

# 1313 N MARKET ST



## Trophy Office Opportunity in the Heart of Wilmington

- Availabilities from 3,000 SF to 47,573 SF contiguous
- Large, flexible floor plates
- Prime location close to amenities, transit, workforce, and green space—combining the best of urban environment and suburban setting
- Major recent upgrades to common spaces, elevators, and restrooms
- Soaring 12-story atrium
- Light-filled spaces with spectacular park and river views
- Building amenities including fitness center, coffee, sandwich shop, sundry store, common areas with collaborative spaces, free high speed WiFi, and tenant conference rooms
- Underground parking in the building and easy access to nearby parking structures
- Onsite building ownership/management and 24/7 security

# Location Highlights

Join the downtown Wilmington renaissance. 1313 N Market St is minutes from all that Wilmington has to offer: restaurants and cafes, boutique shops, hotels, and entertainment—all side by side with parks, rivers, and green space—combining the best of urban and suburban experiences in one place.

- Short walk to the Market Street retail corridor
- Abundant parking options
- Adjacent to nature and green space
- Minutes from regional highways and mass transit



Walk Score

91

PARADISE

Walker's paradise.  
No car required



Bike Score

68

EXCELLENT

Mostly flat, high  
quality bike lanes



Transit Score

66

EXCELLENT

Many nearby public  
transit options

# Building Highlights

1313 N Market St is an award winning architectural gem. The 530,00 square foot, 12-story, Class A office building offers:

- Virtually column-free floor plates (over 47K square feet)
- Fully renovated in 2013: common areas, rest rooms, and elevators
- Fitness center (upgrades scheduled to begin early 2019)
- Tenant conference center and food court on first floor
- 1313 Innovation Center on site—start up/tech incubator offering 3D printing and co-working space
- WiredScore: Platinum—offers best internet infrastructure in Wilmington, top connectivity speeds with 30% typical savings.
- Unobstructed views of rivers, parks, downtown skyline
- Many spaces have prominent elevator lobby exposure



Best-In-Class

The building can support current and future tenants with the highest level of technology requirements.





# Ownership Highlights

1313 N Market St is owned and managed by **The McConnell Companies**, a highly respected, well capitalized ownership group with more than 40 years experience.

- Commitment to providing the highest quality office environment in Wilmington
- Track record of exceptional performance in ownership and property management, demonstrated by best-in-market tenant renewal rates
- Ongoing investments in building improvements
- Onsite management office and 24/7 security

*"...they have been just amazing, extremely professional and have provided us with nothing less than outstanding service."*

