

**For Lease**

**End Cap Office/Flex Space**

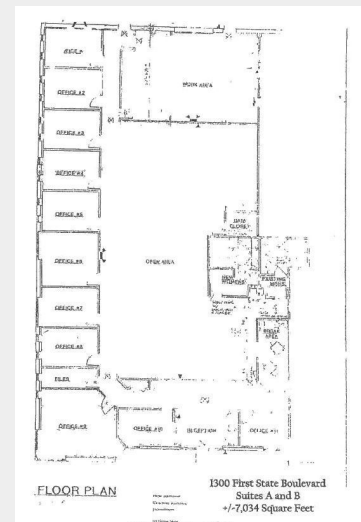
**+/- 7,034 SF**



1300 First State Blvd., Wilmington, Delaware 19804

## Property Features

- End Cap Unit with 12 Perimeter Offices, Open Work Area
- High Quality Masonry Building
- Drive In Loading/Receiving Area
- Great Window Lines/Economical Finished Space
- Available October 2019
- Conversion to Traditional Flex Space Possible
- Professional Property Management
- Ample parking
- Rate: Negotiable/NNN



For more information:

**Tim Plemmons, MICP**

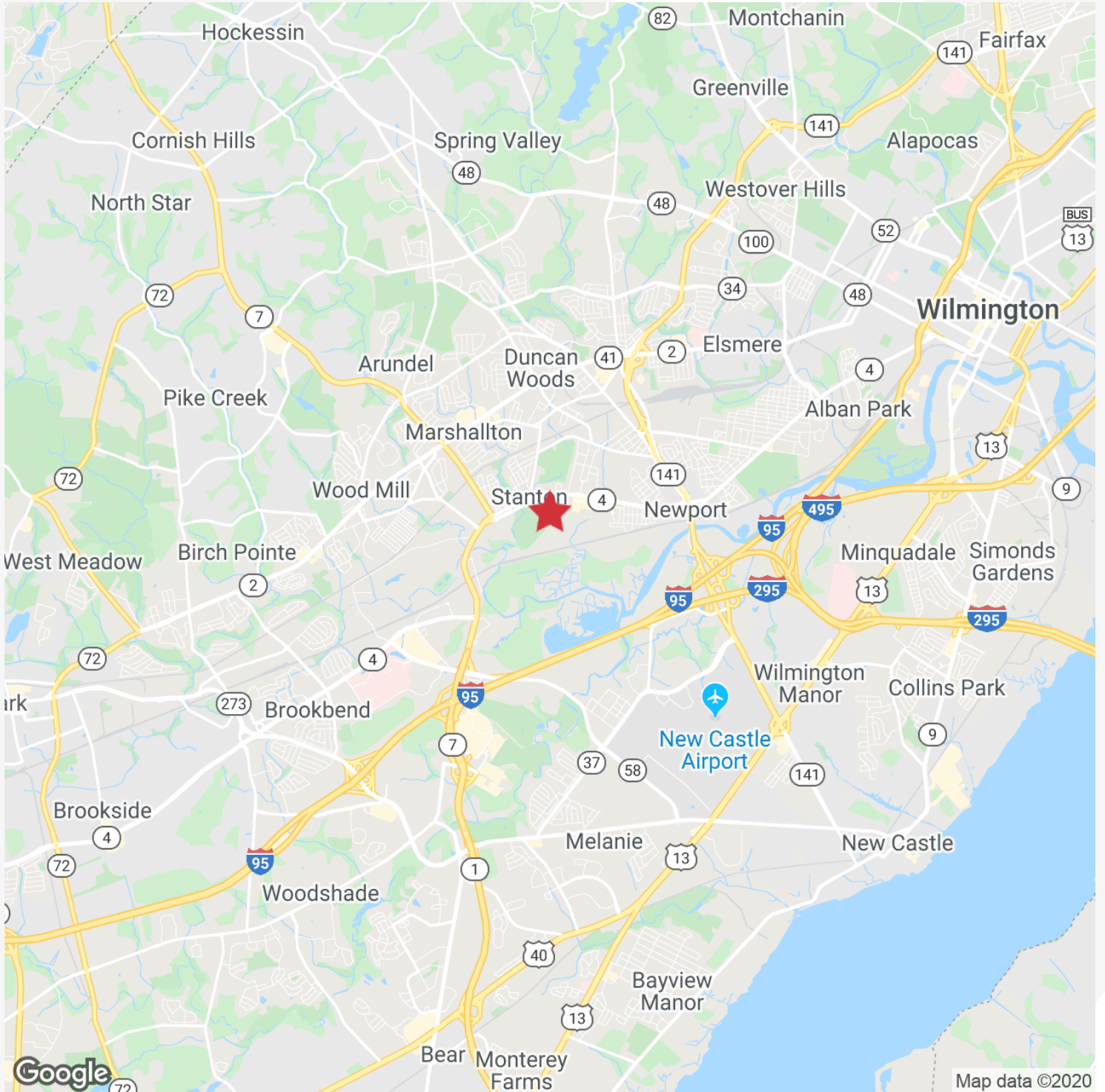
302 322 9500 • C: 610 675 5591 • [tplemmons@emoryhill.com](mailto:tplemmons@emoryhill.com)

