

# NAI Emory Hill

Commercial Real Estate Services, Worldwide.

Professional Office, Medical & Lab Space

For Lease  
**Springside Plaza**  
Newark, DE 19720



**David R. Morrison, CCIM**  
+1 302 322 9500  
davemorrison@emoryhill.com

10 Corporate Circle, Suite 100  
New Castle, DE 19720  
+1 302 322 9500

[www.emoryhill.com](http://www.emoryhill.com)

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### Tenants at Springside Plaza will enjoy the following amenities:

- Convenient location along Northeast corridor, minutes from I-95 & Rt. 896 with access to Amtrak in Wilmington and two major airports - Philadelphia and Baltimore/Washington (BWI)
- Corporate campus setting
- Plenty of nearby shopping, restaurants & entertainment
- Easy access and ample parking
- Masonry construction
- Full Service Occupancy

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### Full Service - Everything Included

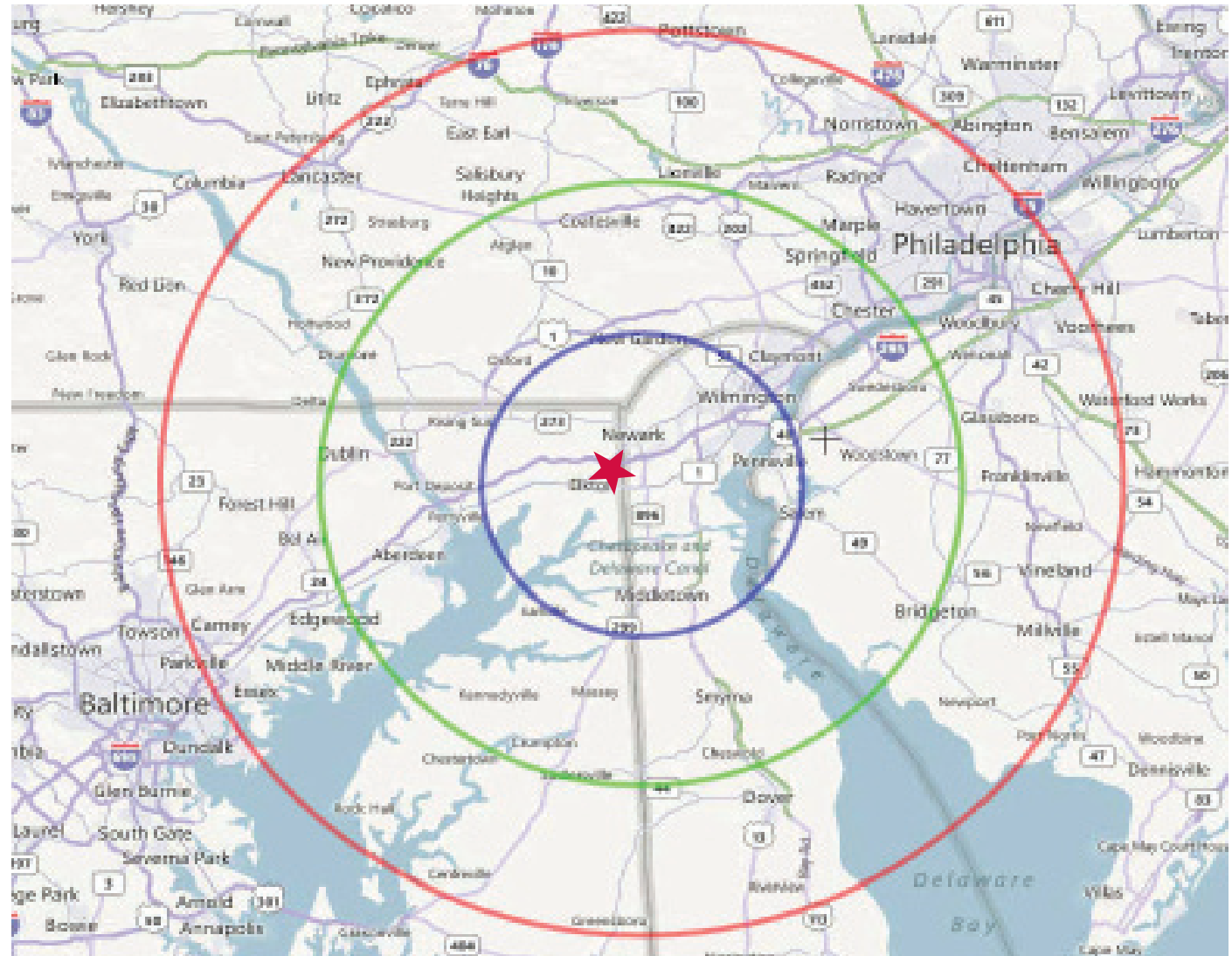
Leases at Springside Plaza are full service and include on-site maintenance, property management, taxes, insurance, utilities and janitorial services at no extra charge.



