

For Sale - Entire 11th Flr
Office Condo
+/- 2,288 SF

Legal Arts Building Condo

1225 N. King Street , Wilmington, Delaware 19801

SALE: \$149,000.00

OFFICE CONDO FOR SALE
DOWNTOWN WILMINGTON

Own the entire 11th floor of the this 12th story building on Lawyer's Row in the heart of Downtown Wilmington.



Property Features

- GREAT VIEWS!
- Perfect for existing or start-up law firm
- Four private glass-paneled offices with great views high atop the 11th floor
- Conference room, reception, kitchenette, powder room, two work rooms, plenty of file storage space
- Unit is in plug and play condition. Move in tomorrow and it is ready to go!
- Elevator served; handicap accessible
- Two heat pumps provide HVAC
- Excellent building security
- Perfect for owner-occupant!

For more information:

Jon Hickey

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For Sale Office Condo



Property Summary

Sale Price:	\$149,000
Lot Size:	0.06 Acres
Building Size:	2,288 SF
Building Class:	B
Year Built:	1980
Zoning:	C4, Wilmington City
Market:	Philadelphia
Sub Market:	Wilmington CBD

Property Overview

OFFICE CONDO FOR SALE DOWNTOWN WILMINGTON CBD
+/- 2,288 square foot unit with great views!
Plug and play condition. Own and control an entire floor!

