

Downtown Wilmington Office Suites

**22
Off-Street
Parking
Spaces**

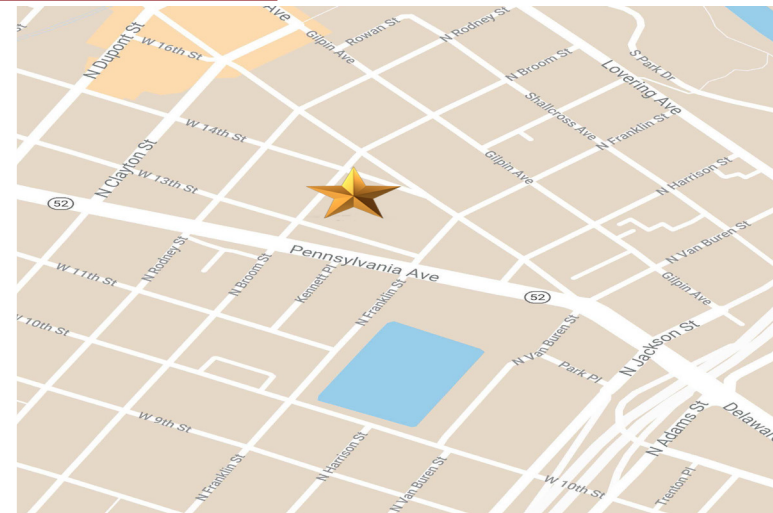


Trolley Square Executive Suites

1308 Delaware Ave | Wilmington, DE 19806

Property Features

- Highly desirable Trolley Square location with easy access to the neighborhood and all local businesses and restaurants.
- Free off street Parking
- Small offices available
- Suites ranging from 406 rsf to 1,301 rsf
- Main Level Entrance features a 10-foot ceiling and mahogany paneled walls
- Zoned R5C, approved for office use
- Ideal for small business
- Within walking distance of numerous restaurants & shopping
- Short drive to the walking/biking trails along the Brandywine





Location Demographics

Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Population:	10,699	35,760	62,038
Total Households:	6,080	15,796	26,174

Current Availability

Suite	RSF	Availability
1	1,700	Vacant
2	1,301	Vacant
3	595	Vacant
4	1,062	Vacant
5	731	Vacant
6	547	Vacant
7	420	Vacant
8	423	Vacant
9	406	Leased
10	627	Vacant
11,12,13	918	Leased
14,15	523	Leased

Location Features

Multiple small offices available for lease. Ideal for attorney, accountants, and other professionals desiring Trolley Square address with easy access to downtown and I-95.

Historic Buckner Building features many architectural accents including grand entrance with 10' ceilings, mahogany paneled and plastered interior walls, ornamental fireplaces, wood floors, and first floor kitchen.

Four levels of various size offices. Rear parking lot with 22 spaces with handicap access in back of building. Public water, sewer and hot water heat.

Location Highlights

- Located in Trolley Square
- Wilmington Central Business District
- Within walking distance of numerous restaurants & shopping
- Free parking in rear
- Additional parking on street
- Minutes to I-95 and Rt 202

