OFFICE BUILDING FOR LEASE

300 MARTIN LUTHER KING BLVD

Wilmington, DE 19801

PROPERTY DESCRIPTION

Beautifully converted building built in the 1880s has two office suites available for lease! This unique building retained the exposed brick with post and beam construction for a one of a kind work environment with a contemporary feel, exposed ducts, open floor plan and separate offices. Original building furnishings were restored and incorporated into the interior design! Located in Wilmington's Waterfront District, it's within walking distance to all riverfront attractions, restaurants, train and bus station. Join the revival of Downtown Wilmington with turn-key ready to move in contemporary office suites!

PROPERTY HIGHLIGHTS

- Prominent Signage on MLK Blvd Available
- Turn-Key Suites, Move-In Ready
- Best Value Office Space in Wilmington Area
- Elevator ADA Compliant and Free Parking with Designated Spaces

OFFERING SUMMARY

Lease Rate:	$11.00 SF/yr (NNN)
Building Size:	18,000 +/- SF
First Floor: Suite 100	2,000 +/- SF
Second Floor: Suite 200	4,200 +/- SF

GREAT LOCATION AND CONTACT INFORMATION

Located in Wilmington's Riverfront District close to restaurants, shops and Riverwalk and Two Blocks from Riverfront Market. Walking Distance to Train and Bus Stations.
Call Dan Bachtle at 302.983.3190 to get started today!

CHRIS MOORE, CCIM
Managing Principal, Broker of Record
O: 302.414.1000 | C: 302.383.1911
moore@LMTCRE.com

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Exterior - Elevator Location

ADA Compliant Elevator

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First Floor: Suite 100 - Reception

First Floor: Suite 100 - Private Offices

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First Floor: Suite 100 - Conference Room

First Floor: Suite 100 - Open Copier Area

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First Floor: Suite 100 - Open Work Stations

First Floor: Suite 100 - Kitchen

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Second Floor: Suite 200 - Reception

Second Floor: Suite 200 - Offices

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Second Floor: Suite 200 - Open Work Area and Kitchen

Second Floor: Suite 200 - Work Stations

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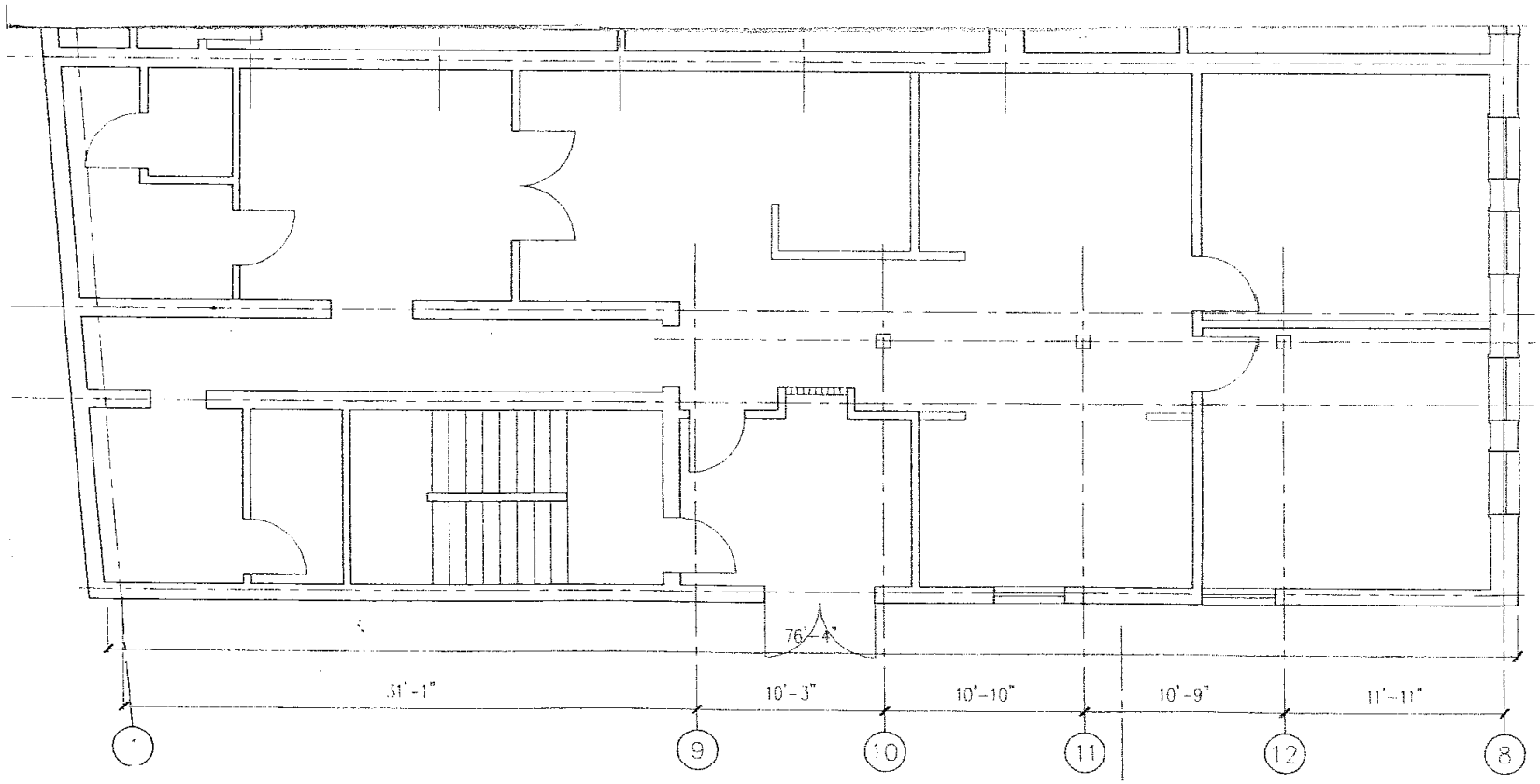

