

**PROPERTY DESCRIPTION**

Welcome to Lindell Square, a prime opportunity for owner-user investors looking to both occupy and invest. This property offers two office condominiums, each approximately 1,738 square feet. Unit 8 is fully leased at below-market rents, providing immediate rental income. With all leases on a month-to-month basis, there's potential for value-add improvements and long-term financial growth. Featuring multiple private offices and a welcoming waiting area, this space is perfectly suited for professionals such as accountants, financial planners, or medical practitioners looking to establish their business while securing steady rental income from the additional unit.

**PROPERTY DETAILS**

- **Available:** 1,738 - 3,476 SF
- **Sale Price:** \$499,000 (total for both units)
- **Lease Rate:** Please contact listing agent

**PROPERTY HIGHLIGHTS**

- Abundant parking available
- Prominent signage opportunities
- Situated in the sought-after Pike Creek area



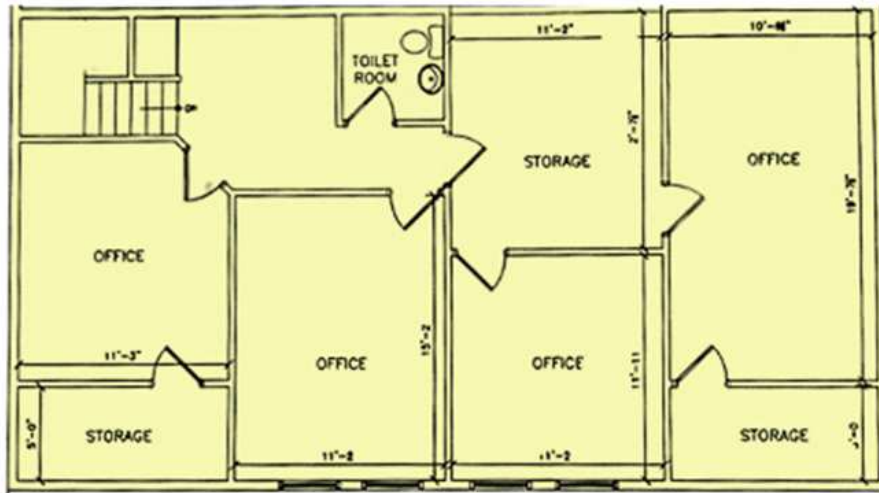
For More Information, Contact:

Ryan Bree  
rbree@dsmre.com  
302.283.1800 Office  
302.668.5430 Cell**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
dsmre.com