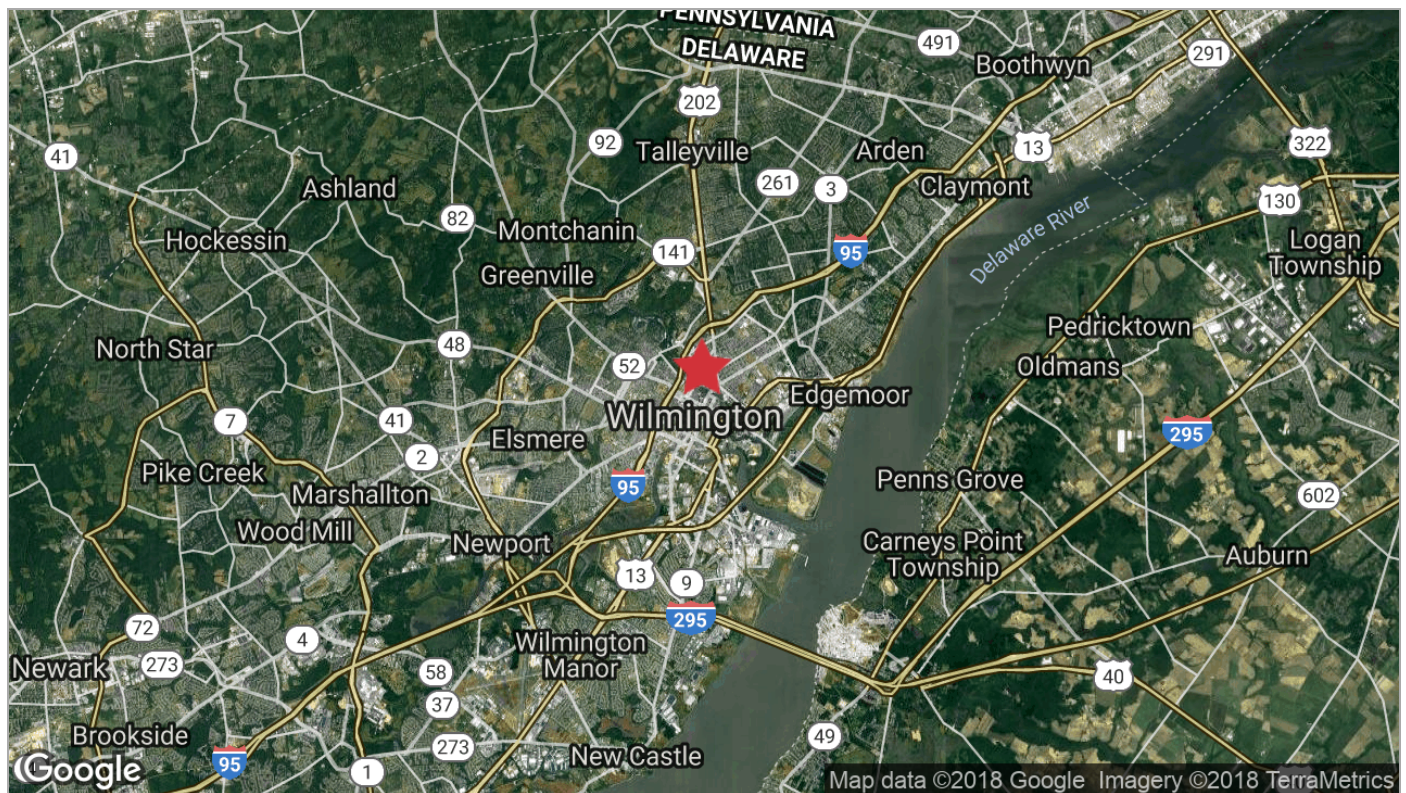
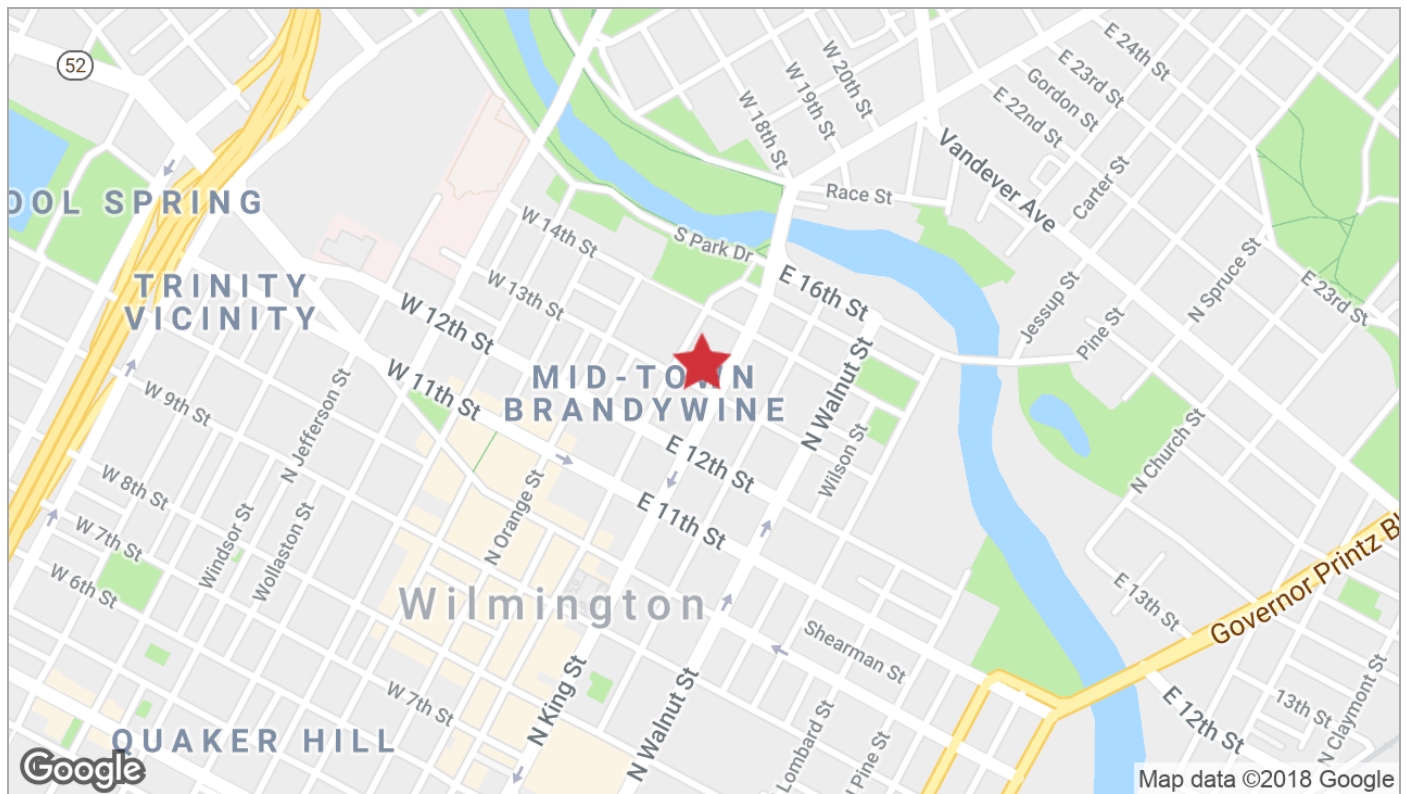
Location Overview

