

FOR LEASE

Tower Office Park

OFFICE | 236-242 N JAMES STREET | WILMINGTON, DE 19804



OFFERING SUMMARY

Available Office Space:	401-7,628 SF
Available Warehouse Space:	2,687-26,781 SF
Year Built:	1936
Renovated	1986
	1996 - Expansion of 234 Bldg
Total Campus Size:	114,992 SF

PROPERTY OVERVIEW

Tower Office Park is a four building office campus totaling 114,992 SF of office space with flexible sized suites available as small as 401 SF, affordable rental rates, 24/7 access, and free parking. Also currently available is a large flex warehouse space with 16 foot ceilings and a 12 foot drive-in garage door.

LOCATION OVERVIEW

Tower Office Park is located in Newport, approximately 4 miles south of the city of Wilmington. A short distance from major employment area, Christiana. North James Street is just off route 141 and I-95 and offers regional access to Newark, DE, Wilmington, DE, and Southern New Jersey (via I-295).

PROPERTY HIGHLIGHTS

- Simple full service office leases with rent that include utilities and janitorial
- Easily accessible from I-95 and close to Wilmington and Newark, DE.
- 7,628 SF flex suite with high ceilings and a 12' garage door available
- Small individual office suites available
- 24/7 "key fob" access

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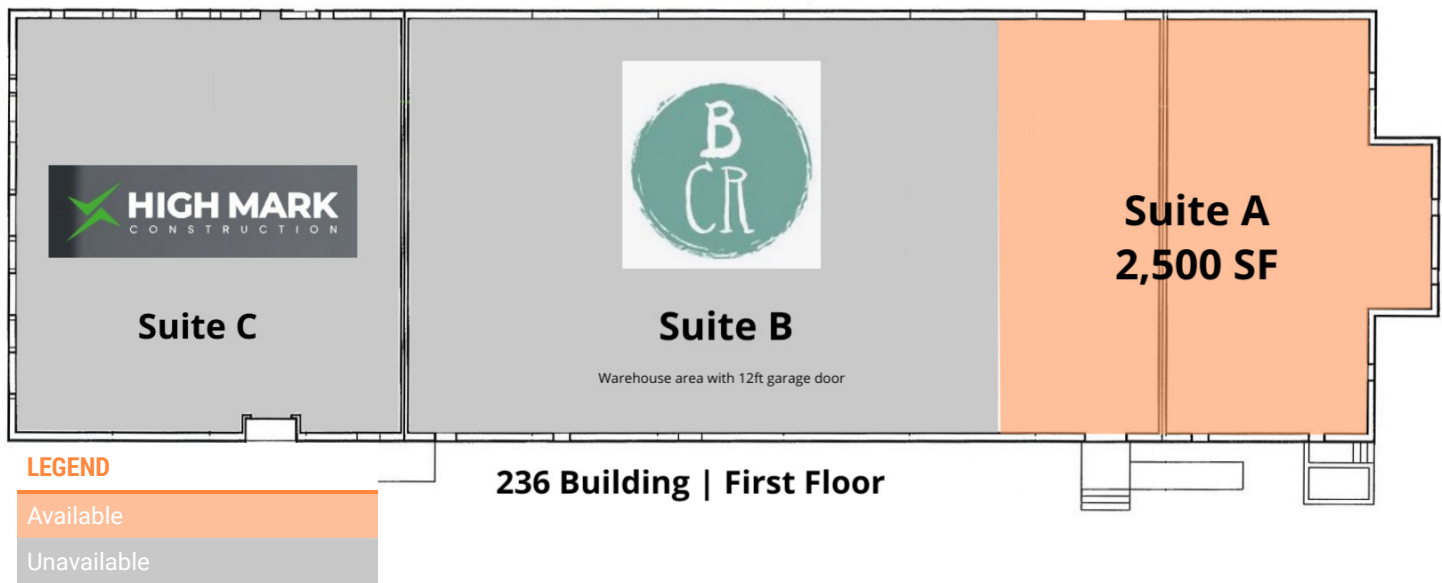
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Available Space This Floor:	2,500 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
236 N James St Suite A	Available	2,500 SF	Modified Gross	Negotiable