### 15 - 30 - 45 Minute Drive Time Radius

### Location Advantages

- Easy access from multiple highways in all directions
- Great exposure along Route 40
- Located in a prime commercial corridor



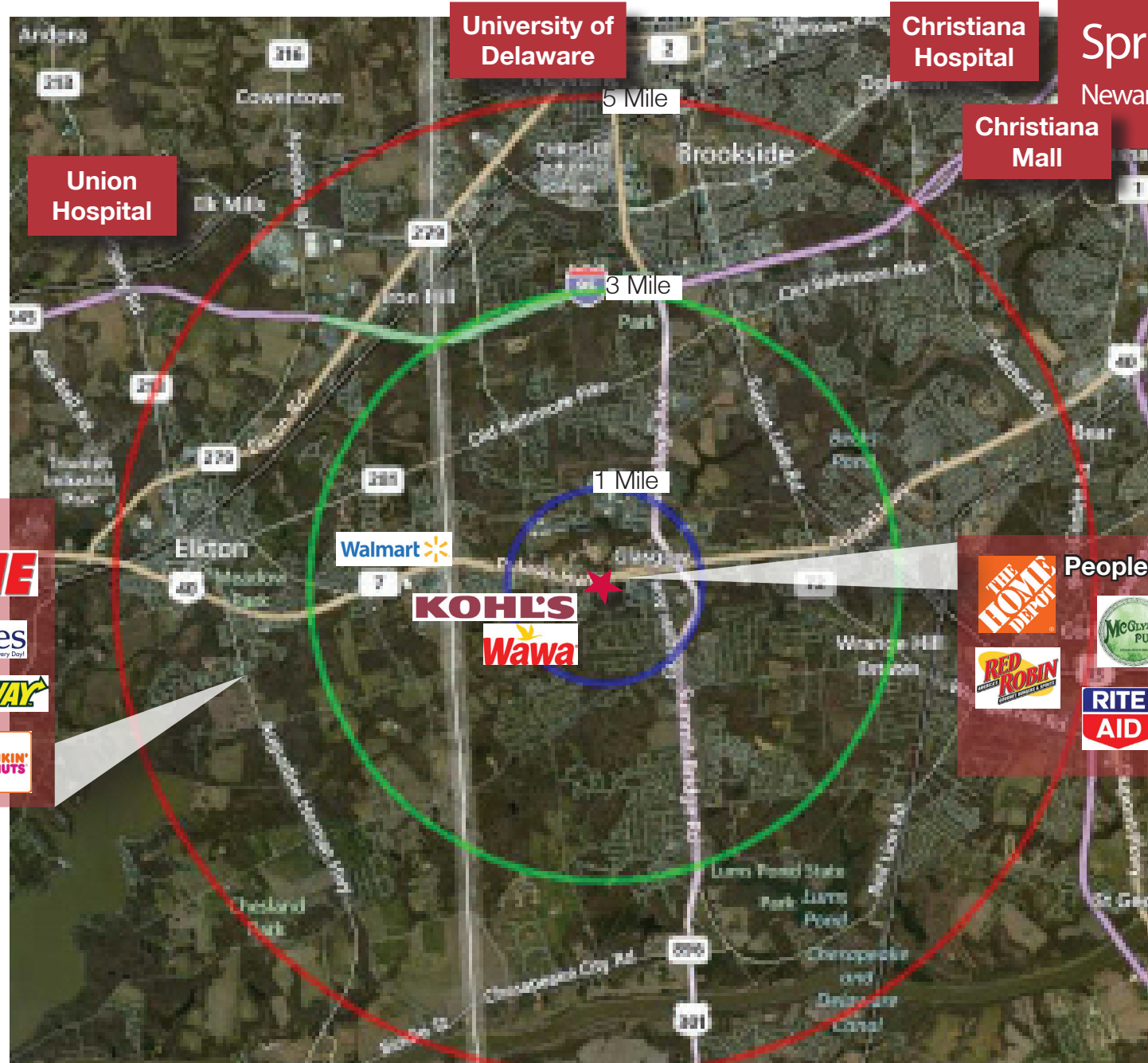
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## Location Advantages

