

# Office For Lease

**1200 Pennsylvania Avenue  
Wilmington, DE 19805**

AVAIL WHEN: **Now**  
STATUS: **Existing**

## PROPERTY INFORMATION

AVAILABLE SF: 1000, 1400, 1600 Suites  
GROSS BL SF: **10,560**  
MIN SF: **1,100**  
MAX SF: **3,200**  
BLDG CLASS: **B**  
YEAR BUILT: **1987**

BLDG HEIGHT: **3**

PKG FEES: **No**  
PKG SPACES: 1 reserved for every 450SF  
PKG TYPE: **Exposed**



- Excellent Location just outside the Wilmington CBD

- Convenient access to I95
- Route 52/PA Ave tenant signage exposure
- Parking Lot repaved in 2005

## PRICING DETAILS

RENT/SF: \$12.50 - \$16.50	TERM: <b>3 years</b>	INSURANCE:
LEASE TYPE: <b>Tenant pays Electric, Pro-rata share of gas, taxes, insurance</b>	MAINT/CAM: Included in base rent	TI ALLOW: negotiable
	RE TAXES: .64 per FT	BASE YEAR: Not applicable
		EXP STOP: Not applicable

## OFFICE SPECIFICATIONS

TYPE: <b>Existing</b>	FLOOR SIZE: <b>5,260</b>	VIEWS: City
CONDITION: <b>Relet</b>	ELEVATOR - FR: <b>0</b>	FRONTAGE: Pennsylvania Ave
	ELEVATOR - PS: <b>0</b>	HVAC: Gas Boiler, Forced Air AC

FOR FURTHER INFORMATION CONTACT:

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