

NAI Emory Hill

Commercial Real Estate Services, Worldwide.

For Sale

Downtown Wilmington
Office Building
With On-Site Parking

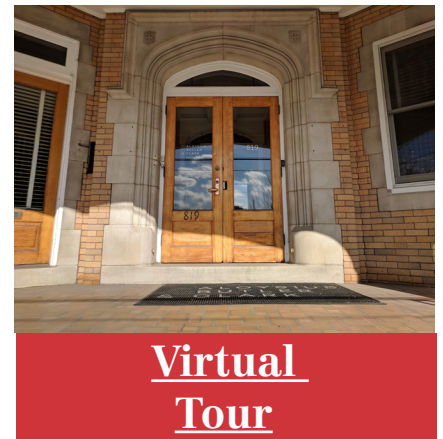
Price Reduced!
\$2,350,000



Fully renovated, contemporary office building with on-site parking.
Everything about this building says "WOW!"

Property Highlights

- +/- 22,000 SF
- C-4 Zoning (Central Office)
- Includes parking for 44 cars, including 6 indoor spaces. Additional commercial parking available contiguous to building.
- Sold in tandem with two contiguous parking lots.
- Dazzling renovation with many, many extras, including special employee and client amenities. Must see in person to fully appreciate.
- Historical building tastefully converted to modern office space.
- Sprinkler fire suppression system. (ADA Compliant)
- Income producing! Building is fully leased to Aloysius Butler & Clark, Delaware's leading marketing/communications firm. Tenant will consider offers to stay or vacate.
- Eligible for rebate funding from Downtown Development District Grant program from the Delaware State Housing Authority.
- Proximity to all major Downtown Wilmington office buildings, restaurants, theatres and other amenities.
- Easy access to Interstate 95, 5 minutes from Septa/ Amtrak, and 30 minutes to Philadelphia International Airport.



[Virtual
Tour](#)

For More Information:

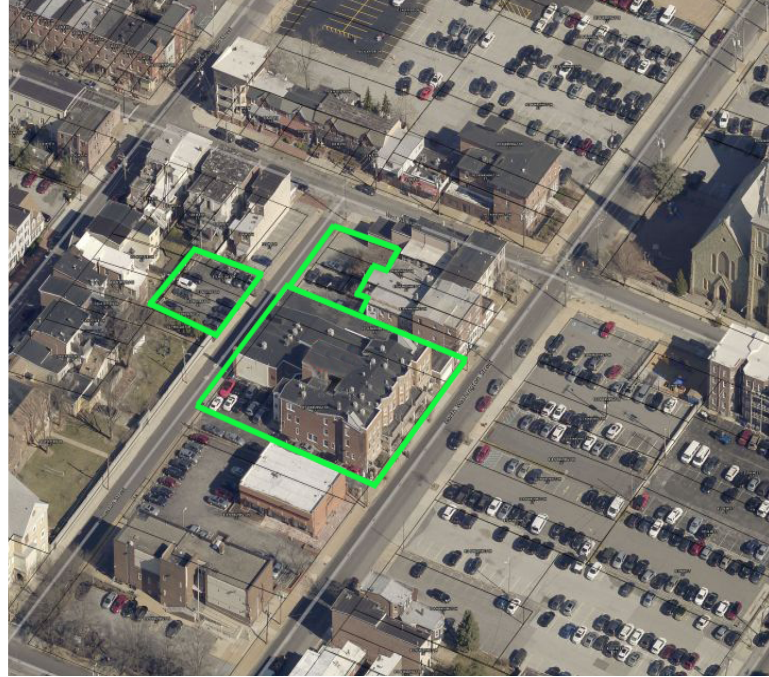
Jon Hickey
T (302) 322 9500
C (302) 438-0767
jonhickey@emoryhill.com

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ABC Parcels & Parking

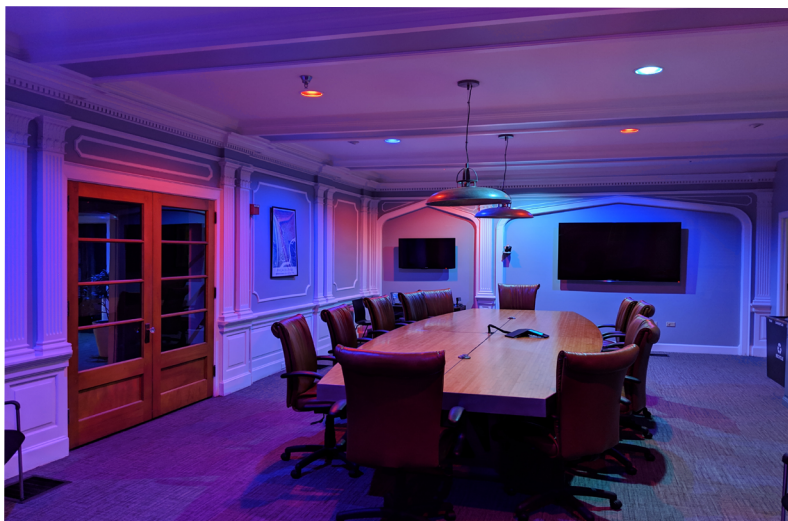
tax parcels	building size	lot size/ acres	zoning	parking spaces	description	parcel number
819 Washington Street	23,293 SF	0.49	C-4	19	surface lot/gated	2603510256
Indoor Parking				6	indoor spaces	
0 Wollaston Street	n/a	0.01	C-4	2	individual surface lot	2602830367
827-835 Wollaston Street	n/a	0.10	R-3	17	combined surface lot	2603510516-20

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All information contained in this property profile is from sources deemed reliable but no guarantee is made as to its accuracy. Any prospective tenant/buyer should verify the information to their own satisfaction by their own inspection. Emory Hill Real Estate Services, Inc. has fiduciary responsibilities to the owner, but are obligated to treat all parties fairly.

Great Wilmington CBD Location



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Qualifying Property!



Downtown Development Districts Rebate Program

The subject property is located within the bounds of Wilmington's Downtown Development District which allows the developer to qualify for up to \$1,500,000 in rebate funding based on the size of the project! If you are contemplating development at this site, you should **MOST DEFINITELY** look into this program, as our State Government wants to work together with you!

The Downtown Development Districts Act was created to leverage state resources in a limited number of designated areas in Delaware's cities and towns to:

- spur private capital investment in commercial business districts and other neighborhoods;
- stimulate job growth and improve the commercial vitality of our cities and towns; and
- help build a stable community of long-term residents in our downtowns and other neighborhoods.

Under this Act, funding was allocated through the General Assembly to DSHA for the purpose of establishing and administering the DDD Rebate Program. Investors who make Qualified Real Property Investments (QRPI) to commercial, industrial, residential, and mixed-use buildings or facilities may apply to DSHA for a DDD Rebate.