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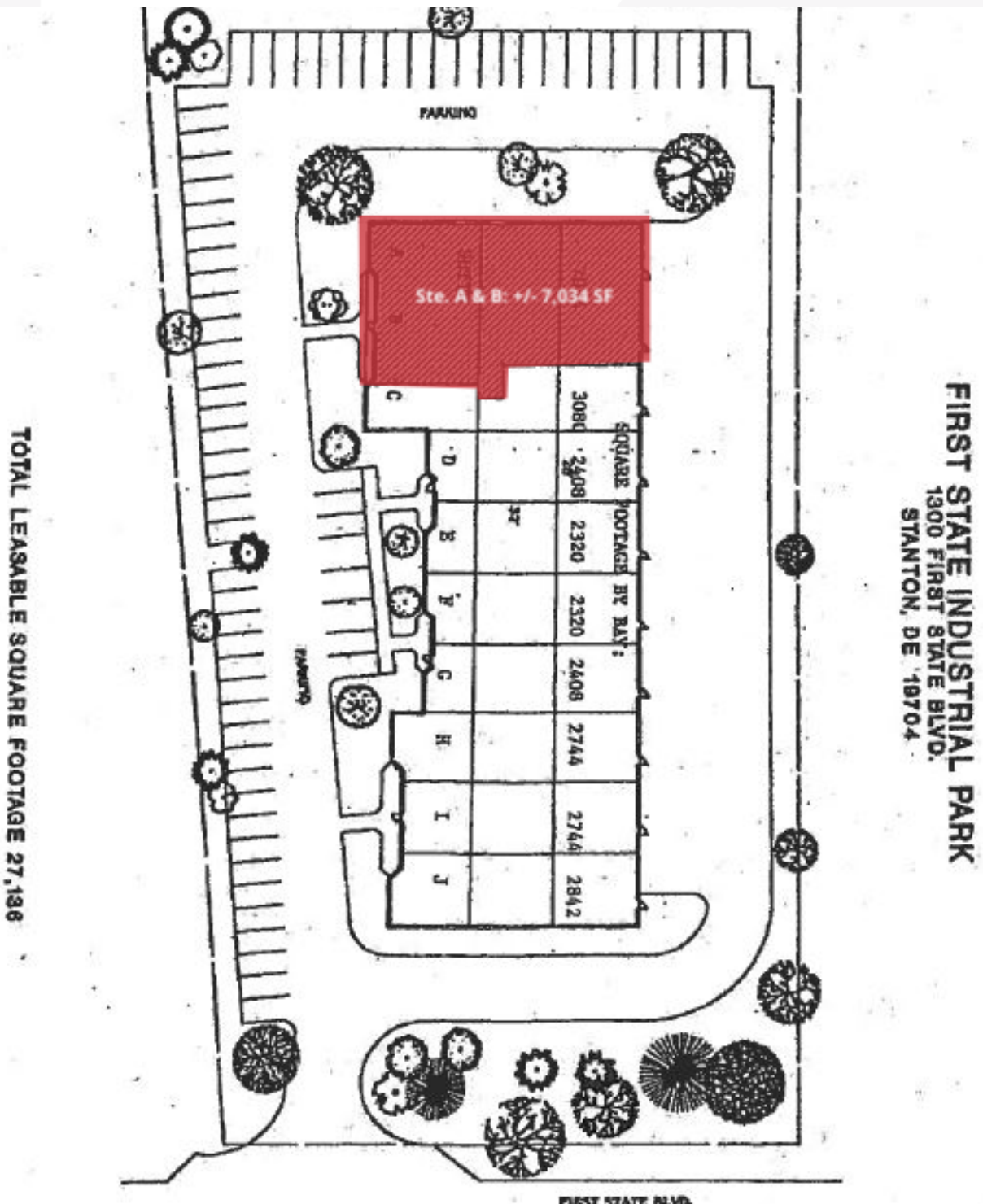
Emory Hill Real Estate Services Inc  
10 Corporate Circle, New Castle, DE 19720  
302 322 9500

