



12 Read's Way

New Castle, Delaware 19720

Property Features

- +/- 6.39 acres
- Zoned BP - Business Park, New Castle County
- Building consists of 106,878 square feet of office space
- Parking deck with 910 parking stalls
- Structural steel frame with brick and glass veneer
- EPDM Roof, installed November 2011 (15 year warranty)
- Wet sprinkler system
- (3) 2,500 lb passenger elevators
- 112 individual water source heat pumps, six rooftop units, 416 ton cooling tower
- Water (Artesian), Sewer (New Castle County), Electric (Delmarva Power)
- Click link to take a video tour: <https://vimeo.com/543161728/c80ac1502b>
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For more information:

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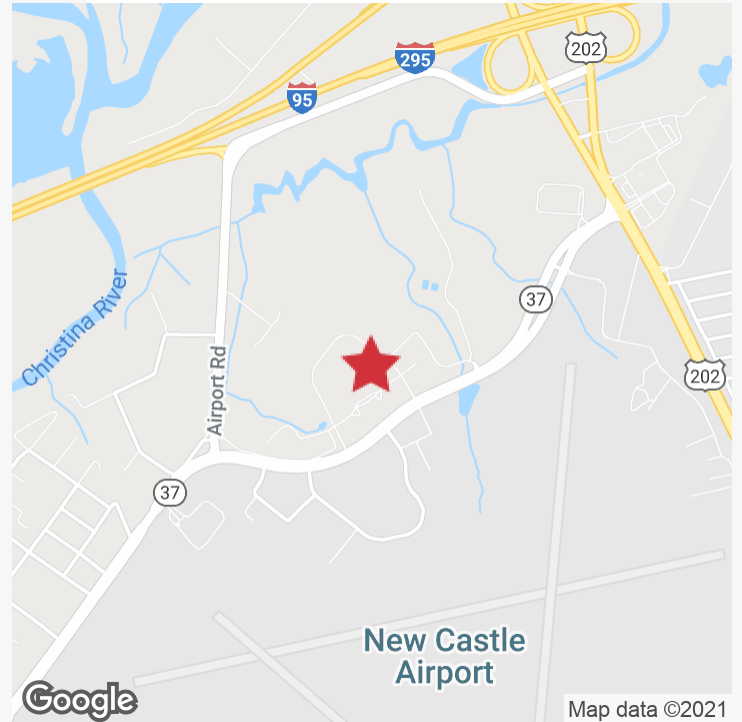
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12 Read's Way, New Castle, DE



PROPERTY OVERVIEW

NAI Emory Hill, as exclusive broker representing the owner, is pleased to offer the opportunity to purchase or lease 12 Read's Way in New Castle, Delaware. The 3-story building offers 106,878 square feet of quality office space and is complimented with structured parking exceeding 8.5/1,000 parking. The property is located in one of Delaware's premier office parks, the New Castle Corporate Commons.