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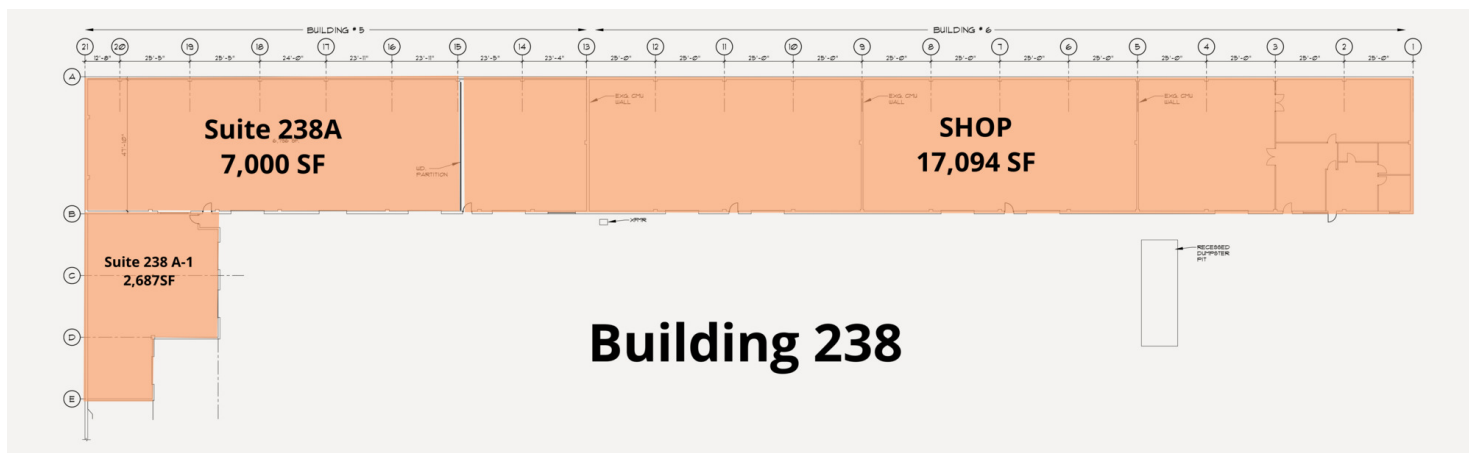
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LEGEND

Available

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Lease Type:	MG	Lease Term:	Negotiable
Total Space Available:	26,781 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
238 N James St Suite 238A	Available	7,000 SF	Modified Gross	Negotiable
238 N James St Suite 238A1	Available	2,687 SF	Modified Gross	Negotiable
SHOP	Available	17,094 SF	Modified Gross	Negotiable

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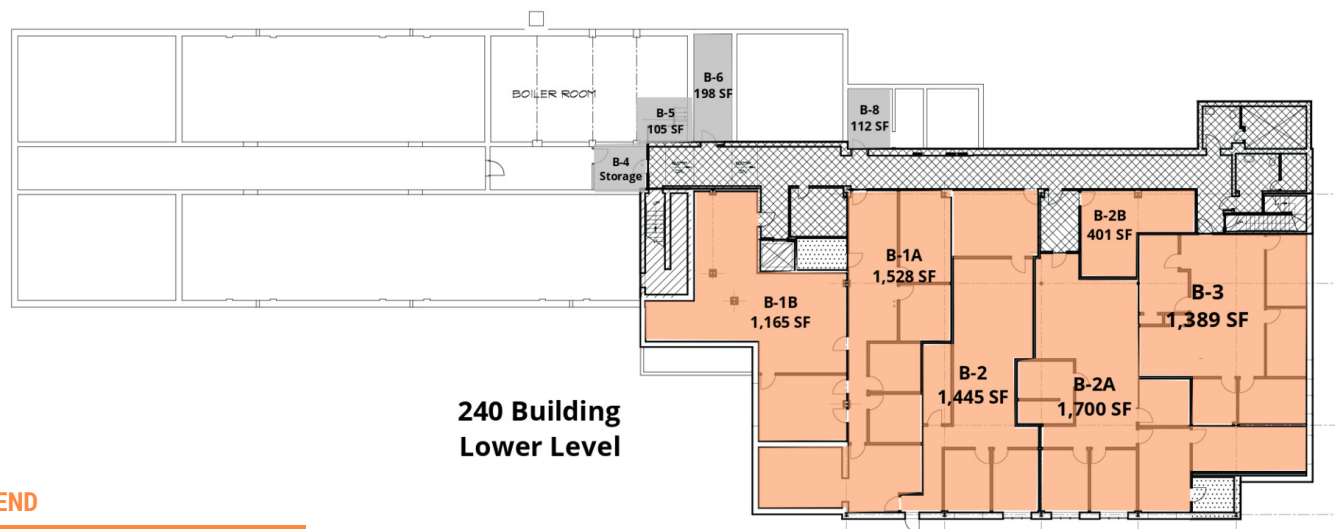
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240 Building
Lower Level