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## Property Availability

### **Biddle Building/200 Biddle Ave.**

Built in 2001, Contains 44,000 SF

- First Floor:  
+/- 2,826 RSF Shell
- Second Floor  
+/- 2,087 ESF Finished Office

### **Connor Building/300 Biddle Ave.**

Built in 2005, Contains 50,000 SF

- Second Floor:  
+/- 1,856 RSF Finished Office  
+/- 1,600 RSF Finished Office

### **Rule Building/100 Biddle Ave.**

Built in 2006, Contains 50,000 SF

- First Floor:  
+/- 1,456 RSF Finished Office  
+/- 830 RSF Finished Office
- Second Floor  
+/- 2,150 RSF Unfinished  
+/- 4,160 RSF Unfinished



## Immediate Occupancy Available!

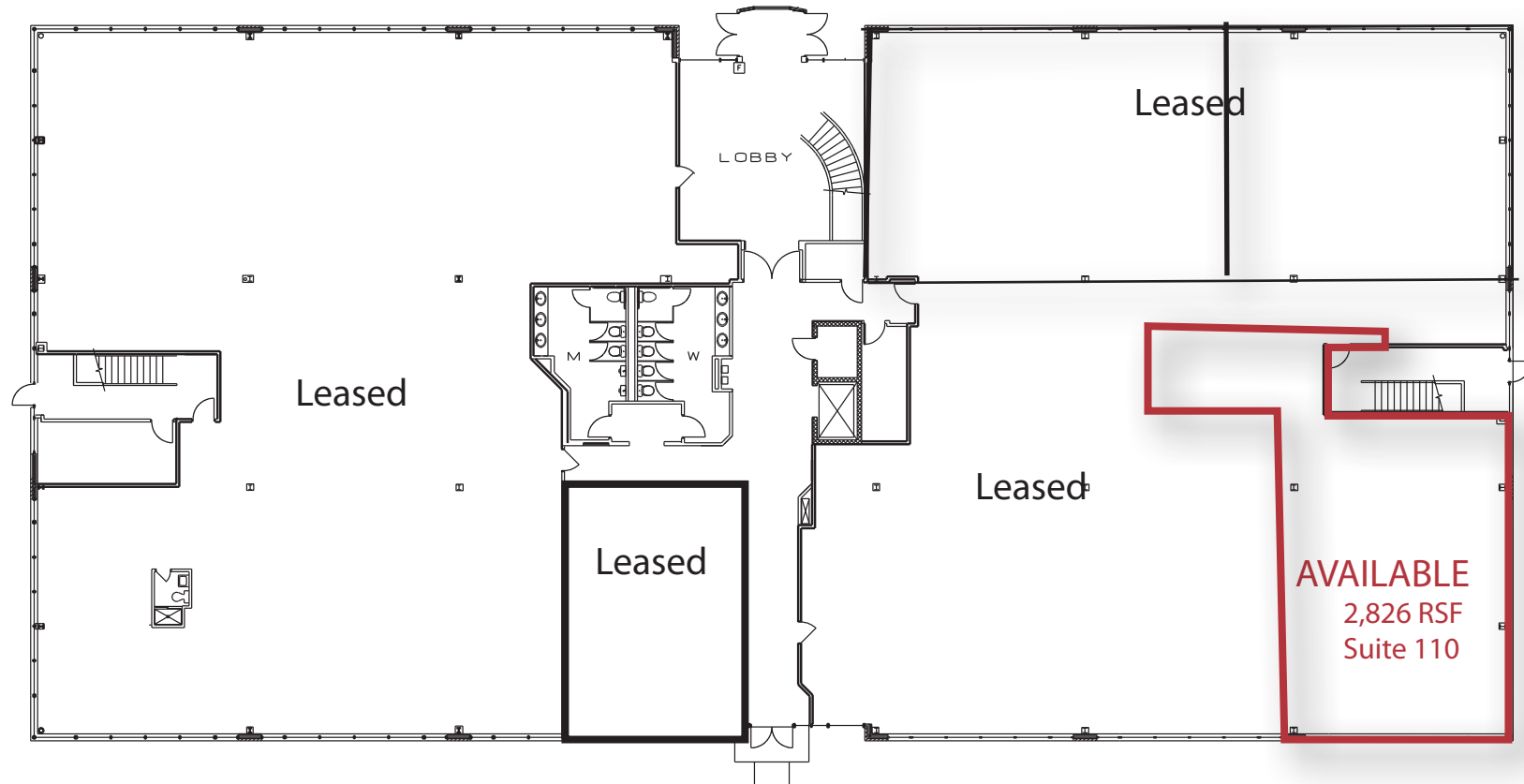
Springside Plaza is now leasing space in all three buildings. The complex is approved for 400,000 SF of professional and medical office space located on a 42-acre site along Route 40. Customized suites can be built out in 60-90 days and pad sites with utilities are ready for construction of two 50,000 SF buildings.

