



South College Avenue
Newark, Delaware

THE TOWER

STAR CAMPUS

DELLE DONNE
&
ASSOCIATES



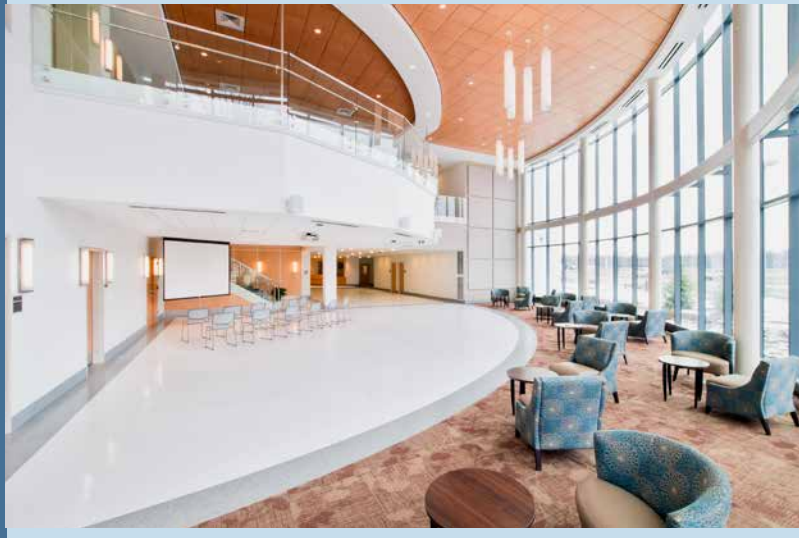
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SPECS

10 STORY INSTITUTIONAL QUALITY OFFICE TOWER

- 120,000 sf with a typical floor size of approximately 10,000 sf
- Anchored by the University of Delaware – College of Health Sciences
- Approximately 36,000 sf available, including the top three floors (8, 9, & 10)
- Delivery anticipated in September 2018
- Virtually column free, side core building design
- Floor to ceiling, low “E” glass system
- (3) State of the art traction elevators
- Variable Refrigerant Flow (VRF) HVAC System
- Ceiling Height: 14’6” floor to deck, potentially exposed



AMENITIES & LOCATION

AMENITIES

STAR Campus is located just minutes from a multitude of hotels, restaurants and shopping destinations, most notably Downtown Newark's Main Street.

Full service café located in Phase I lobby - serving lunch and coffee options

Audion Atrium in Phase III to include on-site meeting and collaboration space.

LOCATION

STAR Campus is centrally located along Interstate 95 and Amtrak's Northeast Corridor, the East Coast's most heavily traveled highway and rail line.

Newark is ideally positioned midway between the nation's financial hub, New York City, and its government and military capital, Washington, D.C.

Delaware itself is the corporate capital of America with more than half of Fortune 500 companies headquartered in this state.

