

Medical Office Space For Sale/Lease

Hockessin Medical Center
5936 Limestone Rd, Hockessin, DE 19707



Property Features

Great opportunity for a business owner looking for space with the ability to collect rent. The subject is interest in an office condominium building totaling 18, 472 square feet in which 4,676 square feet is owned by Solari Commercial Properties, LLC.

This three story office building was constructed in 2005 and is divided into separate ownership units, with each entity owning a unit of the building.

Solari Commercial Properties, LLC owns 60% of the third floor of the building or 25.32% of the condominium project.

Sale Price: \$1.2M (7.5% cap)

Suite 301: +/- 4,676 rsf divisible

Currently divided into 2 separate tenant spaces (A & B)

Space A: +/- 2,050 sf

Space B: +/- 2,100 sf

Rent: Negotiable

Reception Area

2 Conference rooms

8 private offices

2 Large breakrooms

3 private restrooms

Open work space

For more information:

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Building Information

Centrally located in western NCC the building offers convenient access and premium frontage on Rt 7 (Limestone Rd.).

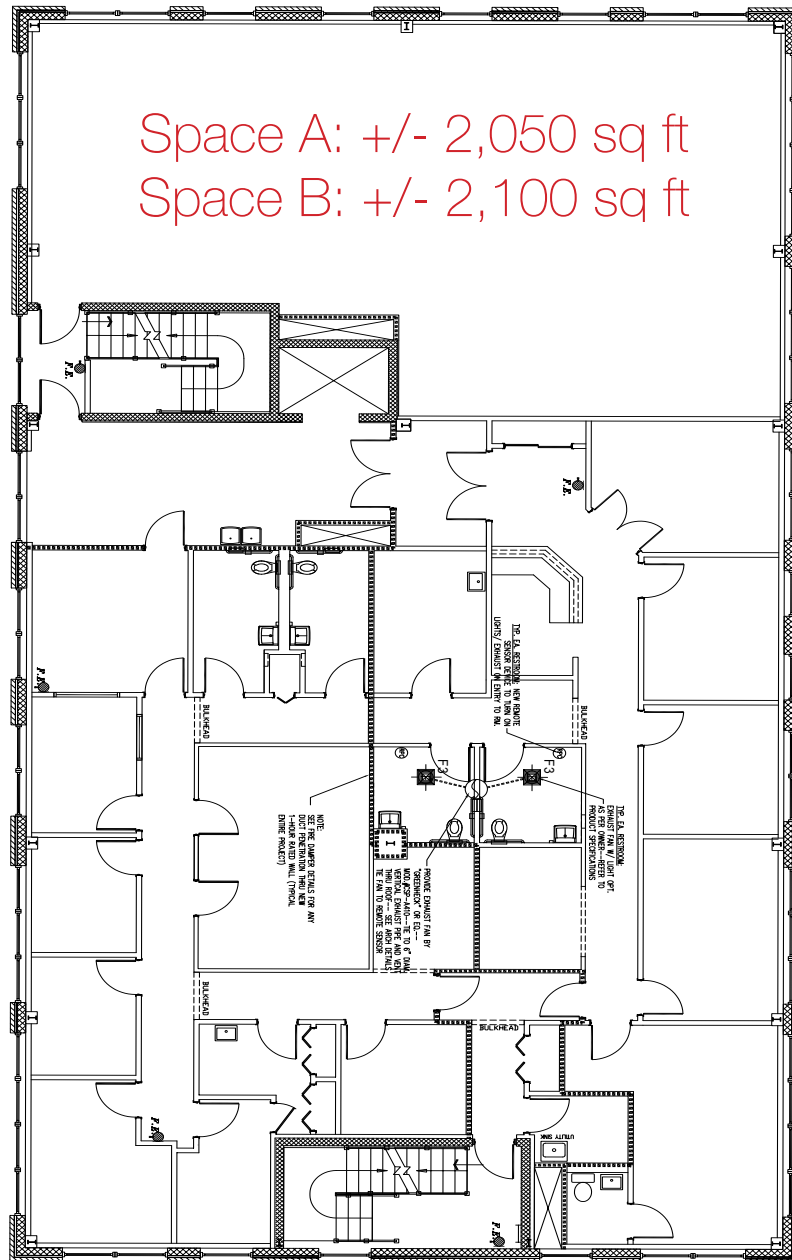
Tenant spaces feature high quality finishes, adaptable floor plans, and beautiful window lines. Ideal location for medical user with potential to align with other building occupants.



	Start Date	Lease Term	End Date	Sq Ft	Monthly	Total	Price Sq/ft
Concussion Center	Sep-16	6 years	Aug-22	2050	\$4,518	\$54,217	\$26.45
Movement Mortgage	Dec-16	4 years	Nov-20	2100	\$4,318	\$51,812	\$24.67
Op Ex							
Re Tax						(\$11,000)	
Association						(\$4,600)	
Management						(\$5,301)	
Vacancy Factor						(\$6,362)	
Total Expense						(\$27,263)	(\$6.57)
NOI						\$89,766	
Cap Rate	7.5%					\$1,196,883	(\$288.41)

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