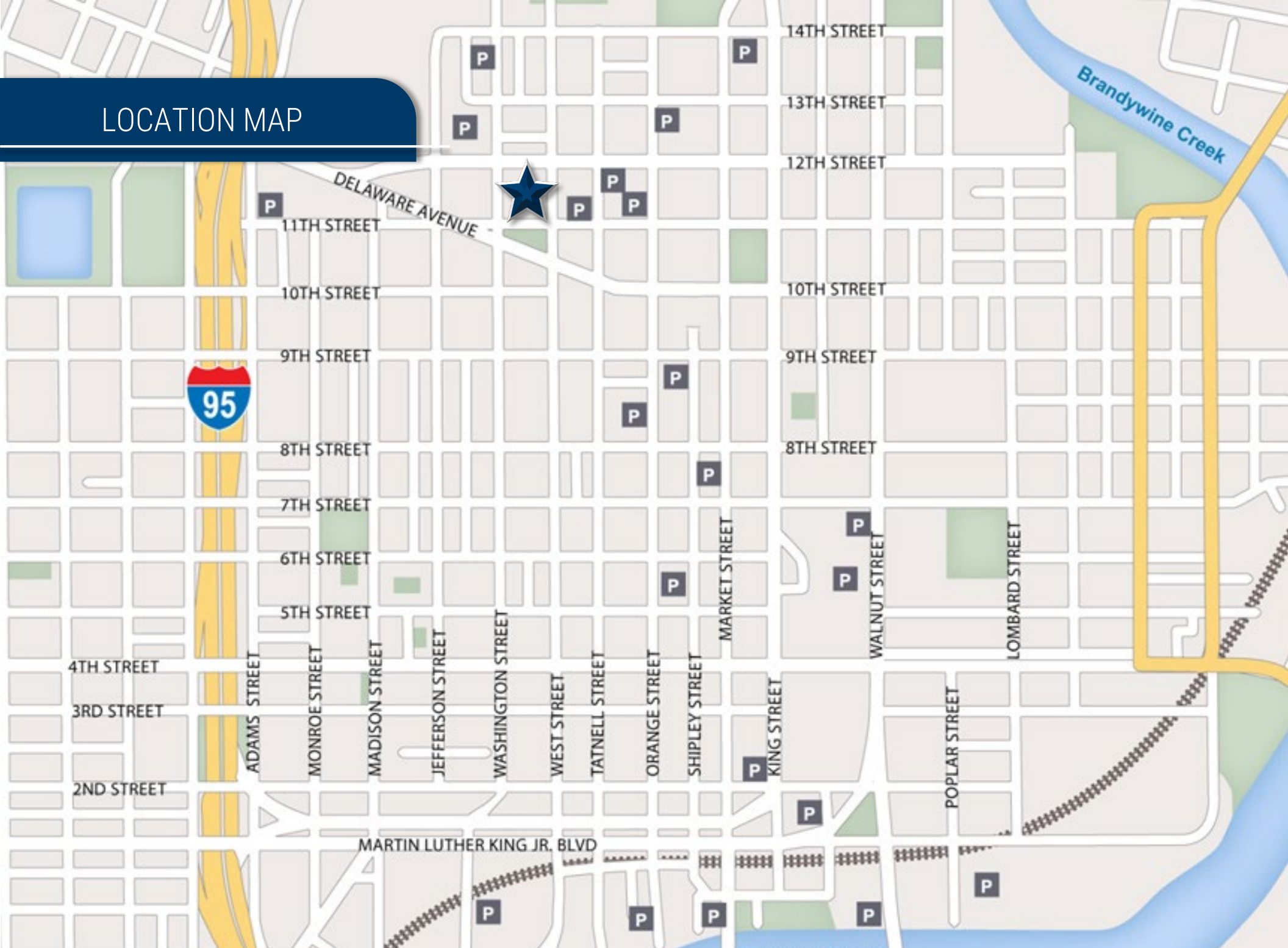
ECONOMIC CONDITIONS

The Wilmington metropolitan division's unemployment rate declined for the sixth consecutive month. At 4.0%, the region's April unemployment rate was just 10 basis points higher than what was recorded for the nation during the same period. The region experienced job gains in the construction, trade, transportation and utilities, and business and professional services sectors, while losing jobs in the information and leisure and hospitality sectors. Despite job losses in other office sectors, the Wilmington CBD is experiencing a multifamily and hospitality boom with continued residential and hotel developments.