For Lease  
**200 Biddle Ave**  
Newark, DE 19720



Commercial Real Estate Services, Worldwide.

For Lease  
**Biddle Building**  
1st Floor



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## Your Neighbor at Springside Plaza!

Christiana Care is located in the Connor Building at Springside Plaza in Glasgow and offers a variety of outpatient services at its site here including:

- Audiology
- Family medicine
- Imaging services
- Physical therapy
- Rehabilitation
- Diabetes Treatment

For more information visit their website:

[www.christianacare.org](http://www.christianacare.org)

Christiana Care - Springside Plaza  
Connor Building

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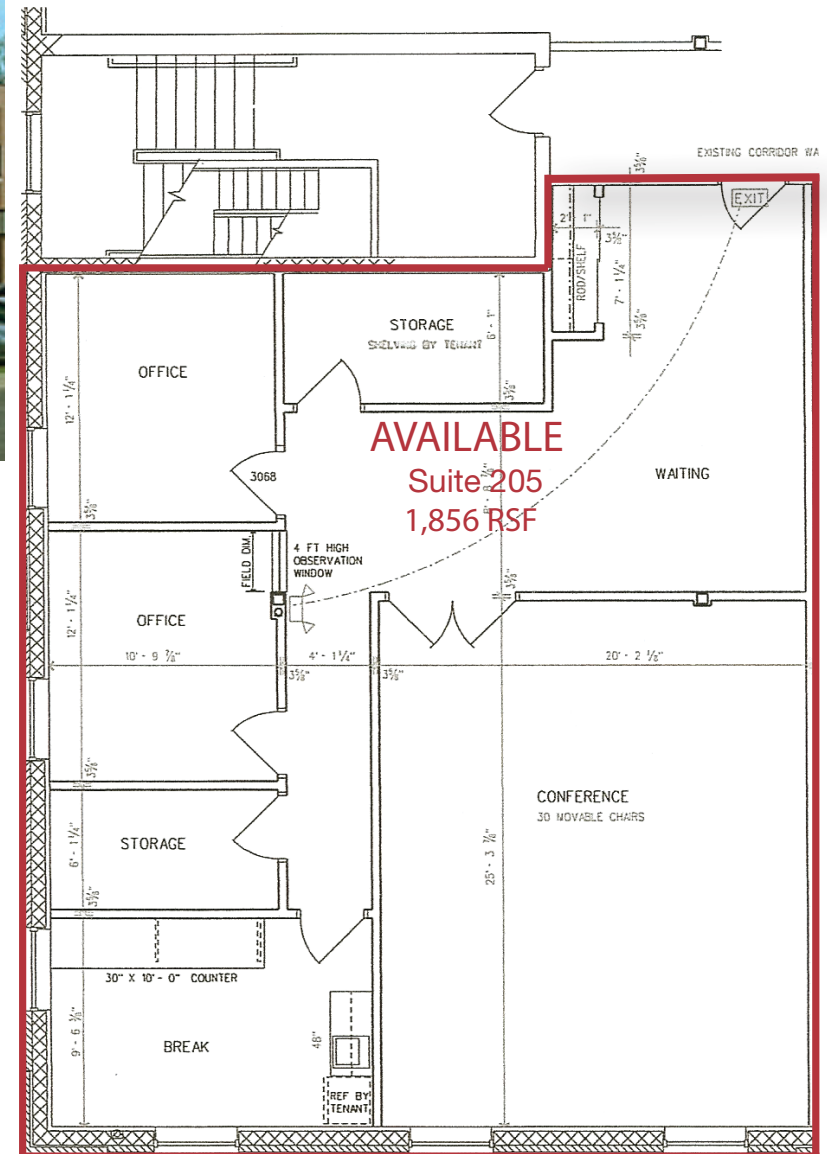
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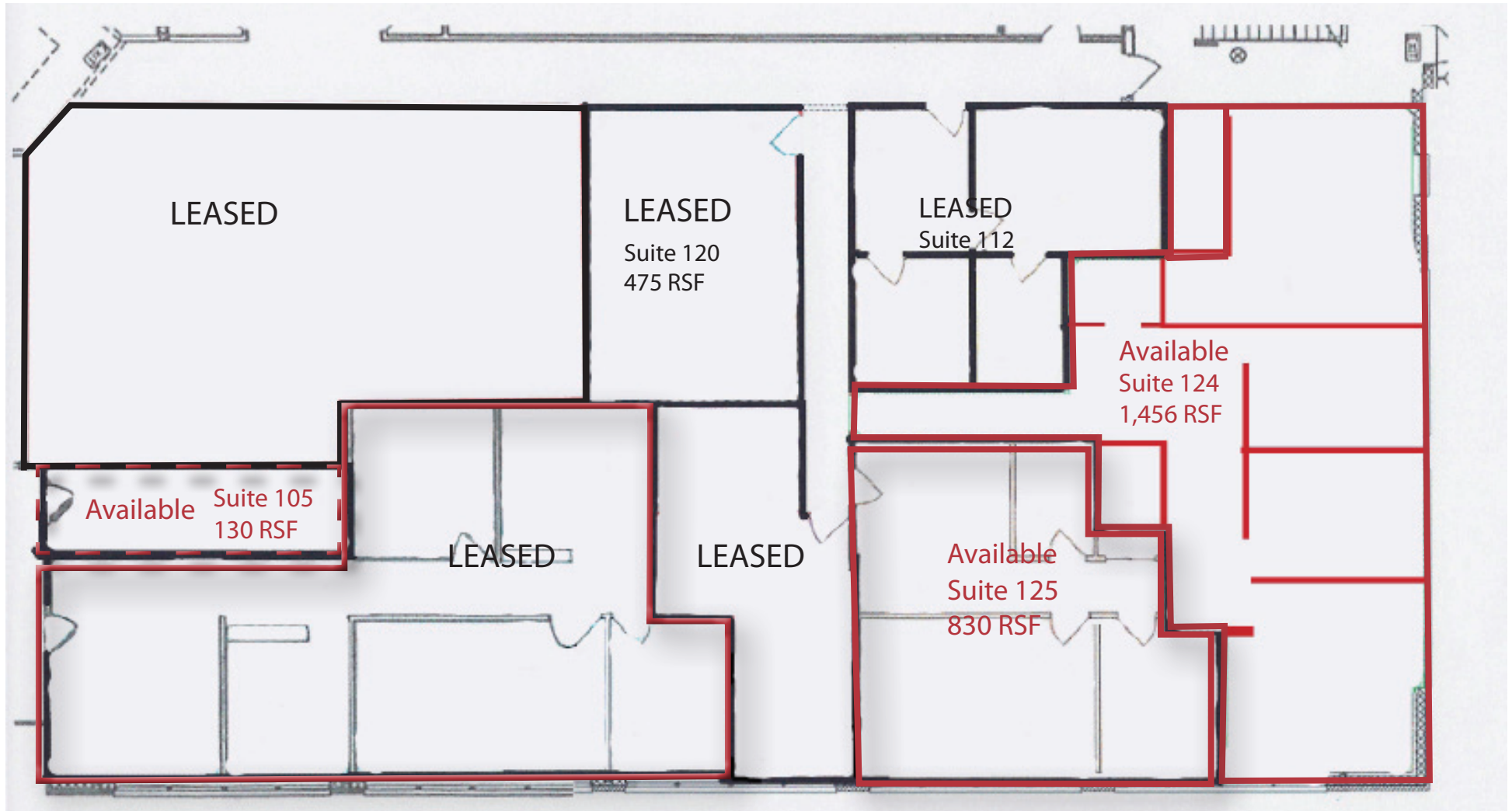
For Lease