LEGEND

Available

Unavailable

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Lease Type:	MG	Lease Term:	Negotiable
Available Space This Floor:	401 - 7,628 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
240 N James St Suite B-1A	Available	1,528 - 7,628 SF	Modified Gross	Negotiable
240 N James St Suite B-1B	Available	1,165 - 7,628 SF	Modified Gross	Negotiable
240 N. James St Suite B-2B	Available	401 - 7,628 SF	Modified Gross	Negotiable
240 N James St Suite B-2A	Available	1,700 - 7,628 SF	Modified Gross	Negotiable
240 N James St Suite B-3	Available	1,389 - 7,628 SF	Modified Gross	Negotiable
240 N James St Suite B2	Available	1,445 - 7,628 SF	Modified Gross	Negotiable

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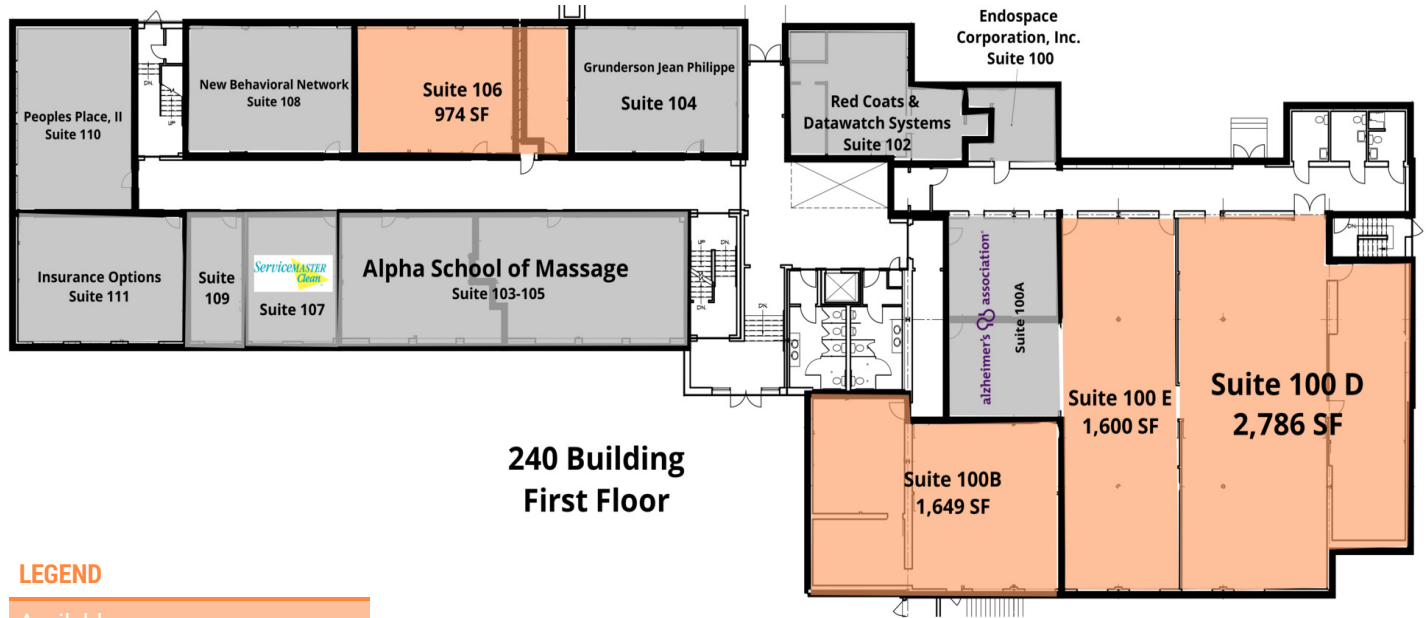
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LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	MG
Available Space This Floor:	974 - 6,125 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
240 N James St Suite 100B	Available	1,649 SF	Modified Gross	Negotiable
240 N James St Suite 100E	Available	1,600 SF	Modified Gross	Negotiable
240 N James St Suite 100D	Available	2,876 SF	Modified Gross	Negotiable
240 N James St Suite 106	Available	974 SF	Modified Gross	Negotiable