FIRST FLOOR
300 MLK BLVD. 2,000 +/- SF

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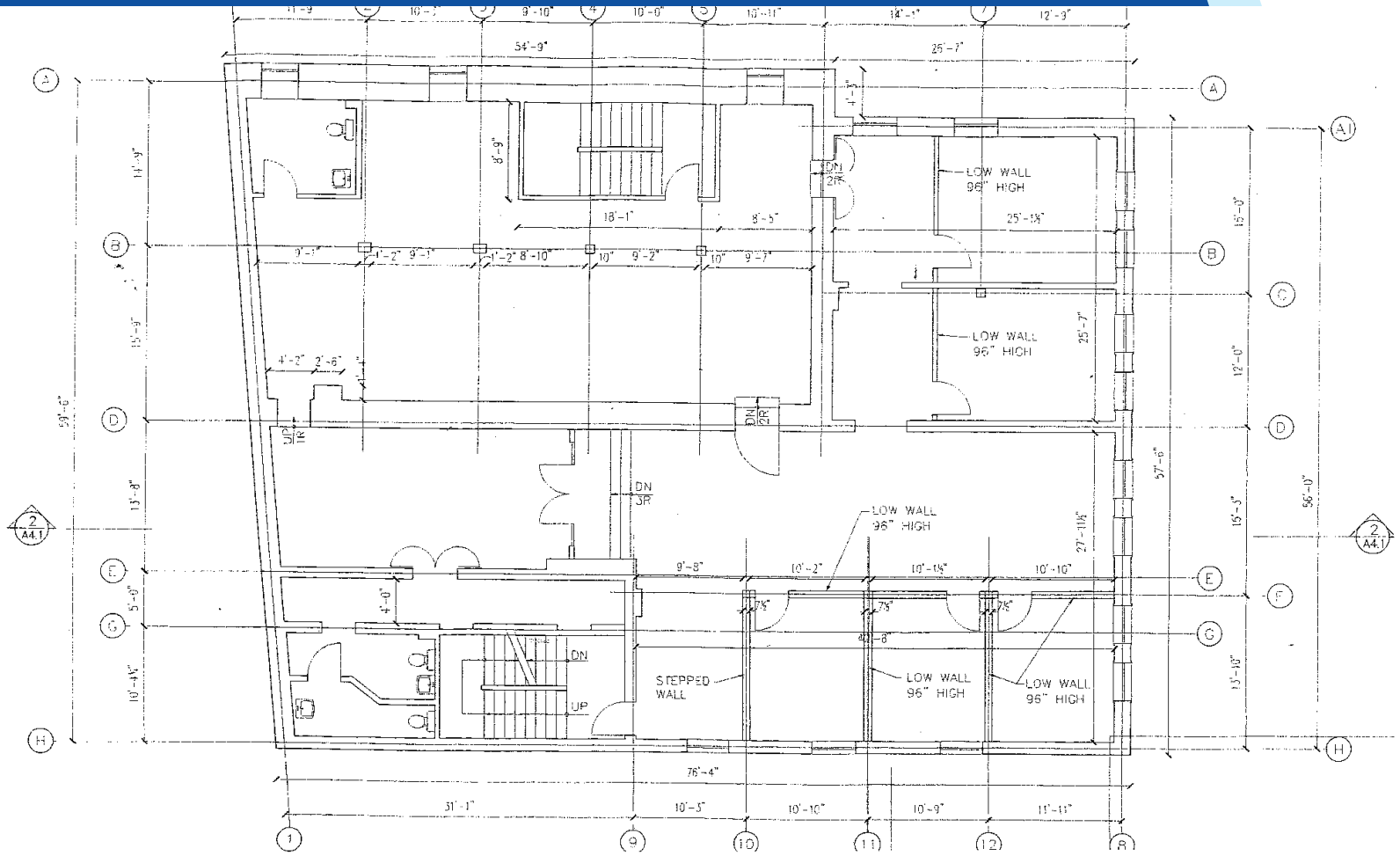

