

NAI Emory Hill
Commercial Real Estate Services, Worldwide.

For Lease
Little Falls Centre
Wilmington, DE 19808



Little Falls Centre

Property Features

Wilmington, DE

Little Falls Centre consists of two, four-story serpentine shaped office buildings, Little Falls One, and Little Falls Two. Each building contains approximately 100,000 SF.

The exterior of the front of the buildings is a neoclassical façade of granite pre-cast and blue-green glass facing Wilmington, with a garden-like courtyard between the two buildings.

The exterior rear of the buildings is a curtain wall of semi-reflective blue-green glass facing the golf course.

The interior of the buildings are fully sprinklered with a smoke detection system, have 9' finished ceilings, parabolic lighting, and full height mahogany, solid core doors with lever handles.

Each building has a two-story marble lobby with revolving doors and mahogany and bronze trim, and are served by two high-speed elevators with custom cabs of wood and brass.

There are on-site, uniformed security officers and electronic card-key access systems, as well as alarm monitoring systems.

Little Falls Centre is situated on Centerville Road near Lancaster Pike (Route 48), only minutes from downtown Wilmington. This location allows easy access to Philadelphia and the Baltimore-Washington area, as well as the New Jersey Turnpike. Amtrak service is nearby, and the Philadelphia International Airport is within easy driving distance.



Little Falls Centre
Property Highlights
Wilmington, DE

Property Address:	Little Falls Centre I 2711 Centerville Rd, Wilmington, DE Little Falls Centre II 2751 Centerville Rd, Wilmington, DE
Ownership:	Centreville Associates
Description:	Two 4 story Class A Office Buildings; +/- 100,000 RSF per building Serpentine shaped; granite and glass buildings Built in 1985
Floors:	4 Floors; +/- 25,000 RSF per floor 2 high-speed passenger elevators; 1 freight elevator per building Ceiling height 9' Dock loading
Amenities:	On site Cafe & Fitness Center On site management/maintenance Common conference rooms Public transportation accessible
Security Features:	On-site, uniformed security officers Electronic card-key access systems Alarm monitoring systems.
Parking:	600 + Surface parking spaces / Pending parking garage to include approx. 550 covered parking spaces
HVAC:	Multi zone water source heat pump
Electric:	277/480 volt service to building, individual service sized to meet tenant requirements
Telecommunications:	Buildings serviced by Comcast & Verizon
Generators:	2 generators supporting life safety equipment; 2 generators supporting 2nd & 3rd floors of Building 1

Little Falls Centre I

2711 Centerville Rd | Wilmington, DE



4 story Class A Office Building

Little Falls Centre I

2711 Centerville Rd | Wilmington, DE



Newly Remodeled Offices



Newly Remodeled Cafe & Meeting Space



Newly Remodeled Fitness & Yoga Area

Little Falls Centre II

2751 Centerville Rd | Wilmington, DE

4 story Class A Office Building



NA Emory Hill

Little Falls Centre II

2751 Centerville Rd | Wilmington, DE



Little Falls Centre

Wilmington, Delaware

Join Our Esteemed Client Roster



Morgan Stanley
Smith Barney



Gunnip

Certified Public Accountants
and Consultants



RBC
Royal Bank

Little Falls Centre includes a variety
of tenants including:

- Accounting Firms
- Law Firms
- Management Consulting
- Financial Institutions
- Financial Services
- Insurance Provider

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Little Falls Centre Proposed Parking Garage

Wilmington, DE



+/- 26,500 SF of office space on the 6th floor of an approved parking garage building to be constructed

Will feature scenic views of beautiful countryside and the City of Wilmington

Proposed parking garage to include approx. 550 covered parking spaces

Little Falls Centre Proposed Roof Top Deck

Wilmington, DE



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