Executive Suites

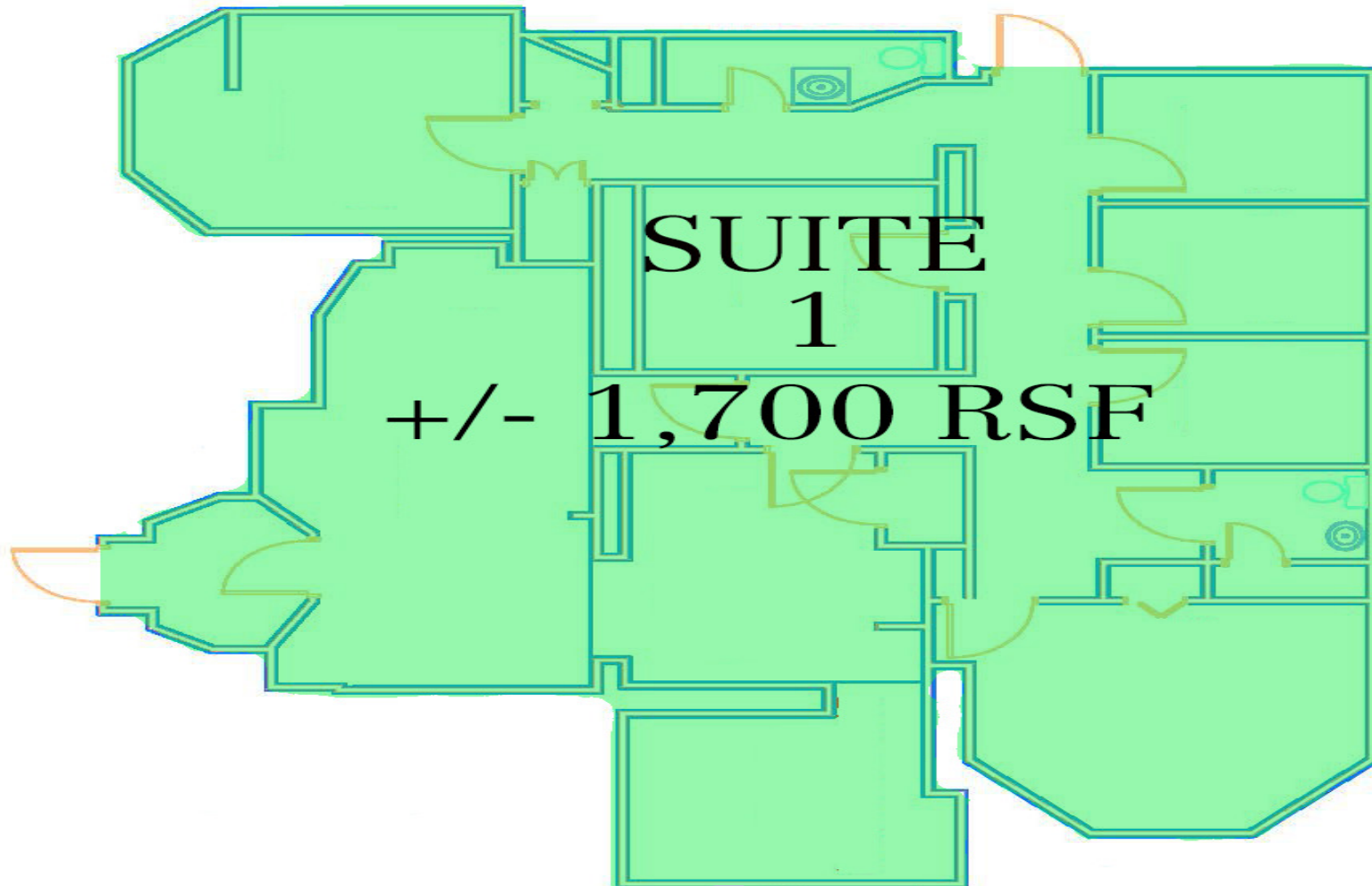
For More Information:

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Lower Level



Plan & Availability

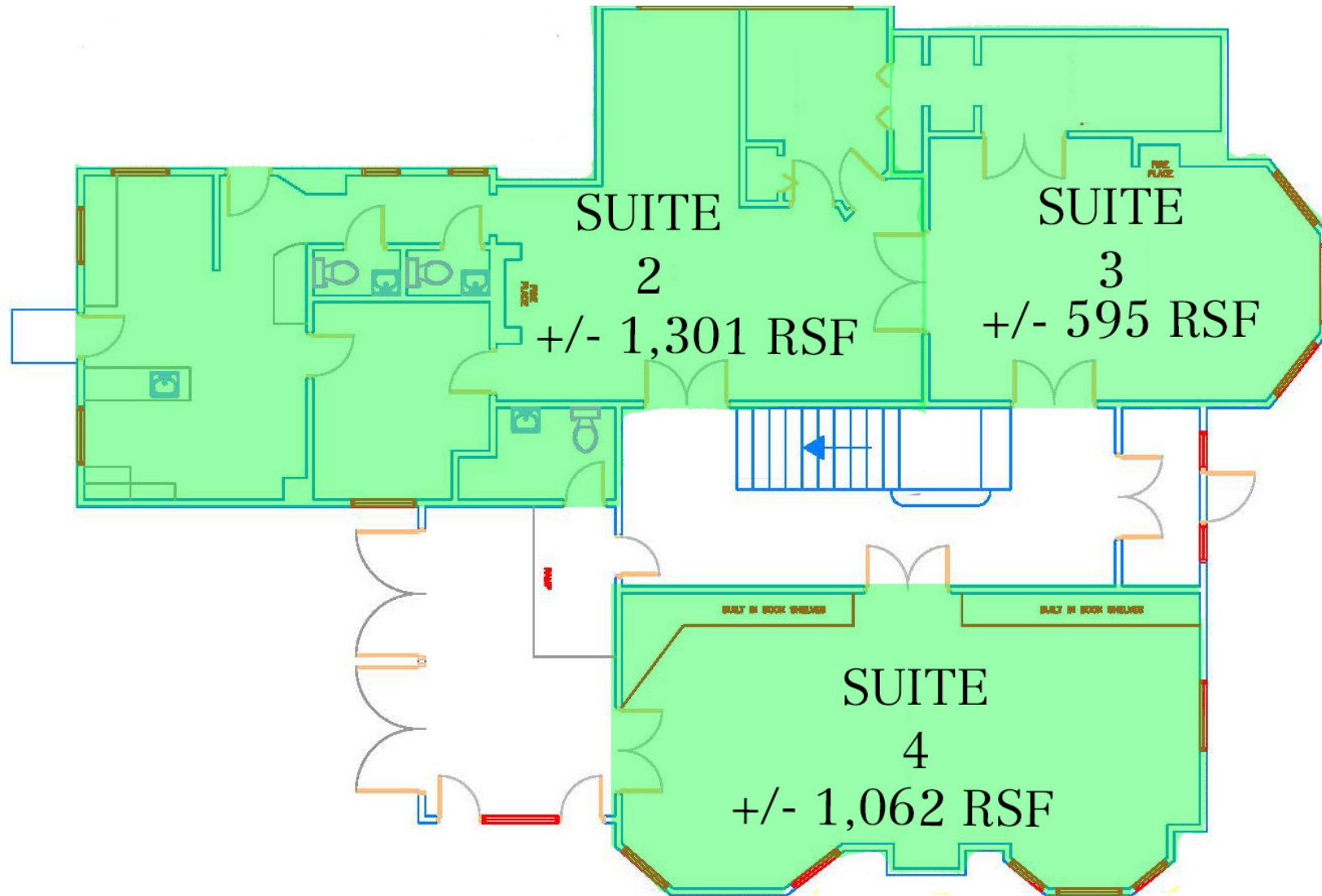
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1st Floor