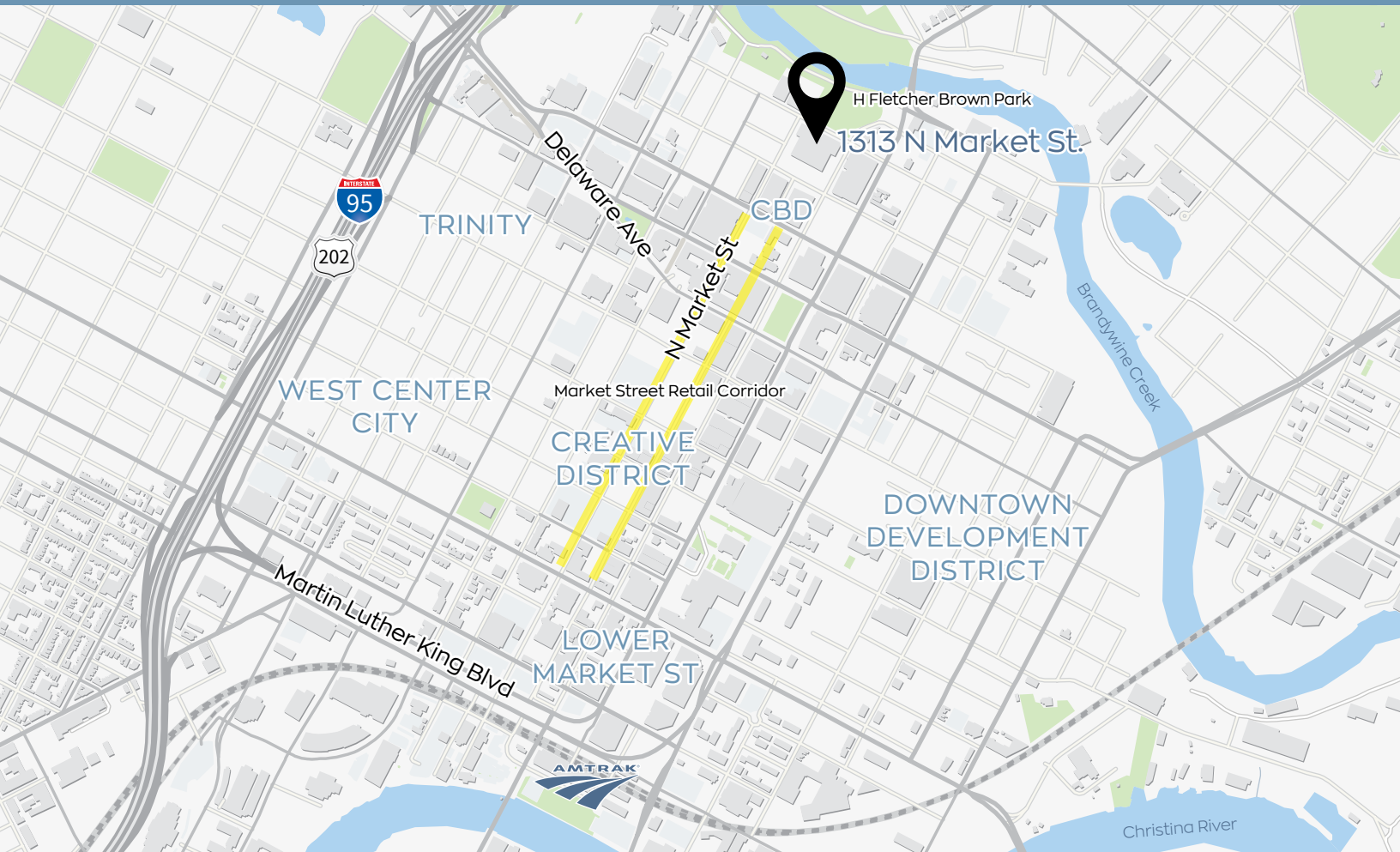
— The Committee of 100  
tenant since 2014



# Tenant Highlights

**You're in good company.** Join a roster of great tenants who choose to call 1313 N Market St home. Top companies from a wide range of industries agree that 1313 N Market St is the place to be. Some of your new neighbors will include:





## Nearby amenities include:

### Eat and Drink

- Dunkin Donuts (*in building*)
- Bains Deli (*in building*)
- Salad Masters (*in building*)
- Urban Cafe
- Espresso! Coffee Bar
- Tonic
- Ernst & Scott
- Cavanaugh's
- Mikimoto's
- Margaux
- Stitch House Brewery
- Civil Cider

- Green Room (Hotel DuPont)
- Chelsea Tavern
- Washington Street Ale House
- BrewHaHa Coffee
- Starbucks Coffee

### Stay

- Marriott Courtyard
- The Hotel DuPont
- Sheraton Suites
- Doubletree
- Brandywine Suites

### Shop

- Wright and Simon's
- Spec's for Less
- Govatos Chocolates
- Collars 'n Cuffs Mens Store
- Walgreens

### Do

- Hercules Conferencing Center (*in building*)
- Studio One Eleven (*in building*)
- Brandywine Creek Riverwalk

- Christina Riverwalk
- YMCA Fitness Center
- Rodney Square
- The Grand Opera House
- DuPont Theater
- Theater N @ Nemours
- Downtown Cleaners
- Santander Bank
- PNC Bank
- TD Commerce Bank
- U.S. Postal Service
- Wells Fargo

## Leasing information

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