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# Location Map

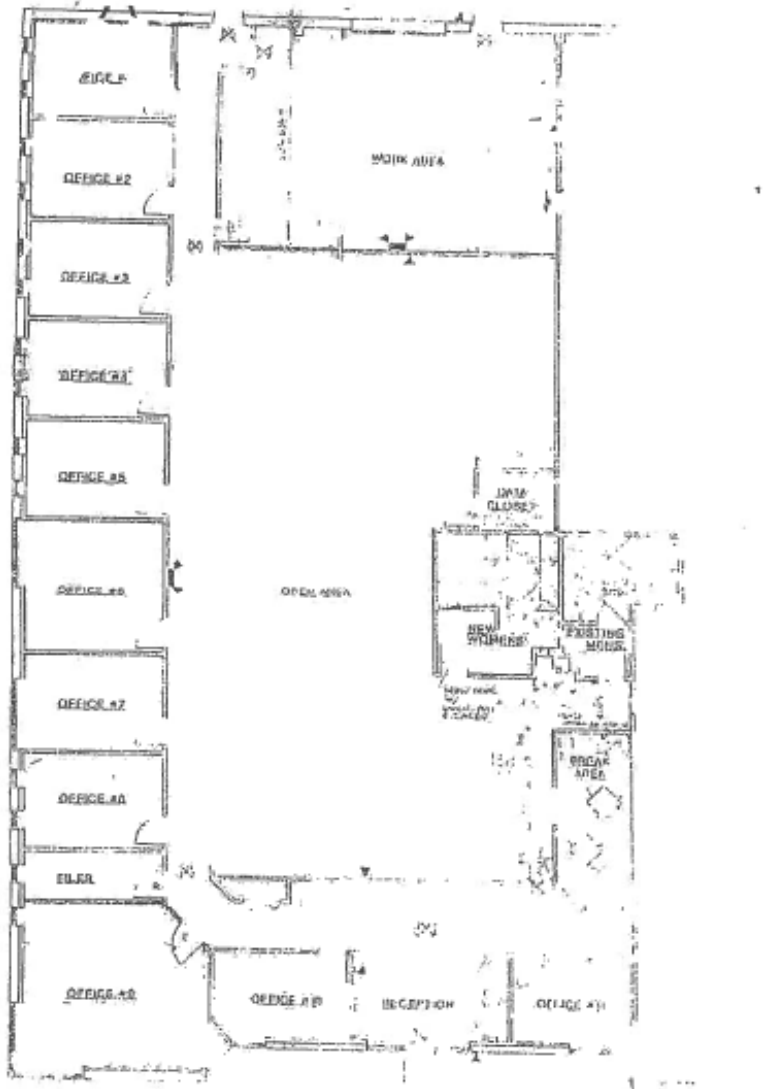


# Site Plan





**EXHIBIT "A-1"**  
**FLOOR PLAN**



**FLOOR PLAN**

**1300 First State Boulevard**  
**Suites A and B**  
**+/-7,034 Square Feet**

# Site Aerials