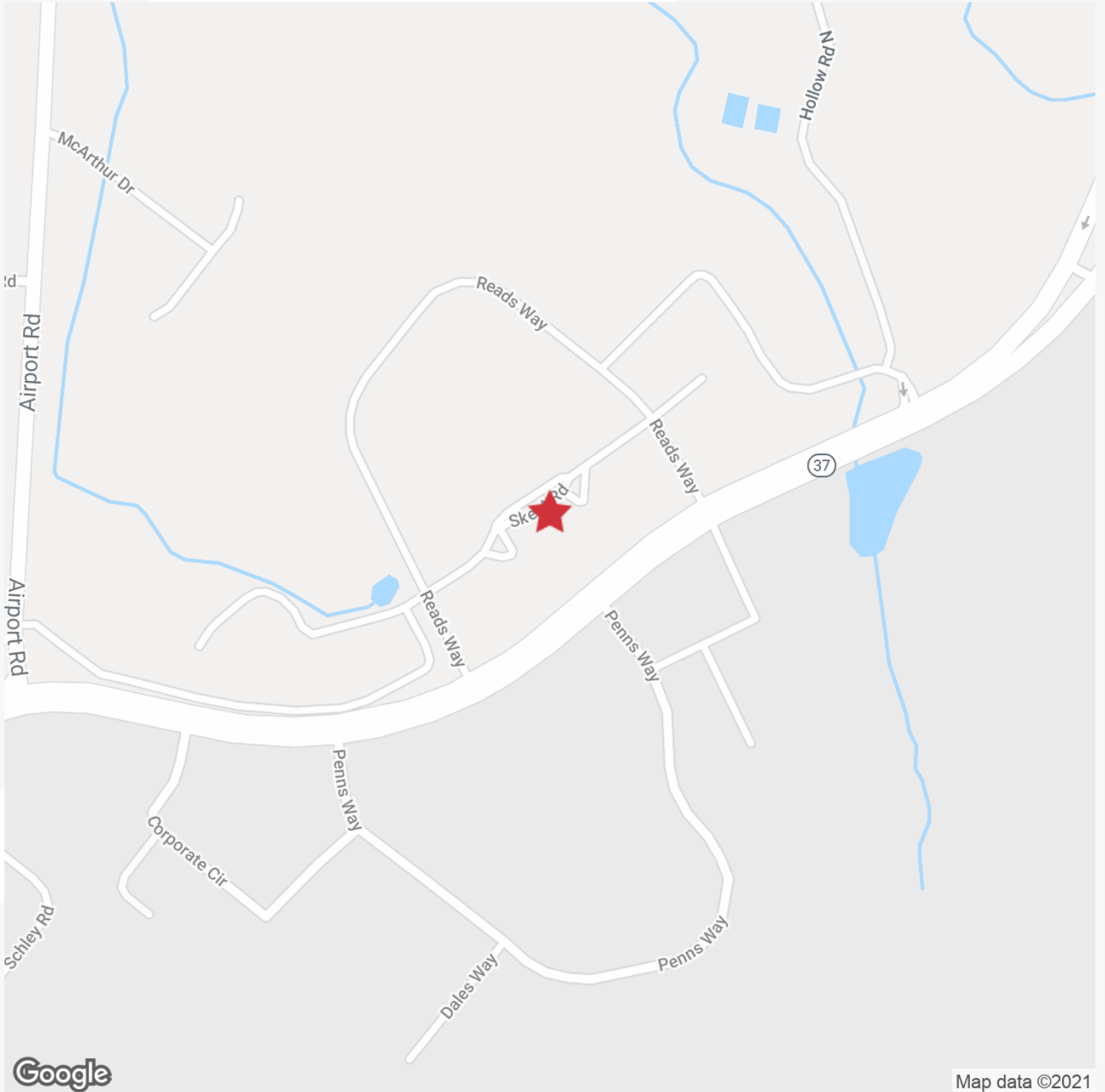
The property's timeless architecture, high quality materials and finishes highlight this unique "best in class" opportunity.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Building Size:	106,878 SF
Lot Size:	6.39 Acres
Zoning:	BP

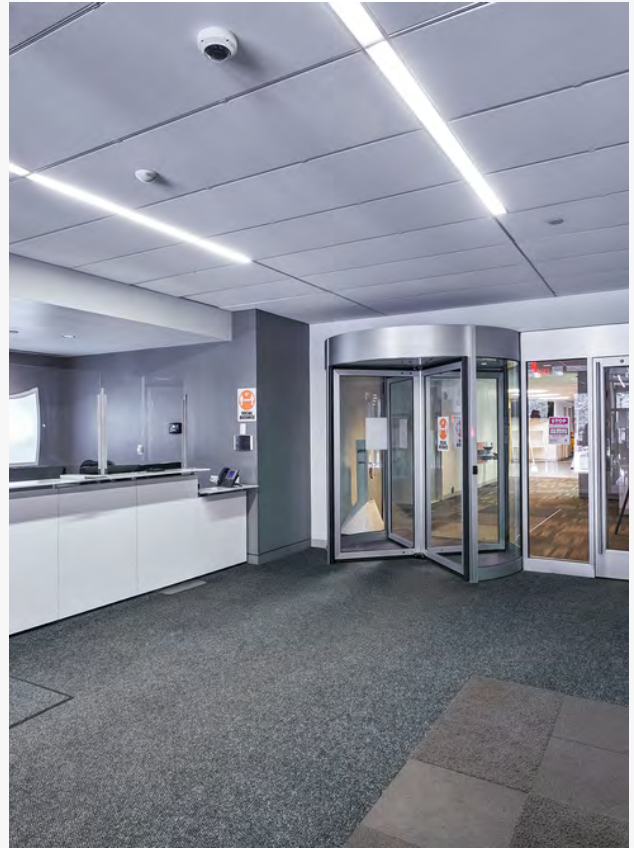
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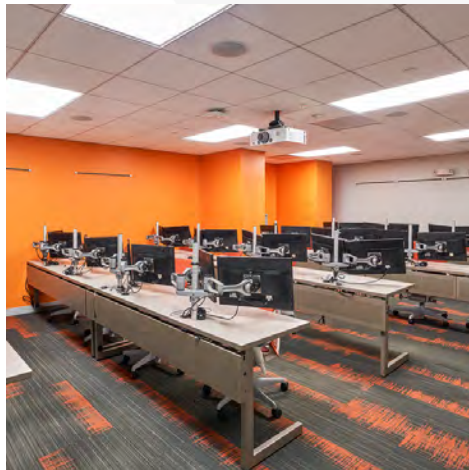
12 Read's Way, New Castle, DE