Plan & Availability

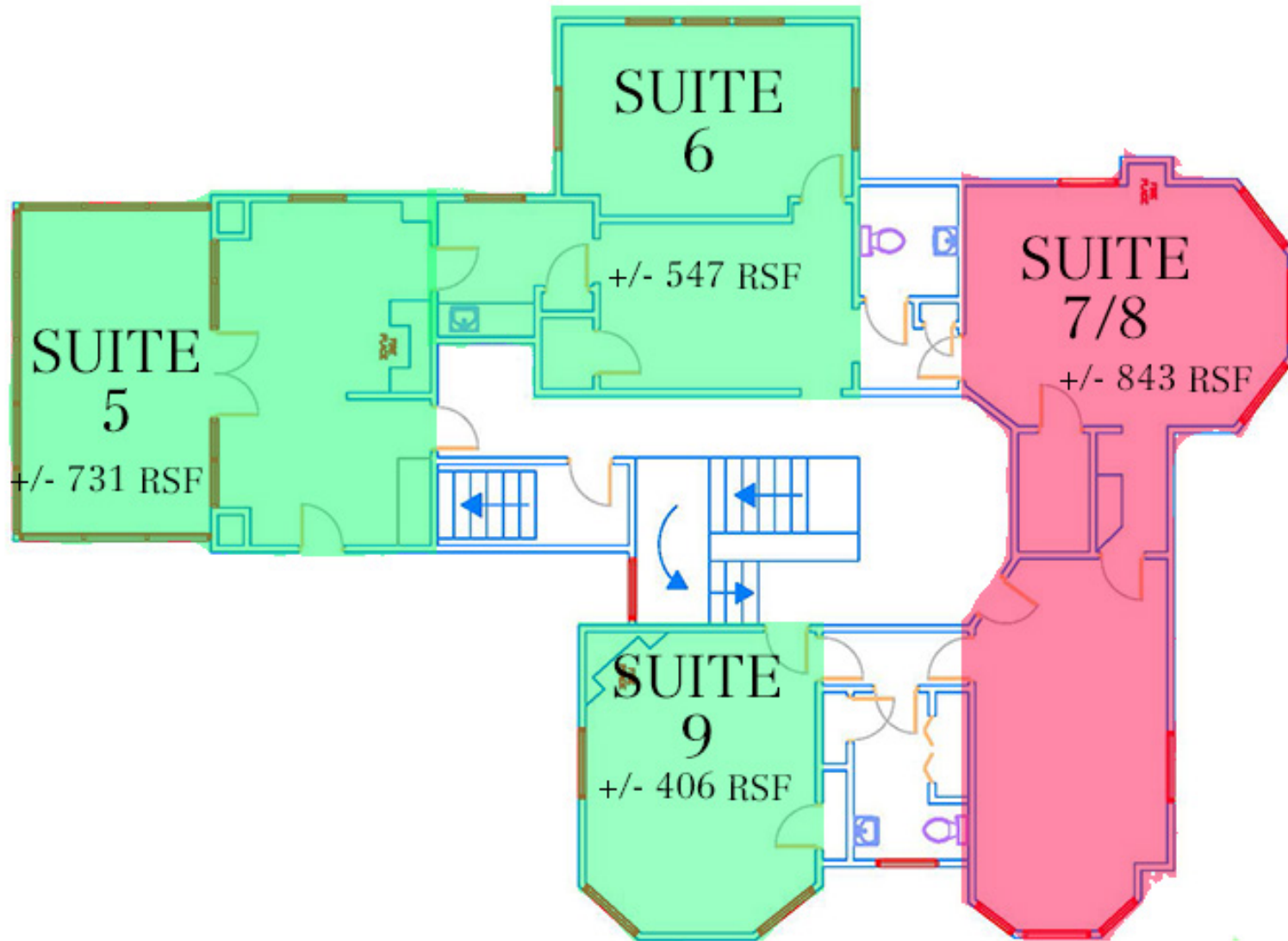
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2nd Floor