SECOND FLOOR PLAN
300 MLK BLVD. 4,200 +/- SF

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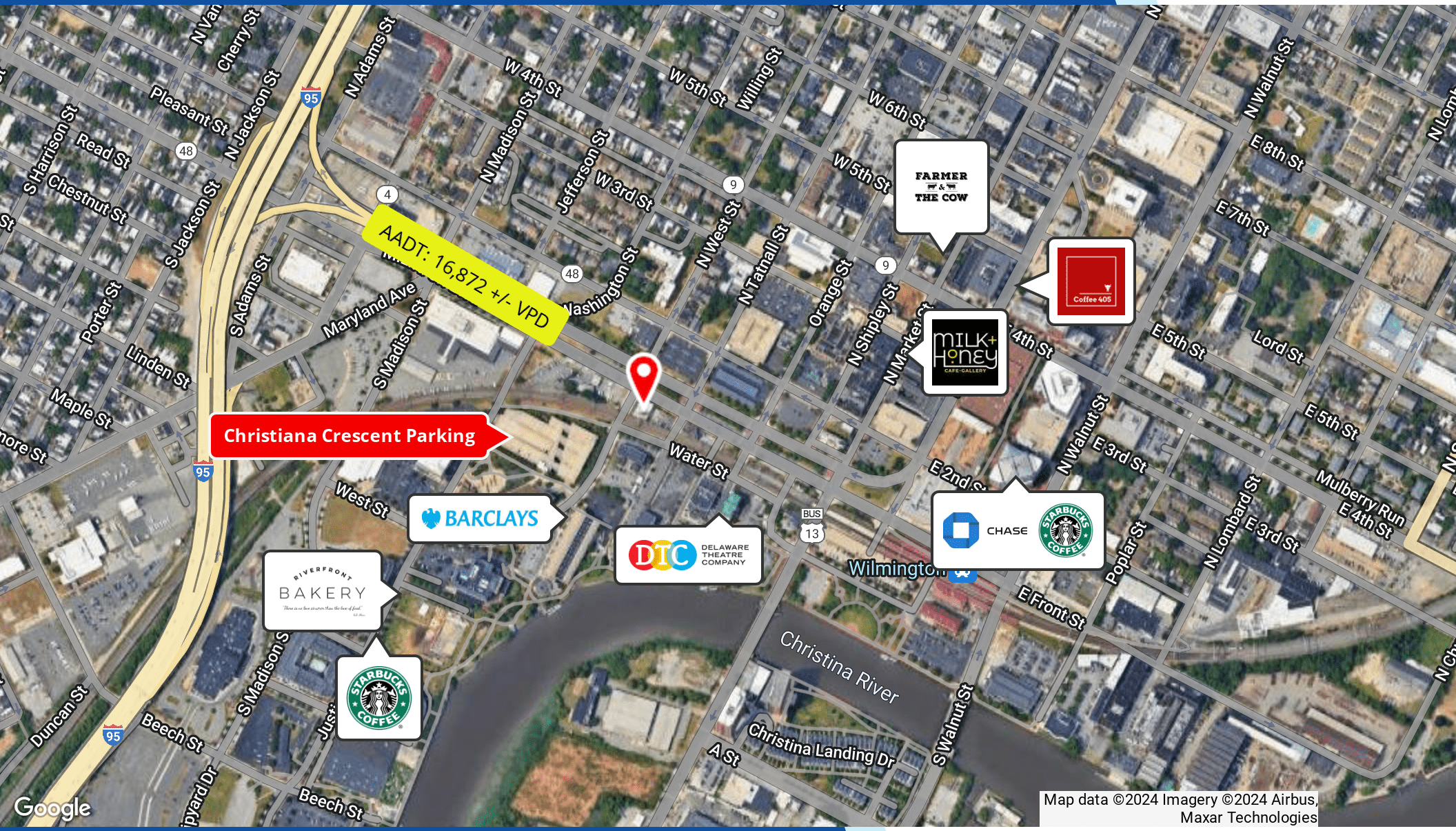