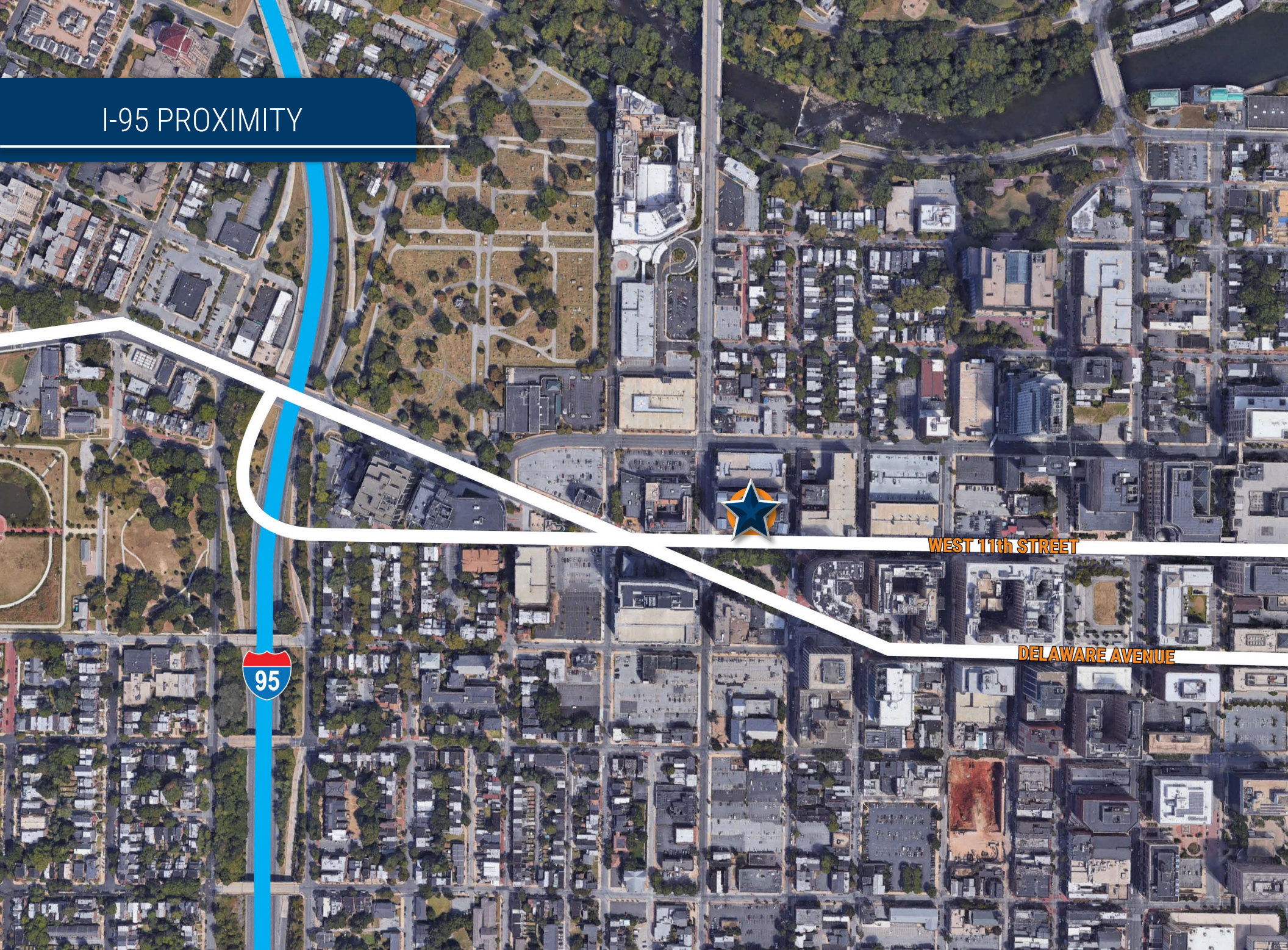
On the national front, the unemployment rate has reached a new low of 3.9%, the lowest mark since before the recession. Although the overall national economy is healthy, some observers, including a number of economists are concerned that President Trump's tariffs on aluminum and steel will result in increased costs for consumers and reductions in manufacturing employment. Additionally, the Fed is expected to raise interest rates soon in response to concerns about rising inflation.