1st Floor Lobby



2nd Floor Cafeteria



2nd Floor Office Space



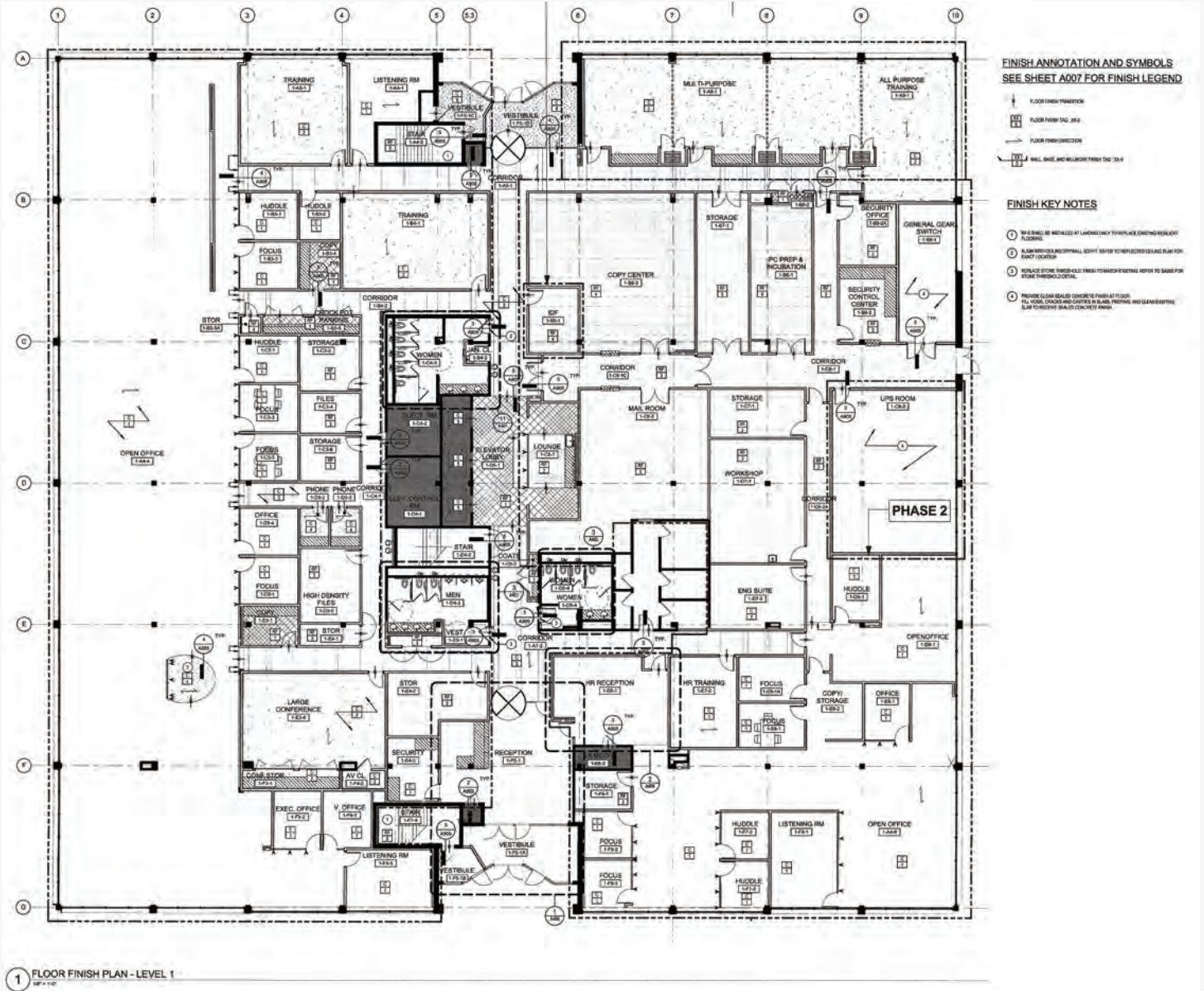
3rd Floor Office Space

**Interior photos depict current layout and design. Many interior configurations are possible with this space.