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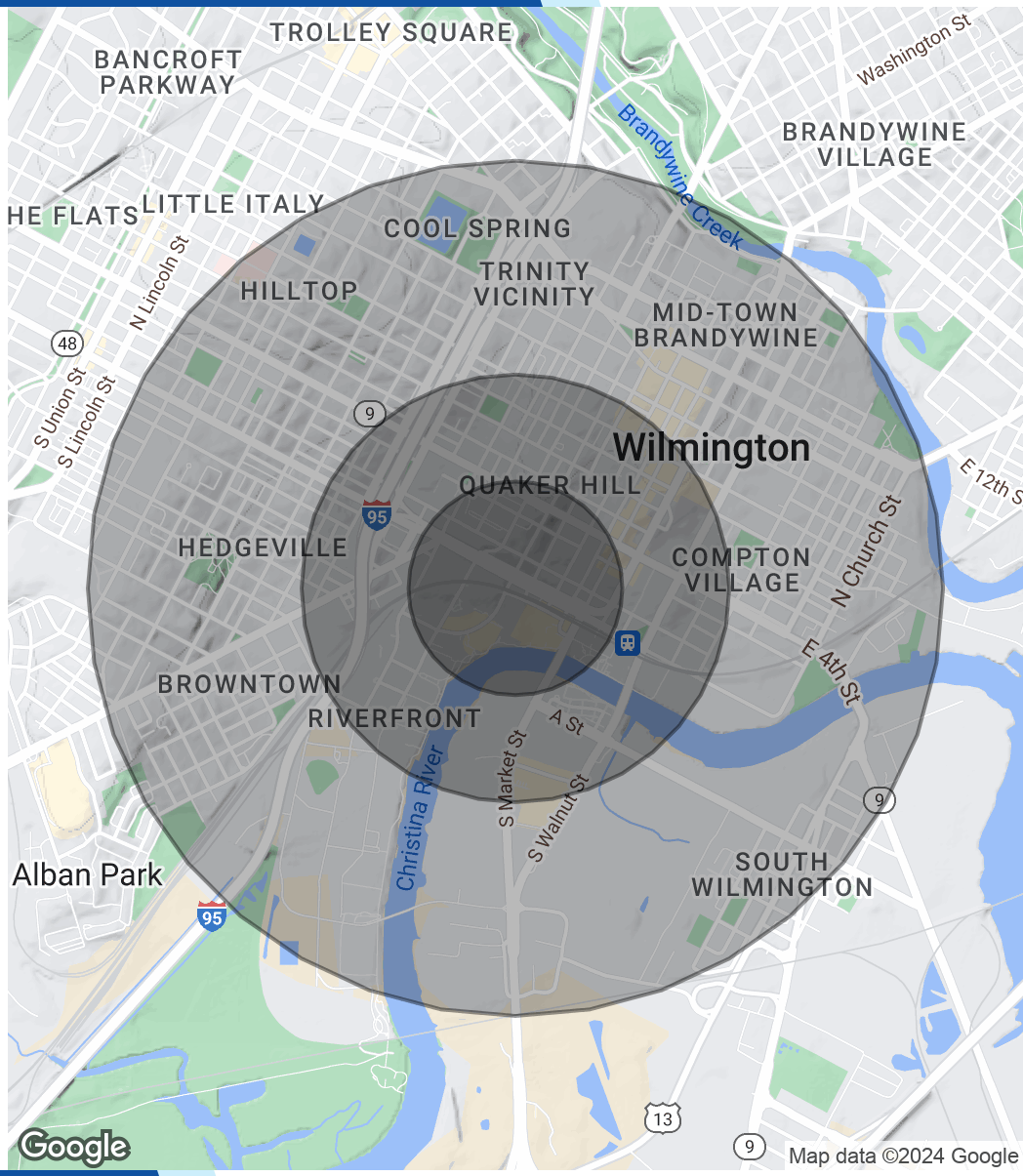
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,214	6,875	28,253
Average Age	37.9	35.2	36.0
Average Age (Male)	32.7	35.1	36.0
Average Age (Female)	38.8	35.7	37.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	705	3,522	14,362
# of Persons per HH	1.7	2.0	2.0
Average HH Income	$39,080	$36,998	$45,299
Average House Value	$104,152	$95,280	$133,823

2020 American Community Survey (ACS)



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