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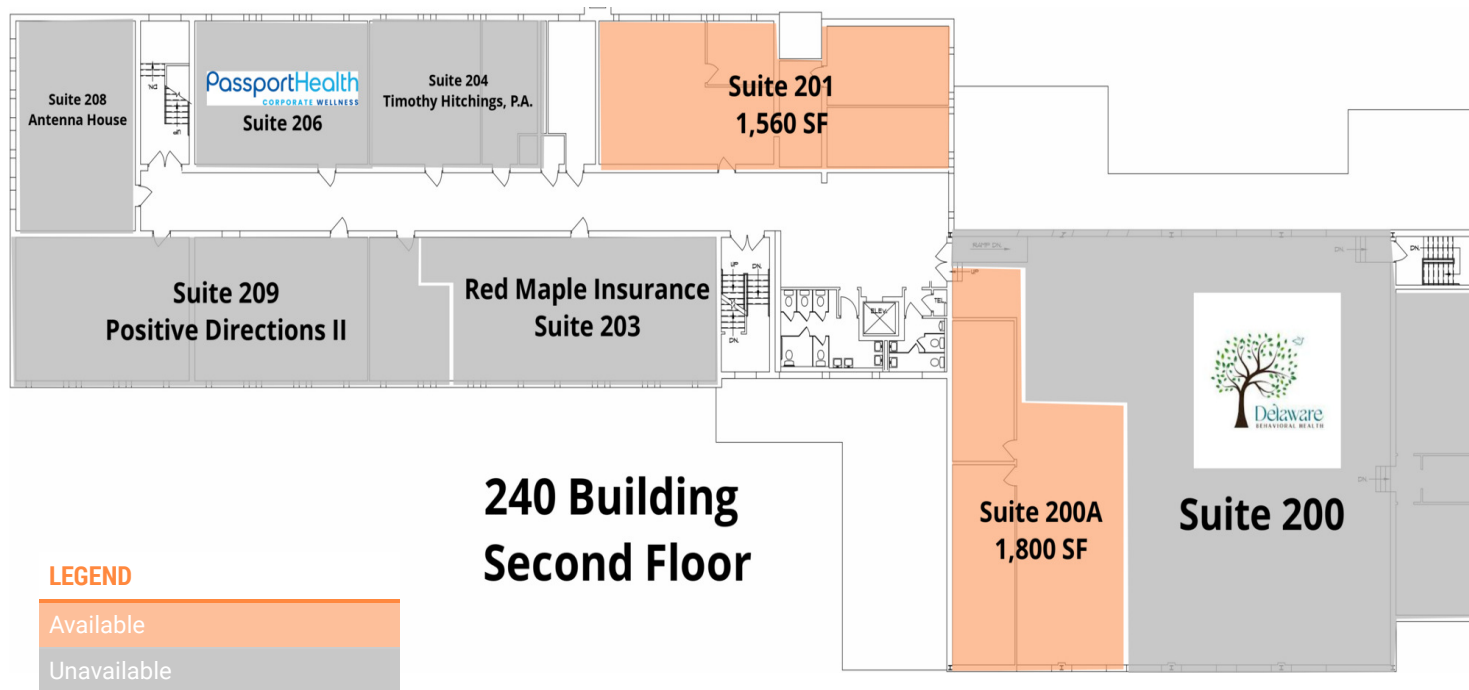
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Lease Type:	MG	Lease Term:	Negotiable
Available Space This Floor:	1,560 - 1,800 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
240 N James St Suite 201	Available	1,560 SF	Modified Gross	Negotiable
240 N James St Suites 200A	Available	1,800 SF	Modified Gross	Negotiable



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**242 Building
Second Floor**

Suite 206
1,475 SF

TURNING POINT
Suite 204

DIAMOND
Materials
Suite 202

DIAMOND
Materials
Suite 201

Suite 200
754 SF

Suite 205
2,413 SF

Edwardo DeGuzman
Suite 203

6'-11"

135 SF

31'-0" x 11'-0"

1745 SF

6'-11"

23'-11"

32'-11"

92'-2"

33 SF

STAIR 1

STAIR 2

STAIR 3

STAIR 4

STAIR 5

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Lease Type:	MG	Lease Term:	Negotiable
Available Space This Floor:	754 - 2,413 SF	Lease Rate:	Negotiable

