

NAI Emory Hill

For Sale - Price Reduced!

Office

+/-10,041 SF



New Lower Sale Price On This Great Office Building!

2002 W. Fourteenth Street, Wilmington, Delaware 19806

Property Features

- Nicely Appointed +/- 10,041 sf office building
- Ground Level: +/-7,361 sf
- Lower Level: +/- 1300 sf finished; +/- 1380 sf storage
- Total Finished Area: +/- 8,661 sf
- 17 existing perimeter offices, 2 conference rooms, 2 kitchenettes, open work spaces and ample storage.
- Masonry Building, On-Site Parking
- Street Frontage: 140' on W. 14th Street & 100' on N. Grant Ave
- Located just outside of the Wilmington CBD easily accessible from the Pennsylvania Ave corridor
- Great owner-user potential
- Full Building/or Multi-tenant occupancy, separate entrances for both floors
- PRICE REDUCED! For Sale: \$1,275,000



For more information:

Neil Kilian SIOR, CCIM

302 322 9500 • C: 302 521 7291 • neilkilian@emoryhill.com

Tim Plemmons, MICP

302 322 9500 • C: 610 675 5591 • tplemmons@emoryhill.com

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Emory Hill Real Estate Services Inc
10 Corporate Circle, New Castle, DE 19720
302 322 9500

naiemoryhill.com



Property Summary

Lot Size:	0.32 Acres
Building Size:	10,041 SF
Renovated:	1982
Zoning:	C-1
Market:	Philadelphia
Sub Market:	New Castle County
Cross Streets:	West 14th Street / North Grant Ave.

Property Overview

Well-maintained professional office building suitable for a multitude of users.

The primary entrance from the on site parking area enters into beautiful glass vestibule currently used as a receptionist/waiting area with a large conference room adjoining. The balance of the attractive contemporary space consists of private offices, staff work stations, various support work areas, restrooms and a stair case to the partially finished lower level.