EXPANSION OF RAIL SERVICE

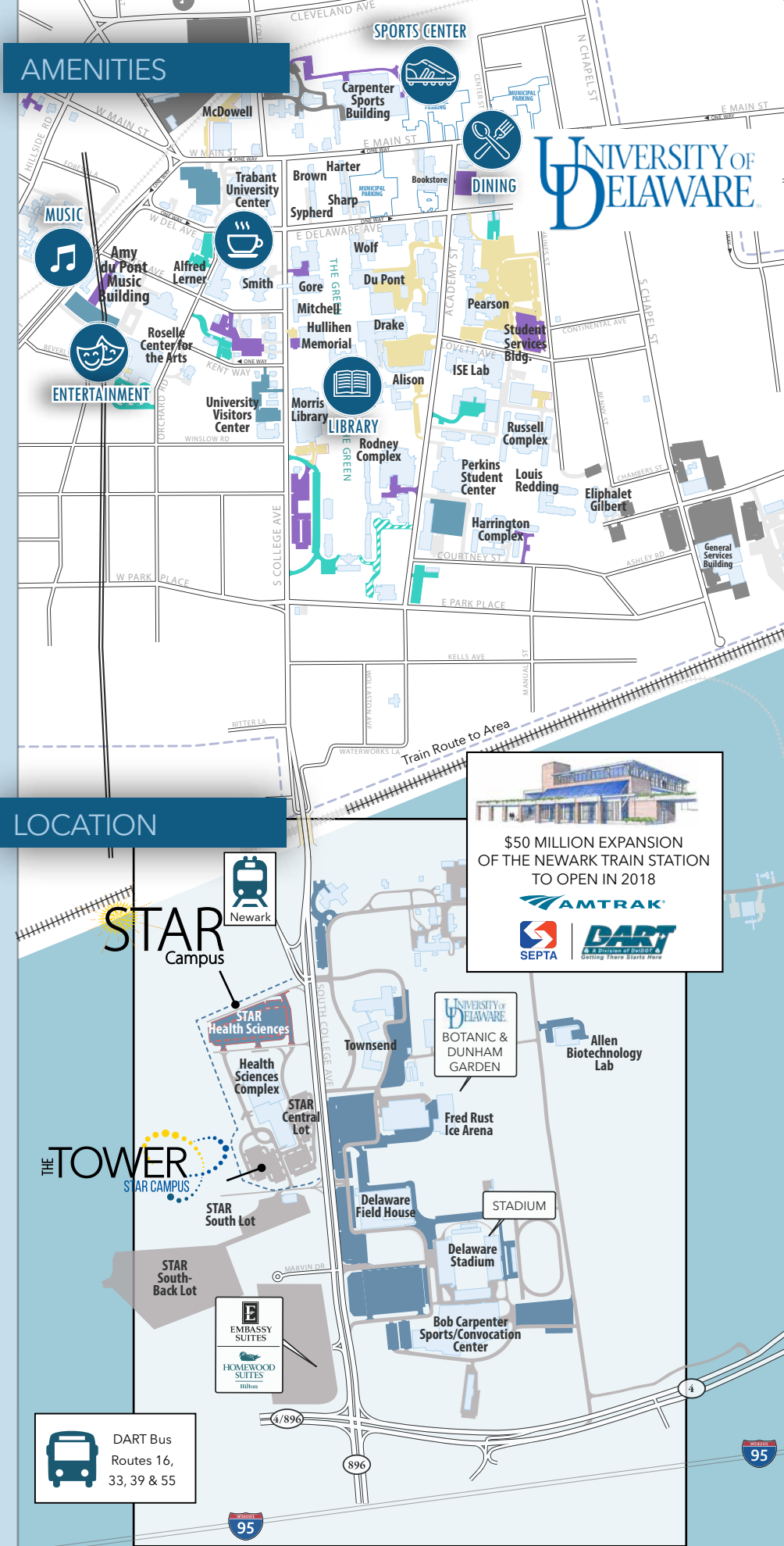
The State of Delaware has formally approved a \$50 million expansion of the Newark Train Station, and associated track work. The project is slated for a Q4 2018 delivery, and will include increased service from both Amtrak and SEPTA.

Travel time via Amtrak Northeast Corridor:

Wilmington:	17 minutes
Philadelphia:	32 minutes
Baltimore:	40 minutes
Washington DC:	1 hour, 32 minutes
New York City:	2 hours

BUS ACCESS

DART Bus Routes 16, 33, 39 and 55 serve the Newark Train Station Monday through Friday on an extended daytime schedule (33 has weekend service, 55 has Saturday service).



THE TOWER

ABOUT STAR CAMPUS

Gateway to STAR

STAR Campus sits atop 272 acres that once housed the Chrysler auto company's Newark assembly facility. Chrysler's 3.4 million-square-foot Newark plant was built in 1951 to produce tanks for the U.S. Army. During its years of operation, it manufactured millions of individual automobiles including popular models such as the LeBaron and Concorde, and when fully staffed employed more than 2,000 people. The company closed the plant in 2008. The following year, The University of Delaware purchased the property and began its transformation.

Today, the STAR Campus is a center of innovation that blends cutting-edge research, top-notch academics and thriving businesses in one location. STAR Campus provides educational and professional opportunities to students, research and collaborative inquiry to researchers. STAR will ignite job and economic growth in Delaware for years to come.