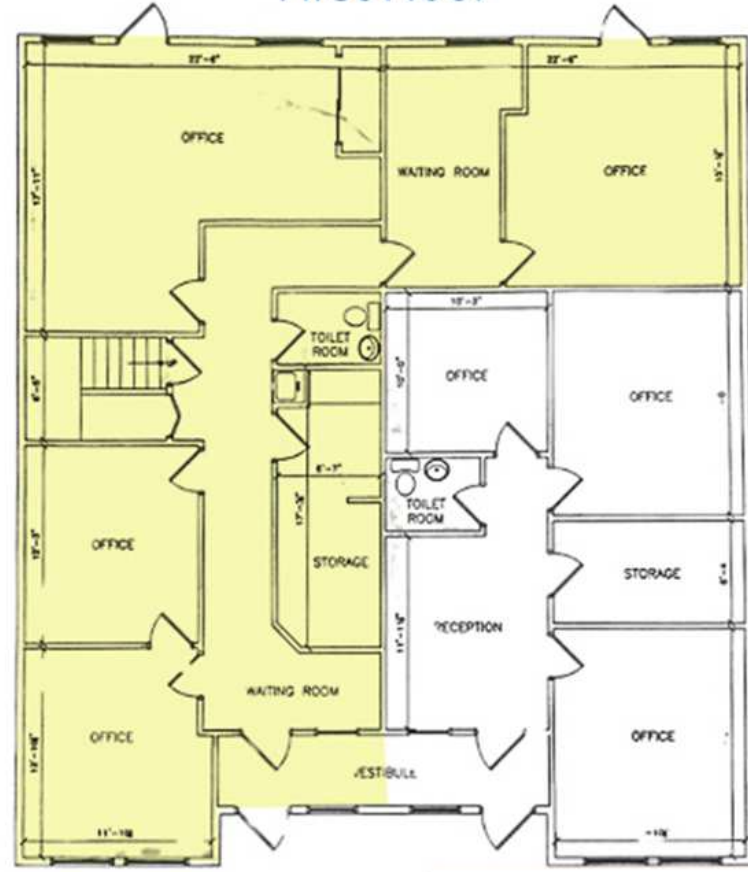
**UNIT 7 & 8 FLOOR PLAN**

Second Floor



 LEASED

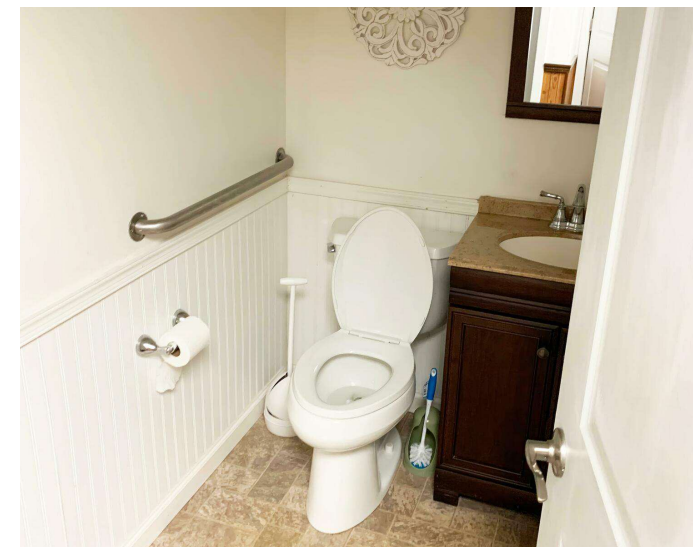
First Floor



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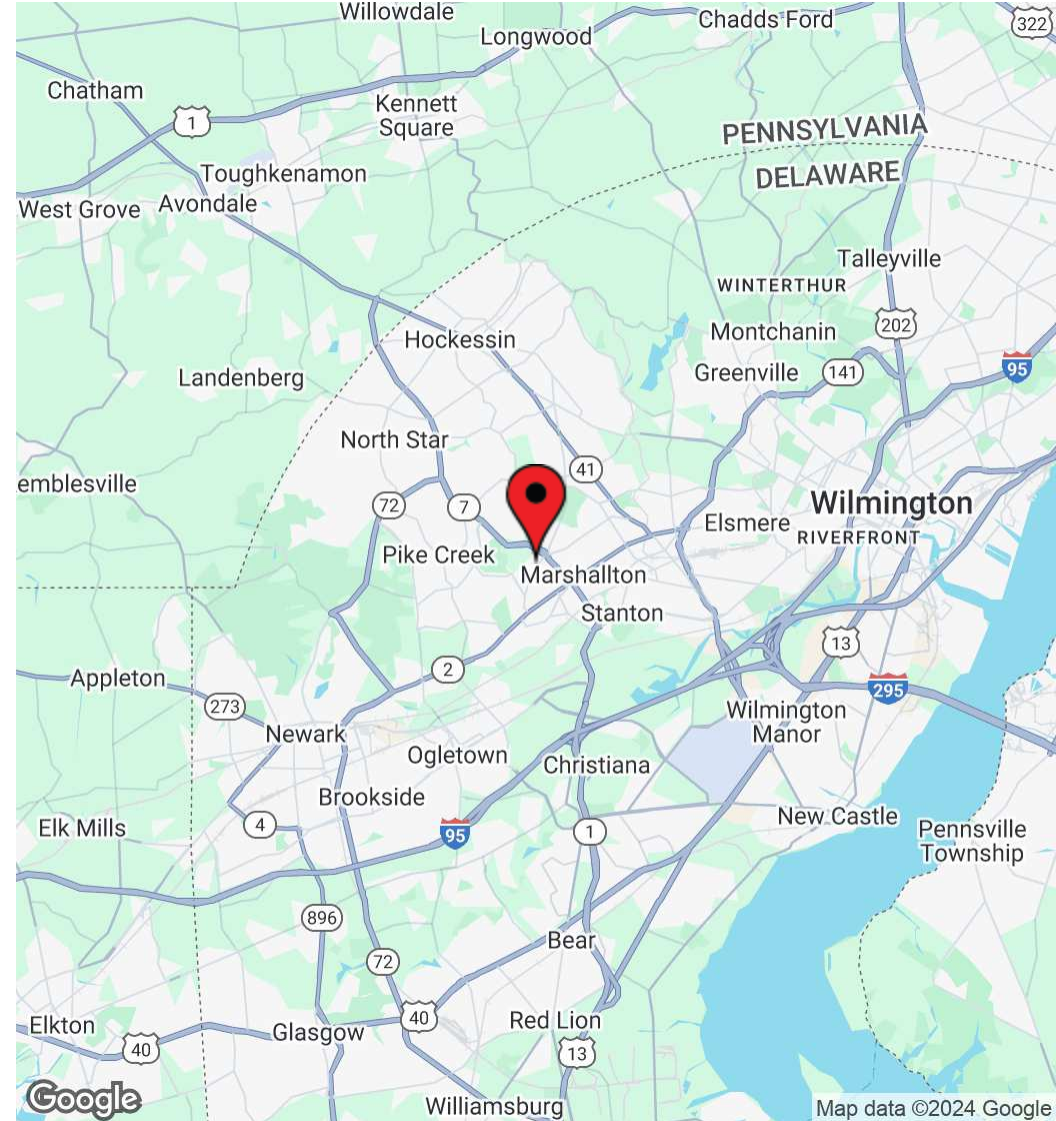