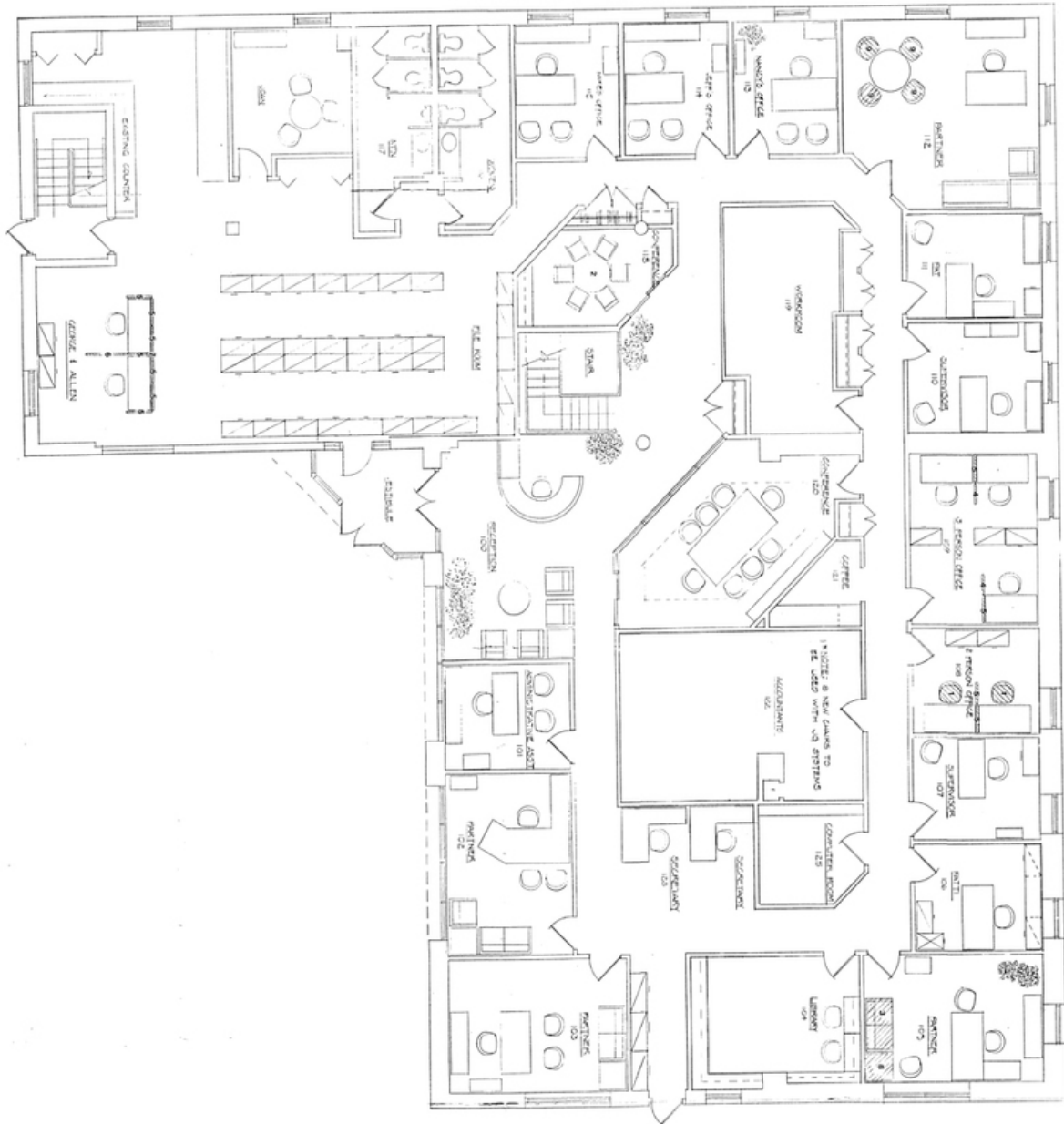
Location Overview

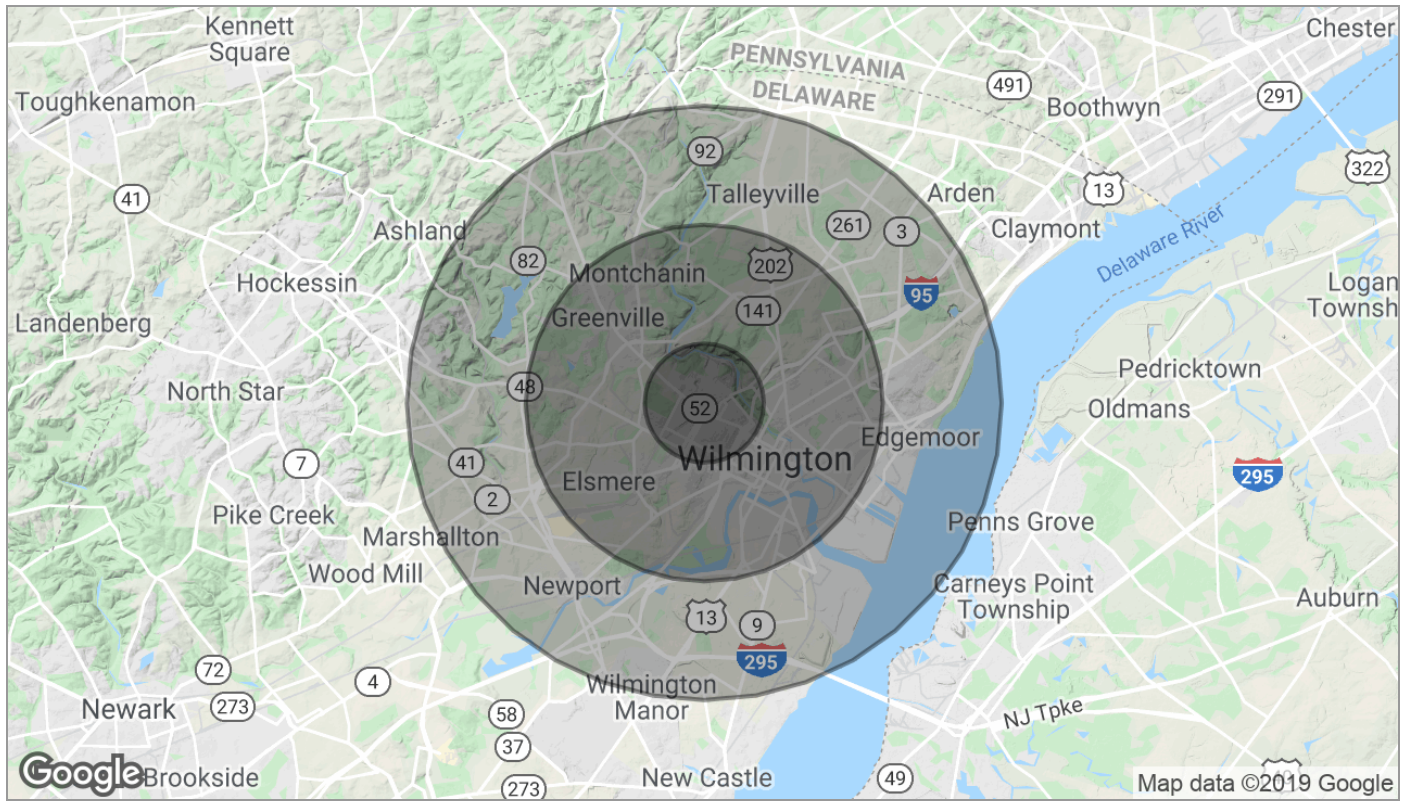
2002 W 14th Street is 1.5 miles west of the Central Wilmington Business District in an established area of both residential and commercial land uses. Within walking distance to many area businesses & restaurants.

For Sale Office



2002 W. 14th Street First Floor Plan





Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	28,284	120,259	204,448
MEDIAN AGE	38.1	36.3	37.9
MEDIAN AGE (MALE)	36.4	34.4	36.3
MEDIAN AGE (FEMALE)	41.7	38.3	39.4
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	13,050	48,674	80,923
# OF PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	\$78,938	\$66,736	\$74,173
AVERAGE HOUSE VALUE	\$420,024	\$286,518	\$289,988

* Demographic data derived from 2010 US Census