*

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1st Floor Plan

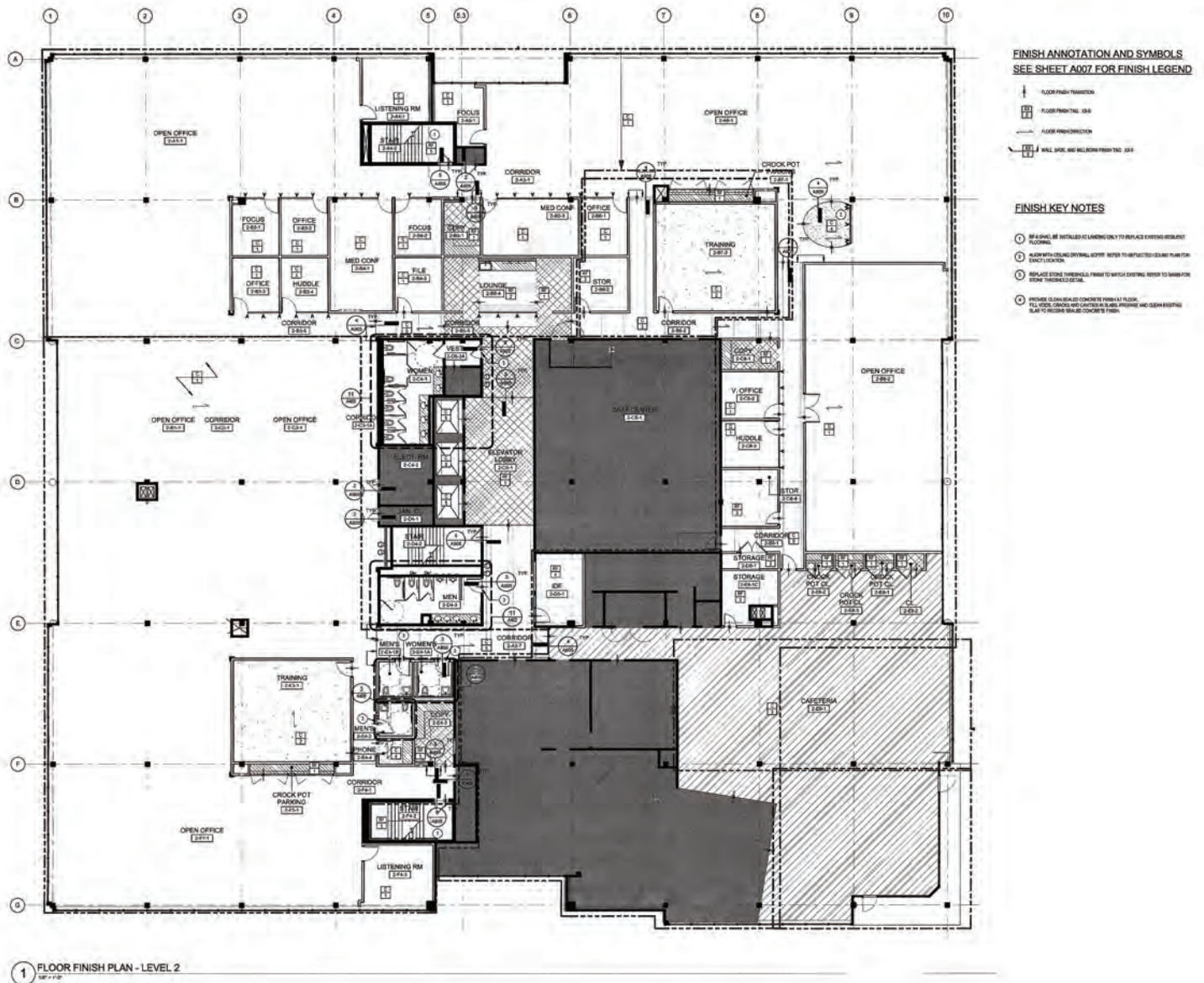


*Floor plan depicts current layout and design. Many interior configurations are possible with this space.