This development spans multiple phases, with Phase I highlighting the knowledge of the University of Delaware's College of Health Sciences, Phase II integrating health care and technology experts from across the region, and Phase III a continuation of these efforts. STAR Campus is currently home to the SevOne performance technology company and Delaware Technology Park life sciences research facility. By bringing together academics and research with businesses, focused on healthcare, life sciences, and technology, STAR is generating synergy on the site that will benefit not only those in the Health Sciences Complex but also the greater Newark community.

Master Plan

- Research
- Residential
- Restaurant
- Retail
- Hotel
- Conference
- Grocery
- Parking
- Train Station
- Green Space
- Existing UD Buildings



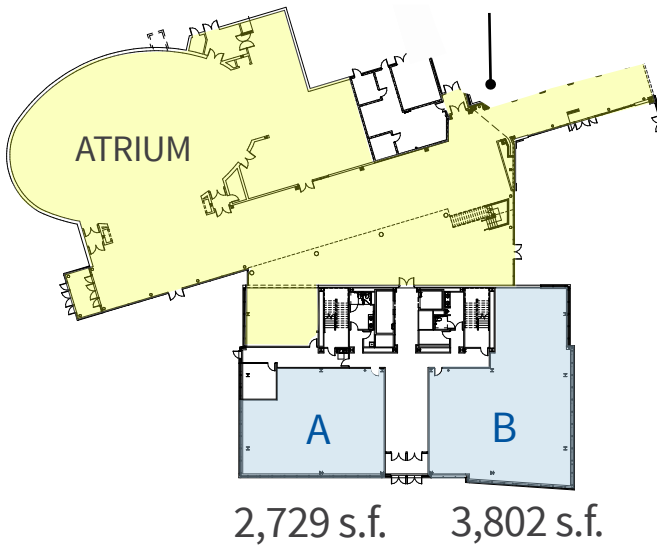
Sources (Gateway to STAR): <http://www1.udel.edu/star/about.html>
 Master Future Development Plan: ©2017 University of Delaware

10-STORY TOWER

- Approximately 36,000 sf available for lease
- Delivery: September 2018
- Remarkable unobstructed views of scenic Newark, Delaware

FIRST FLOOR

Building connection
to Phase I & II

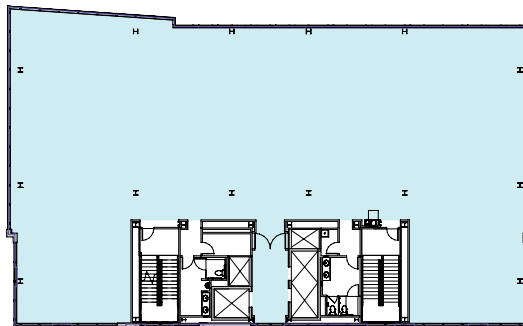


TENANT
SPACES A & B:

SAMPLE FLOOR PLAN

FLOOR 8, 9 & 10:

10,005 s.f.



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DELLE DONNE & ASSOCIATES

Delle Donne & Associates (DDA) is a Delaware corporation started over 70 years ago by Eugene A. Delle Donne. The corporate headquarters is located at 200 Continental Drive in Newark, Delaware. Partners of the firm have extensive experience in real estate development, economic development, financial structuring and real estate law. DDA stresses a team approach to ensure adherence to the highest standards of quality, efficiency and personal commitment in every project. DDA is one of the largest developers in the State of Delaware and has been a leader in the growth and development of downtown Wilmington and surrounding New Castle County. The firm's success is attributed to its established reputation in the region and extensive relations with City and County officials.

The firm prides itself on its insistence on quality development and its ability to produce innovative development programs in terms of architecture, construction and financial structure and asset management.



JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. A Fortune 500 company, JLL helps real estate owners, occupiers and investors achieve their business ambitions. In 2016, JLL had revenue of \$6.8 billion and fee revenue of \$5.8 billion and, on behalf of clients, managed 4.4 billion square feet, or 409 million square meters, and completed sales acquisitions and finance transactions of approximately \$136 billion. At the end of the first quarter of 2017, JLL had nearly 300 corporate offices, operations in over 80 countries and a global workforce of more than 78,000. As of March 31, 2017, LaSalle Investment Management had \$58.0 billion of real estate under asset management. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit www.jll.com.

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