## Connor Building

2nd Floor



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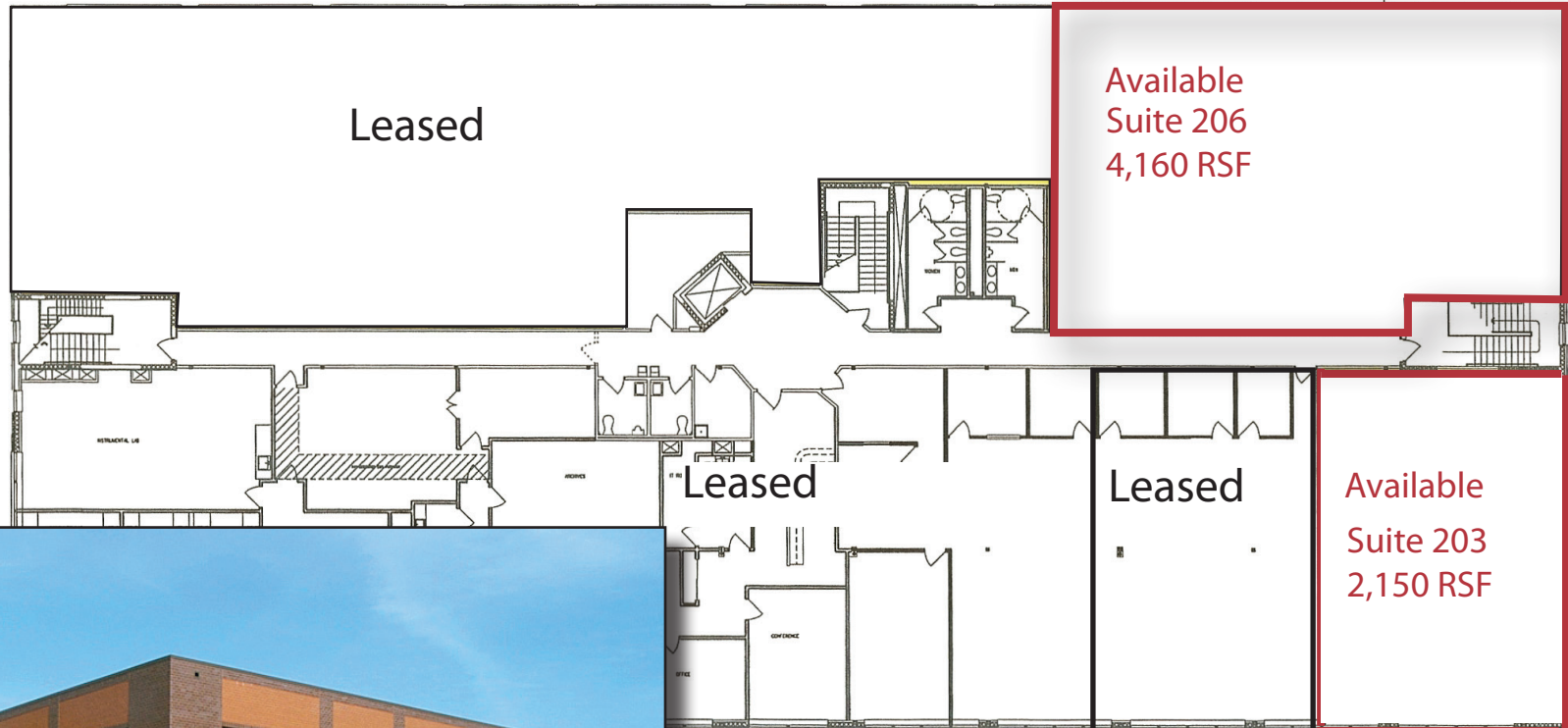
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## Rule Building/100 Biddle Ave.

Built in 2006, Contains 50,000 SF

- Second Floor

Suite 203 +/- 2,150 SF Unfinished

Suite 205 +/- 4,160 SF Unfinished

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**Rule Bldg.**



**Biddle Bldg.**



**Connor Bldg.**



200 Bid



**Two Pad Sites  
- Ready for  
Construction  
of two 50,000 SF  
Office Buildings**

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