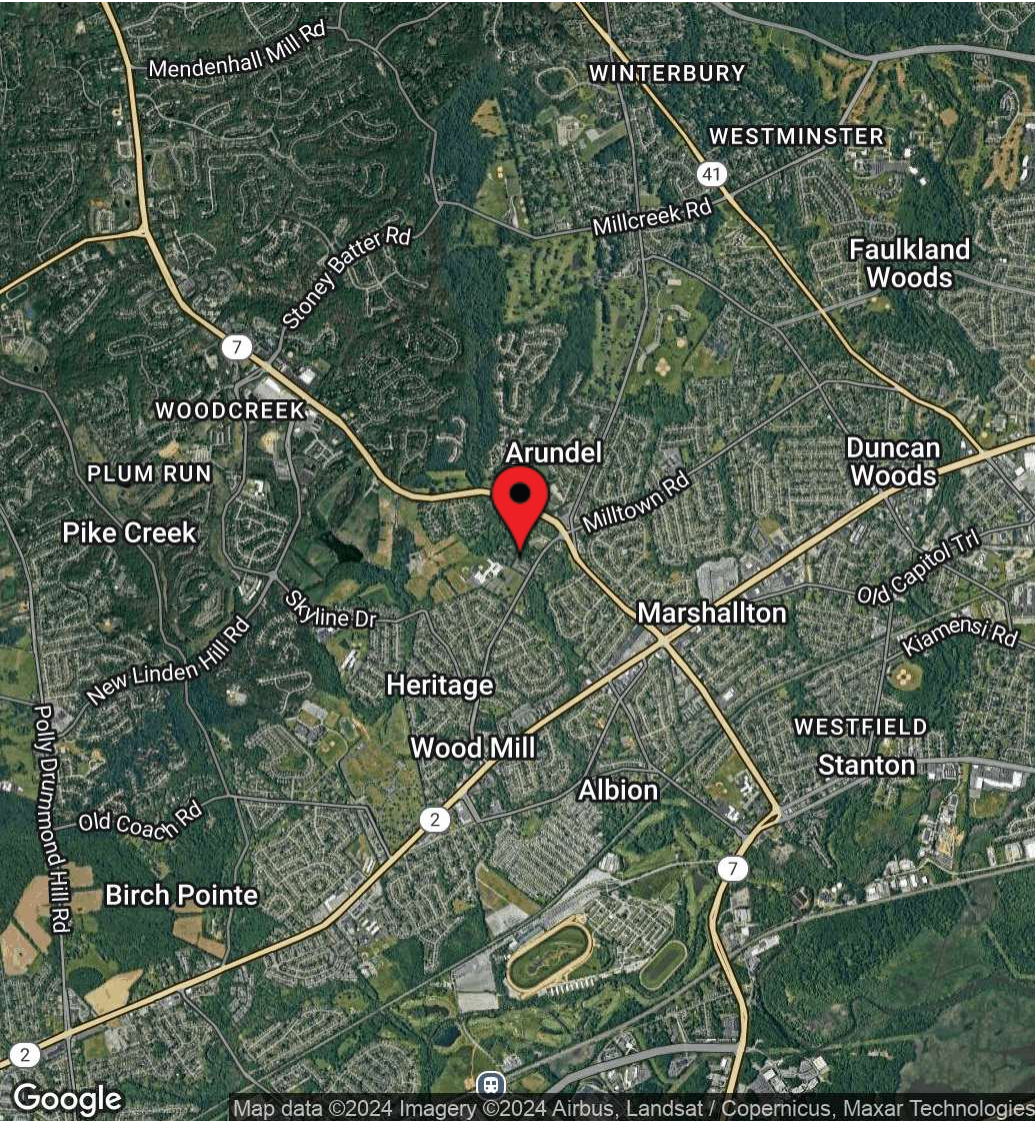
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# LINDELL SQUARE: UNIT 7 & 8

1601 Milltown Road  
Wilmington, DE 19808

# GENERAL/MEDICAL OFFICE FOR SALE/LEASE



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