LOCATION MAP

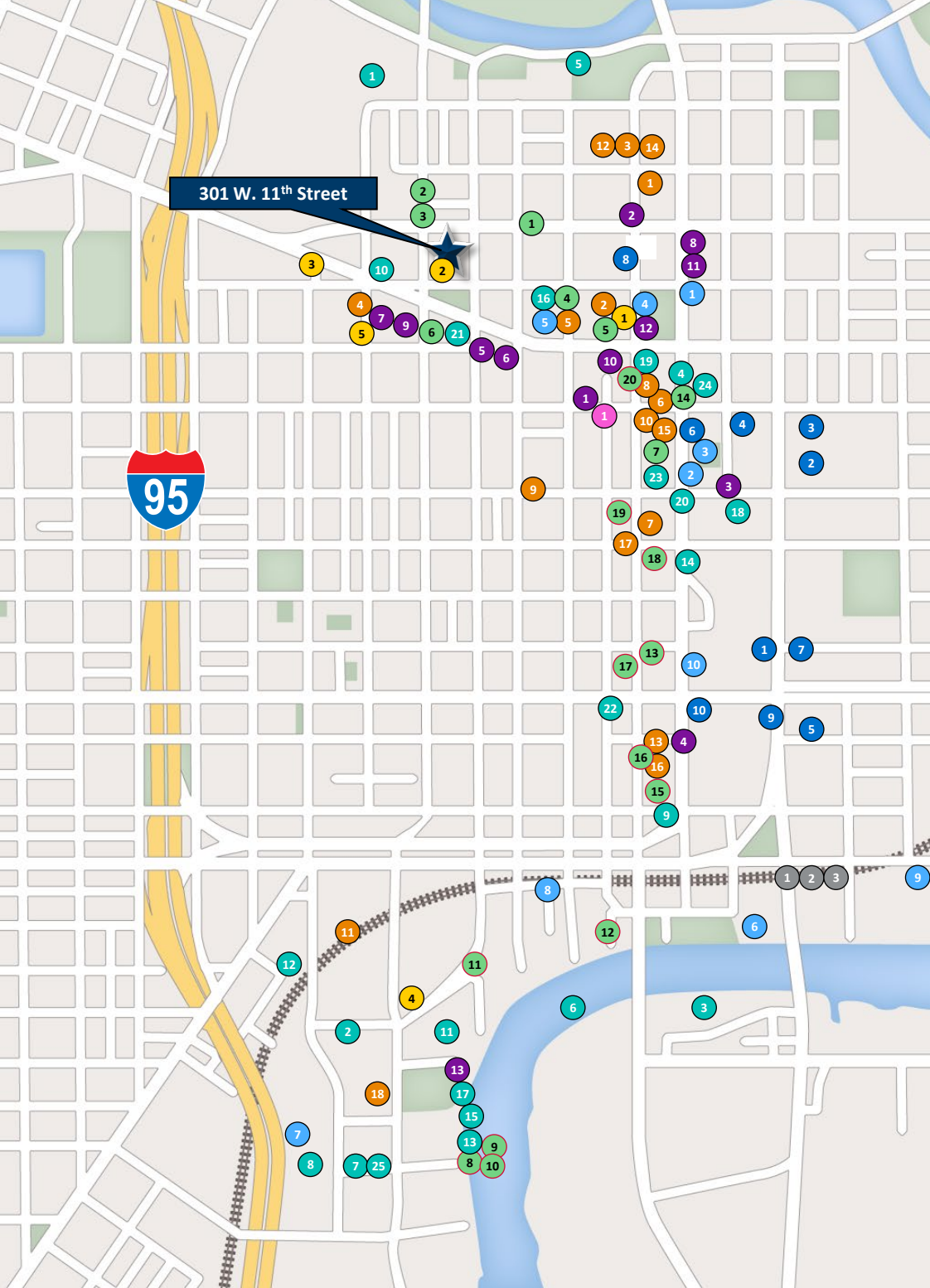


I-95 PROXIMITY



REGIONAL MAP





AMENITIES MAP

RESTAURANTS

- 1 Deep Blue Bar & Grill
- 2 Mikimotos
- 3 Washington Street Ale House
- 4 Café Mezzanotte
- 5 Green Room (Hotel DuPont)
- 6 Basil Bar & Grill (Sheraton)
- 7 Chelsea Tavern
- 8 Iron Hill Brewery
- 9 Joe's Crab Shack
- 10 Big Fish Grill
- 11 Firestone
- 12 Harry's Seafood Grill
- 13 La Fia
- 14 Ernest & Scott Taproom
- 15 Extreme Pizza
- 16 218 Grille
- 17 Farmer & the Cow
- 18 Bardea
- 19 Stich House
- 20 Margaux

CORPORATE HEADQUARTERS

- 1 Chemours
- 2 Wilmington Savings Fund Society
- 3 Blue Cross Blue Shield Regional
- 4 AAA Mid-Atlantic Regional
- 5 Capital One

SERVICES

- 1 Downtown Cleaners
- 2 FedEx Kinko's
- 3 Tri State Couriers
- 4 Parcels, Inc.
- 5 PNC Bank
- 6 TD Commerce Bank
- 7 U.S. Postal Service
- 8 Wilmington Trust
- 9 WSFS
- 10 Wells Fargo
- 11 Bank of America
- 12 M&T Bank
- 13 Currie Hair Skin Nails

NEW APARTMENTS

- 1 Residences at Mid-Town Park (200)

CASUAL DINING

- 1 Urban Café
- 2 DuPont Cafeteria & Shops
- 3 Dunkin' Donuts (*Hercules Building*)
- 4 Pure Bread Deli
- 5 Starbucks (*Nemours Building*)
- 6 Brew Ha Ha
- 7 Cavanaugh's
- 8 Qdoba
- 9 Libby's
- 10 DiMeo's
- 11 Così
- 12 Bain's Deli
- 13 LOMA Café
- 14 Salad Master
- 15 Jimmy John's
- 16 Zaikka Indian Grill
- 17 Starbucks (629 N. Market St.)
- 18 Starbucks (329 S. Justison St.)

THEATERS

- 1 Rodney Square
- 2 The Grand Opera House
- 3 The Baby Grand Theater
- 4 DuPont Theater
- 5 Theater N @ Nemours
- 6 Tubman Garrett Park
- 7 IMAX Riverfront