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2nd Floor Plan



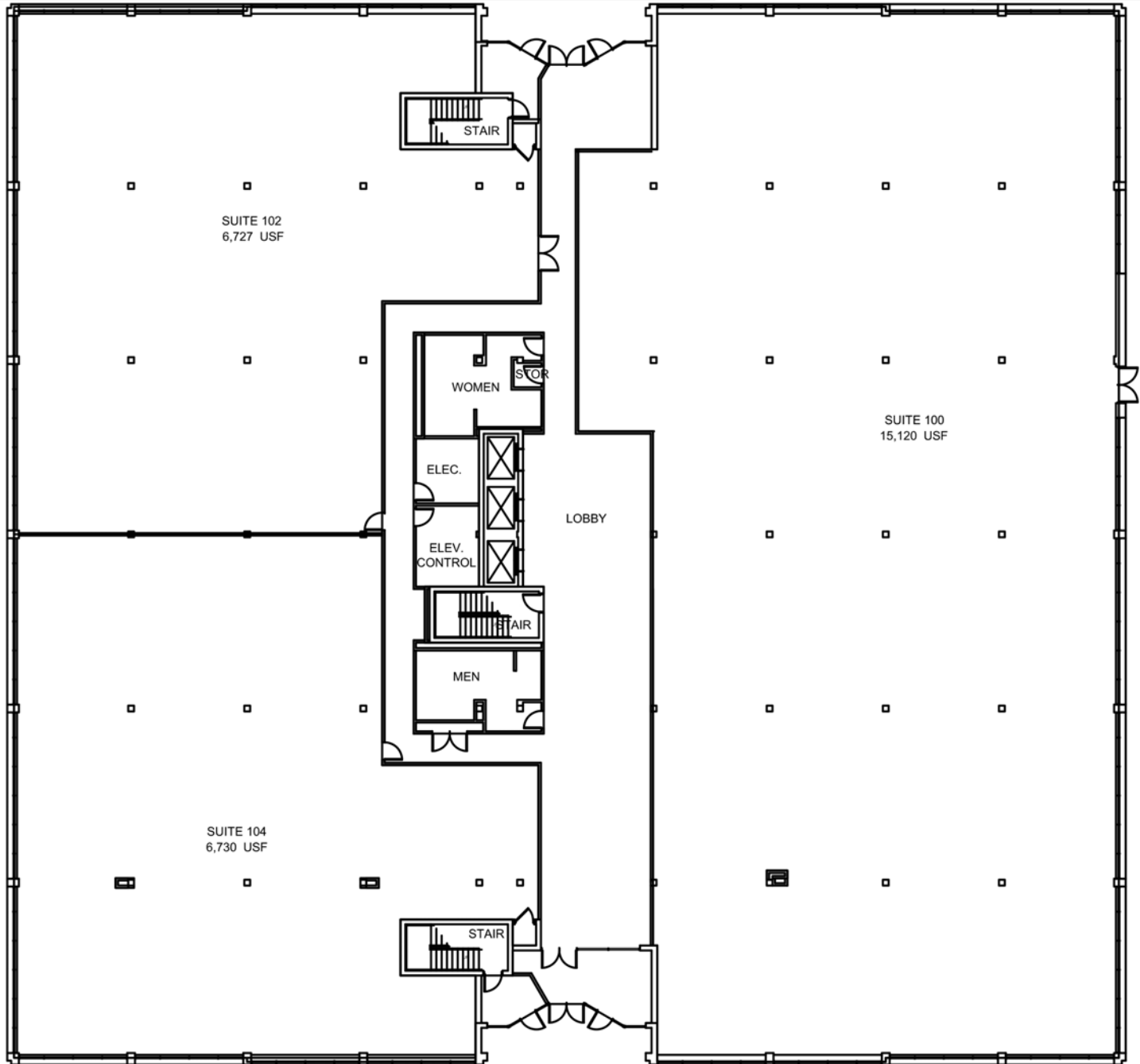
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Potential Multi-Tenant Configuration*