Downtown Wilmington Delaware, just two blocks off Rodney Square in the heart of Wilmington. This building is located on Lawyer's Row at 1225 North King Street, Wilmington, Delaware 19801

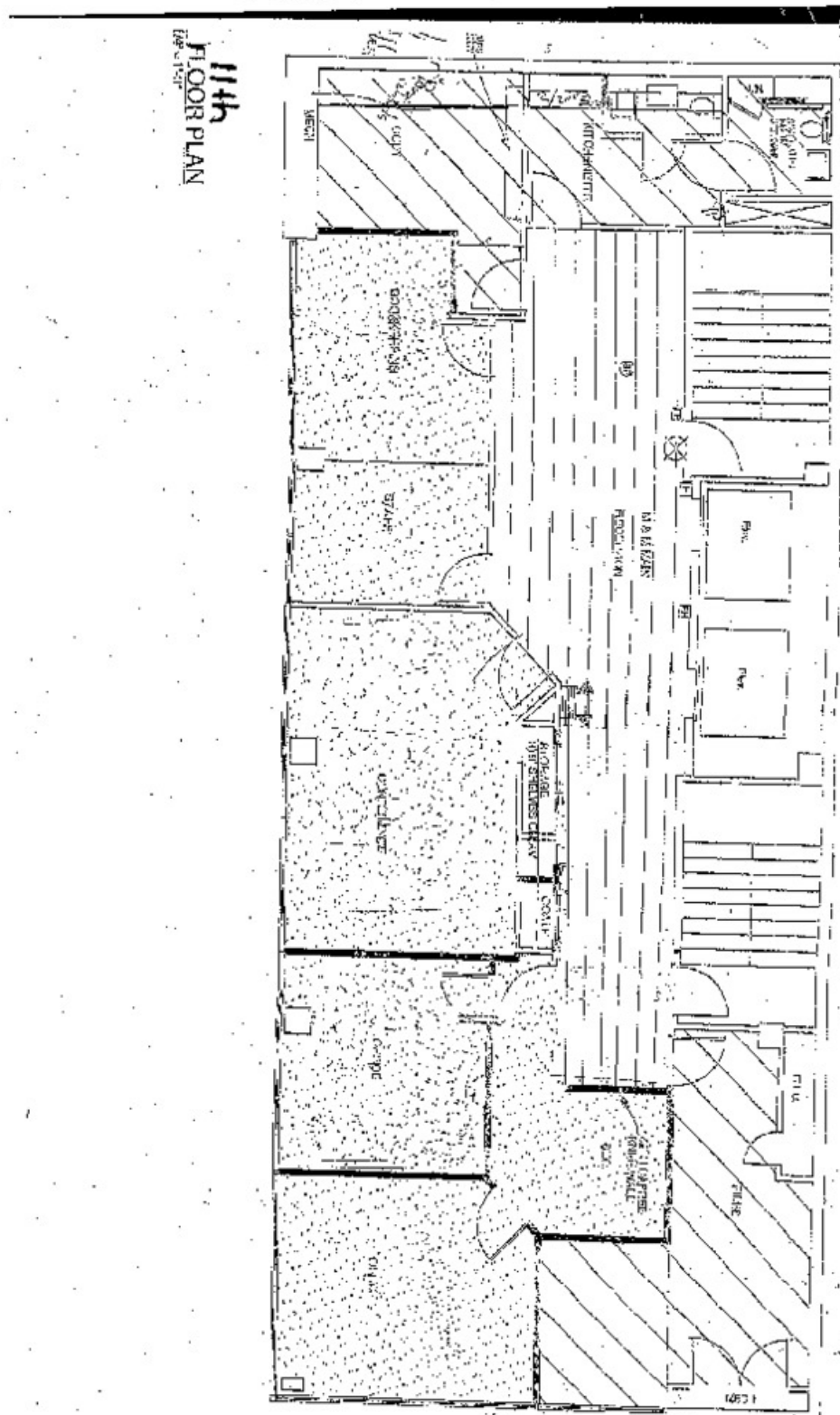
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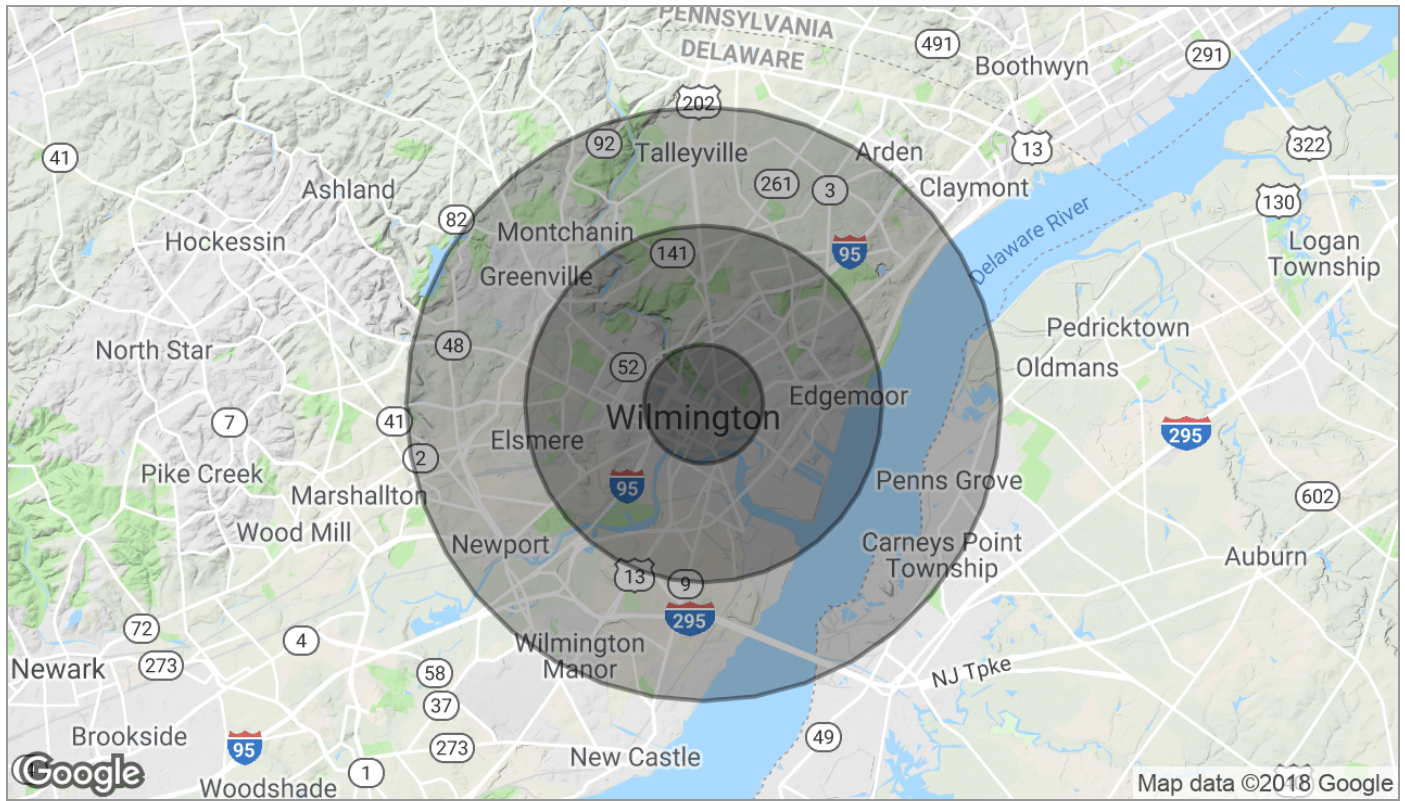
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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	30,713	119,047	203,856
MEDIAN AGE	36.1	36.5	37.8
MEDIAN AGE (MALE)	34.1	34.4	36.3
MEDIAN AGE (FEMALE)	37.6	38.3	39.1
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	12,960	48,531	80,725
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$47,969	\$63,390	\$71,427
AVERAGE HOUSE VALUE	\$229,306	\$288,851	\$286,494
Race	1 Mile	3 Miles	5 Miles
% WHITE	26.2%	46.2%	58.7%
% BLACK	70.3%	48.4%	35.4%
% ASIAN	0.9%	0.8%	1.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.6%	0.5%
% OTHER	0.8%	1.6%	1.8%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	4.1%	11.3%	11.4%

* Demographic data derived from 2010 US Census