

ONLY ONE SUITE REMAINS!



ON-SITE PARKING



Property Features:

- ON-SITE PARKING IS AVAILABLE!
- PYLON SIGNAGE FOR YOUR FIRM ON BUSY PENNSYLVANIA AVENUE
- NEARBY RESTAURANTS, HOTELS AND AMENITIES FOR YOU AND YOUR CLIENTS
- GREAT NEIGHBORS
- LOCATED AT THE CORNER OF PENNSYLVANIA AVENUE AND FRANKLIN STREET
- NEXT DOOR TO URSULINE ACADEMY, DOCTOR AND DENTAL OFFICES
- NEW OWNERSHIP, NEWLY RENOVATED AND FRESHLY LANDSCAPED

Jon Hickey

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1200 Pennsylvania Ave
Wilmington, DE
Suite 301

NAI Emory Hill
Commercial Real Estate Services. Worldwide.

ON-SITE PARKING



Building Information:

- Approximately +/-1,600 square feet on second floor
- Neutral carpeting
- Large windows providing natural light
- Views of Pennsylvania Avenue
- Four rooms
 - o 20 x 15 corner office with three large windows and faux fireplace
 - o 12 x 12 with large window with optional connection to contiguous office
 - o 12 x 12 with large window with optional connection to two contiguous offices
 - o 12 x 20 corner office with three large windows, faux fireplace, and optional connection to contiguous office
- On-Site Parking is Available

**\$1,850 per month
Net of utilities
& janitorial**

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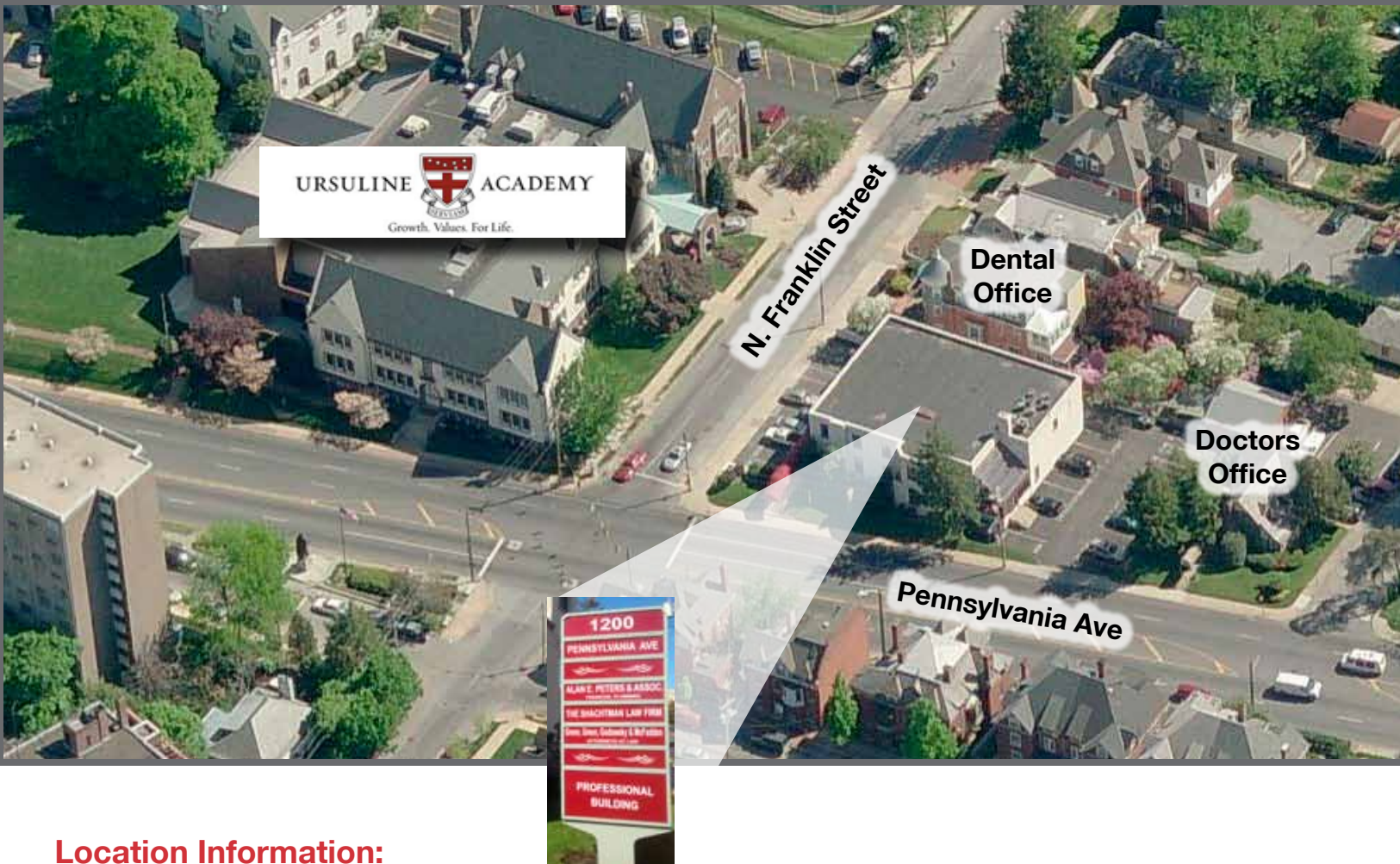
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Location Information:

Nearby neighbors to include

- Ursuline Academy
- Doctors Office
- Dental Office
- Conveniently located in downtown Wilmington with nearby restaurants, hotels and amenities.
- Less than a mile to I-95 and Route 202

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