SUITE	TENANT	SIZE	TYPE	RATE
242 N James St Suites 200	Available	754 SF	Modified Gross	Negotiable
242 N James St Suite 206	Available	1,475 SF	Modified Gross	Negotiable
242 N James St Suites 205	Available	2,413 SF	Modified Gross	Negotiable



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240 N James Street



234 N James Street



242 N James Street



236 N James Street

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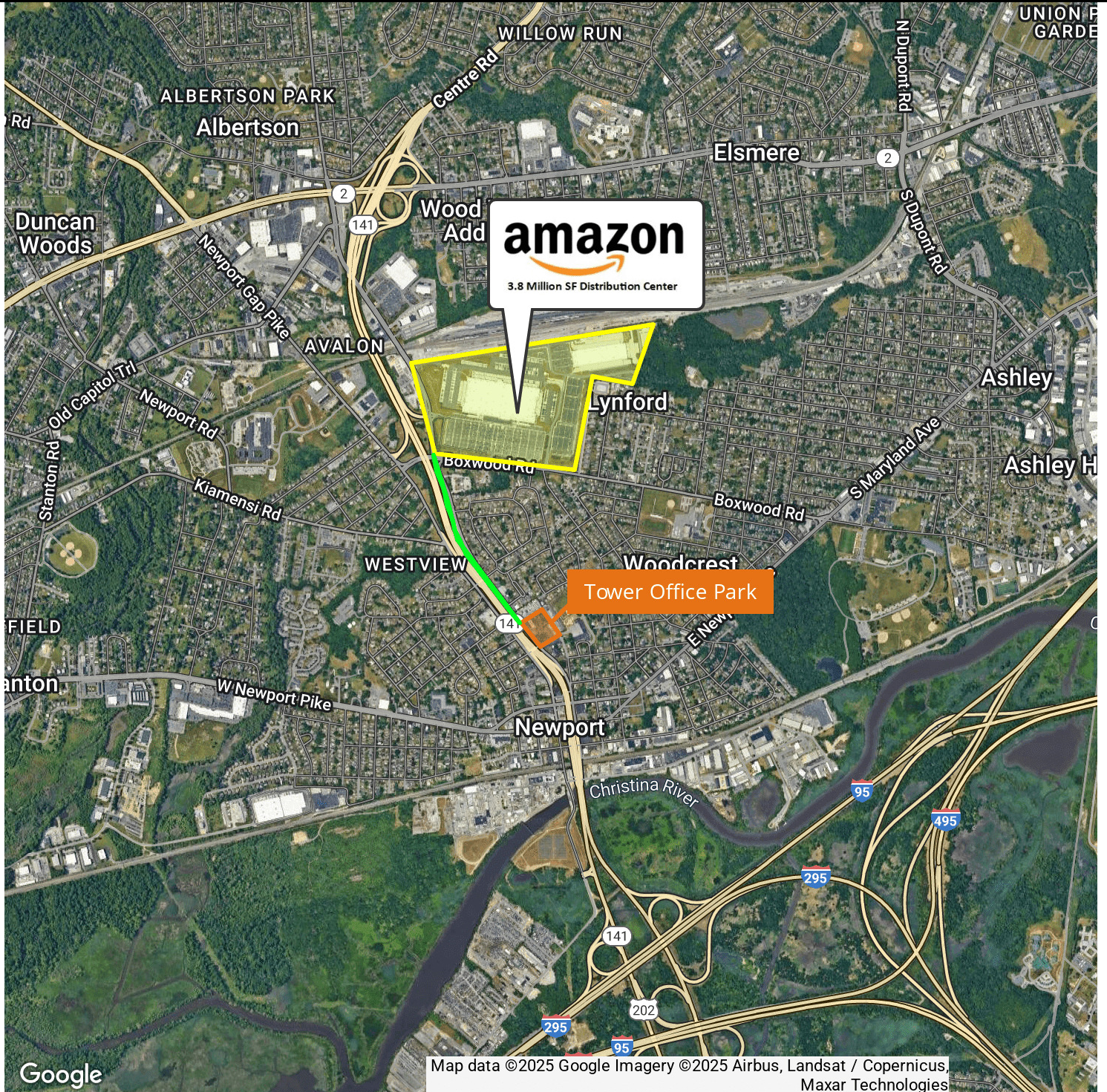
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