Plan & Availability

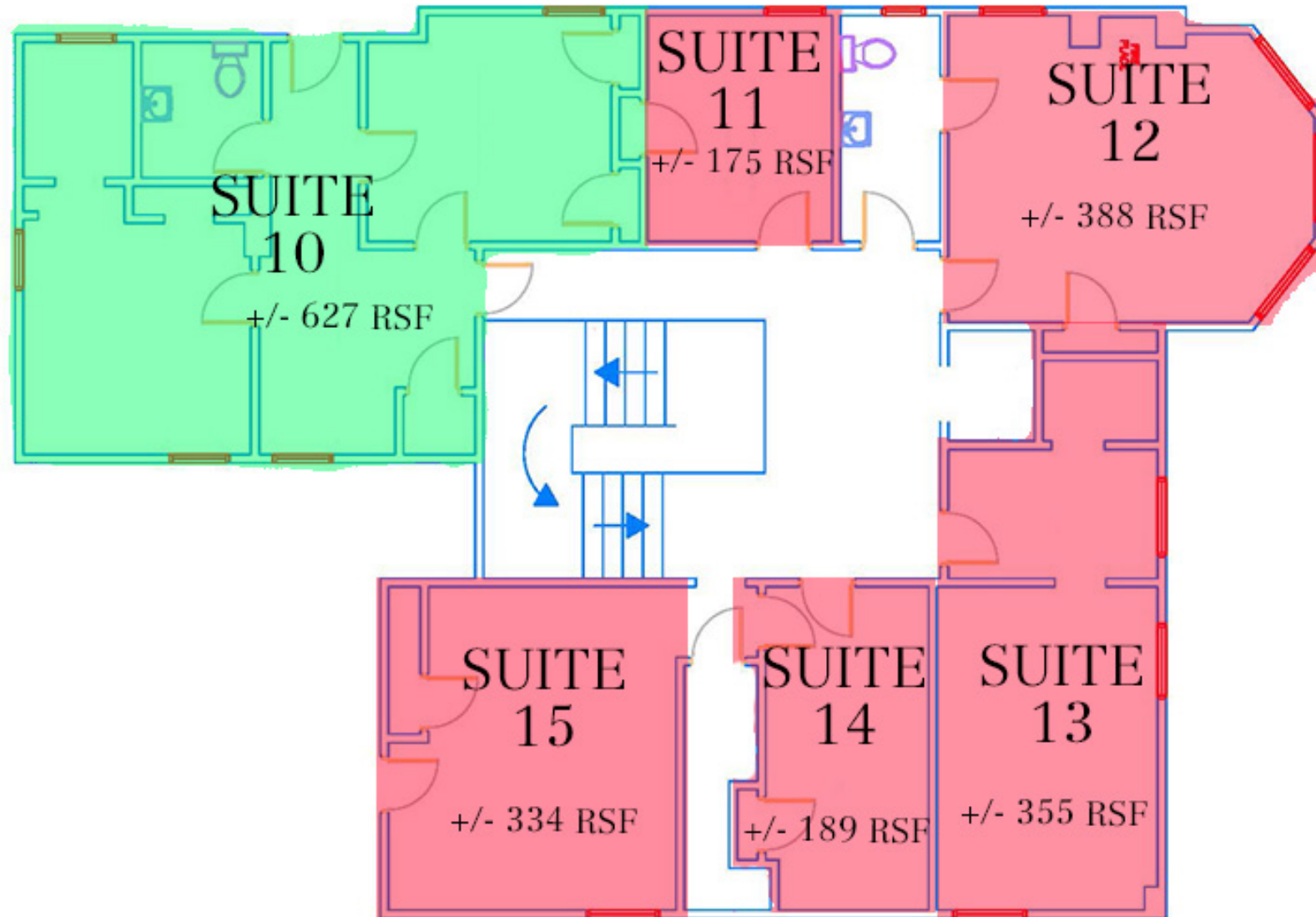
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3rd Floor



Plan & Availability

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Office Suites





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