1st Floor Plan



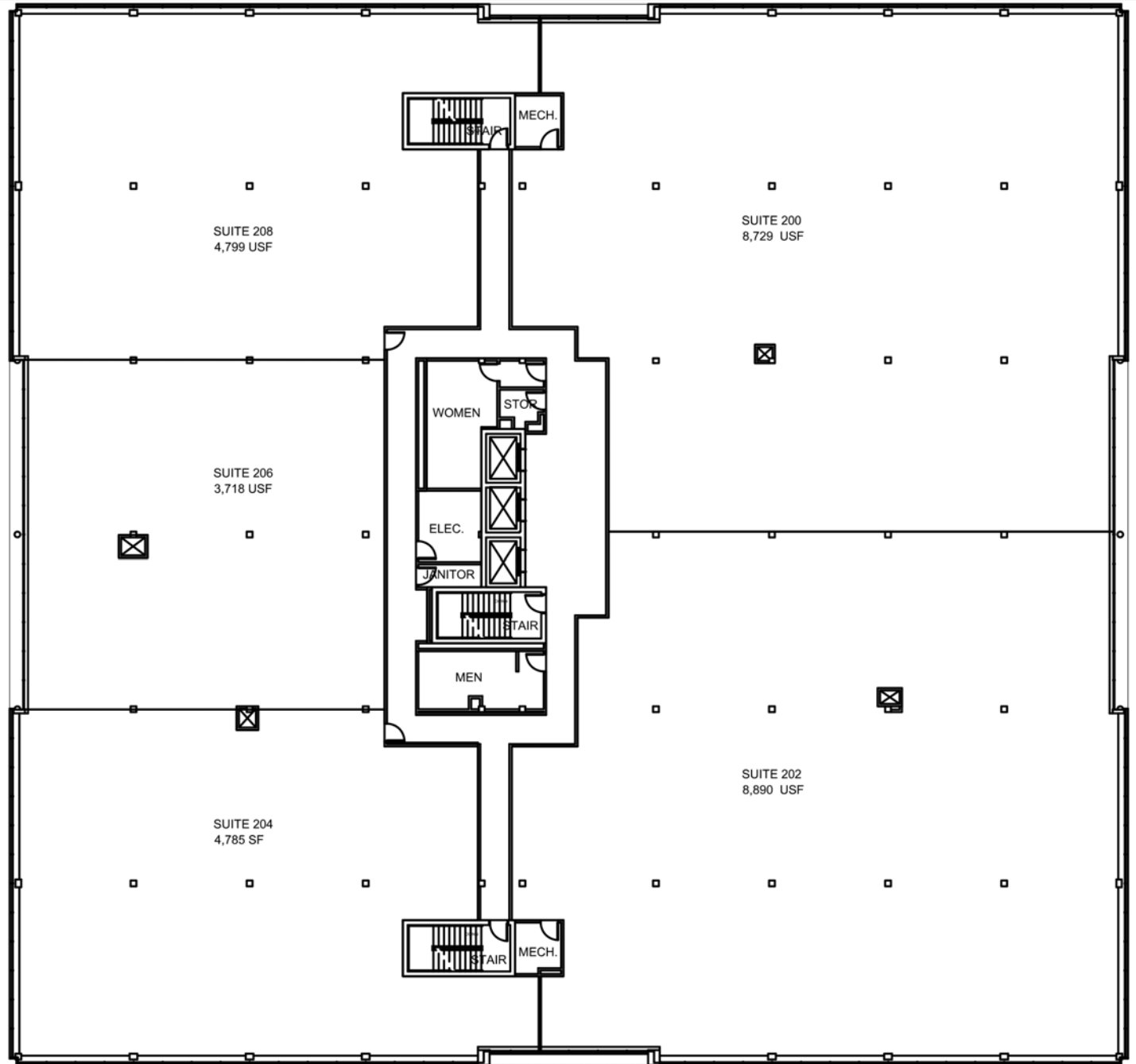
**Floor plans are shown as examples. Many interior configurations are possible with this space.*