- 8 Delaware Theatre Company
- 9 OperaDelaware
- 10 World Café Live/Queen Theater

GOVERNMENT

- 1 New Castle County Courthouse
- 2 City County Building
- 3 Carvel State Building
- 4 Federal Building
- 5 Wilmington Public Safety Building
- 6 Court of Bankruptcy
- 7 Court of Chancery
- 8 Office of U.S. Senator Chris Coons
- 9 Office of U.S. Senator Tom Carper
- 10 Office of Congressman John Carney

UNIQUE LOCATIONS

- 1 Christiana Health Care Services
- 2 Justison Landing Community
- 3 Christiana Landing Community
- 4 The Residences @ Rodney Square
- 5 Brandywine Creek Walk
- 6 Christina Riverwalk
- 7 Chase Center on the Riverfront
- 8 Wilmington Blue Rocks Stadium
- 9 Ships Tavern District
- 10 YMCA Fitness Center
- 11 Horizon Riverfront Rink
- 12 Delaware Center for the Contemporary Arts
- 13 Delaware Children's Museum
- 14 Delaware College of Art and Design
- 15 Crossfit
- 16 Plexus
- 17 Stratosphere
- 18 DoubleTree by Hilton
- 19 Walgreens
- 20 Ninth Street Book Shop
- 21 Sheraton Suites
- 22 Delaware Technical Community College
- 23 Rite Aid Pharmacy
- 24 North Wilmington Public Library
- 25 The Westin Wilmington

TRANSPORTATION

- 1 Amtrak Interstate Rail
- 2 SEPTA Regional – R2
- 3 Greyhound Bus Service



For more information please contact:

Wills Elliman | Senior Managing Director | t 302.655.2081 | wills.elliman@nmrk.com

Neal Dangelo | Senior Managing Director | t 302.655.2082 | neal.dangelo@nmrk.com

Newmark | 1521 Concord Pike, Suite 301, Wilmington, DE 19803 | t 302.655.0600 | nmrk.com

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