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Potential Multi-Tenant Configuration*

2nd Floor Plan



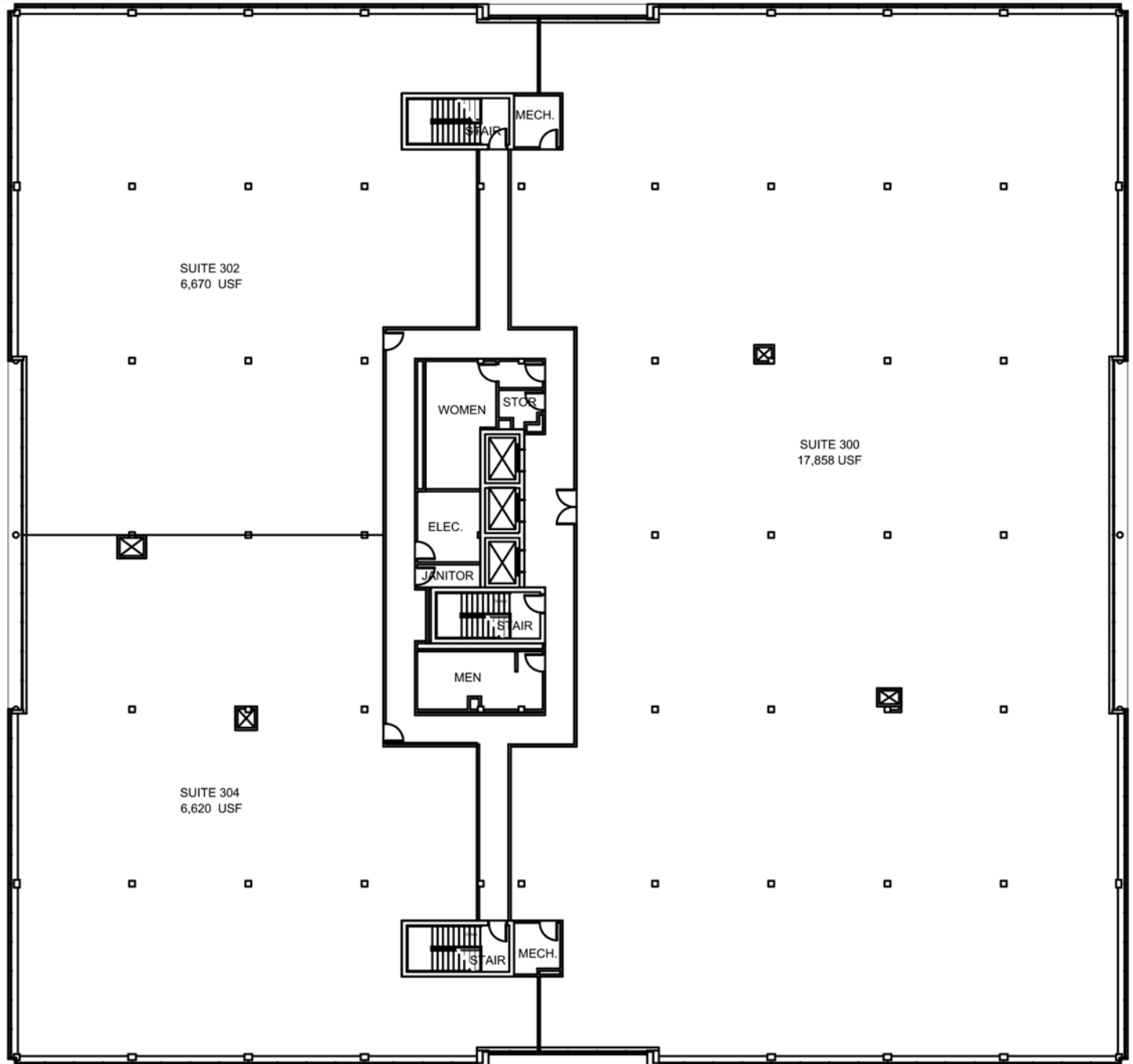
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Potential Multi-Tenant Configuration*

3rd Floor Plan



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