

Have you seen 222 Delaware Avenue lately?
FULLY RENOVATED – CLASS A+ FINISHES

222 DELAWARE AVENUE

PNC Bank Center, Wilmington, Delaware



PROPERTY FEATURES

- Building size: 273,374 SF
- Year built: 1987 - Renovated in 2023
- Parking: Six parking levels for 536 vehicles
- EV charging stations: Six
- Elevators: Six destination dispatch, one freight elevator, two parking garage elevators
- HVAC: Water source heat pump system
- Electric: Dual power feeds (13,000 volts per feed) 208/120V for receptacles and 480/277V for lighting
- Brew HaHa! Cafe on the ground floor of building
- Comcast, Verizon and AT&T voice and data cabling





The PNC Bank Center is an eighteen-story, Class-A office building prominently situated in Wilmington, Delaware. It is one of the premier office buildings in downtown Wilmington. With numerous hotels, restaurants and coffee shops within walking distance, the PNC Bank Center is in the heart of it all.

MAJOR TENANTS

- Barnes & Thornburg LLP
- Eckert Seamans
- Faegre Drinker Biddle & Reath
- Fish & Richardson
- Greenberg Traurig
- PNC Bank
- Polsinelli
- Wilson Sonsini Goodrich & Rosati



"TENANT ONLY" CONFERENCE CENTER – SEATING FOR 30+ PEOPLE



"TENANT ONLY" FITNESS CENTER





ONSITE RETAIL AMENITIES



SIX LEVELS OF PARKING



SIX EV CHARGING STATIONS

FULLY FURNISHED
PLUG & PLAY
AVAILABLE

SPEC SUITES
AVAILABLE

AVAILABLE

FLOOR

18

LEASED

LEASED

Spec Suite
1620
4,330 RSF

LEASED

17

LEASED

16

LEASED

15

LEASED

14

LEASED

12

LEASED

11

Spec Suite
1020
2,175 RSF

Spec Suite
1050
1,776 RSF

LEASED

10

LEASED

9

LEASED

8

LEASED

7

Spec Suite
720
3,232 RSF

PARKING GARAGE

6

5

4

3

2

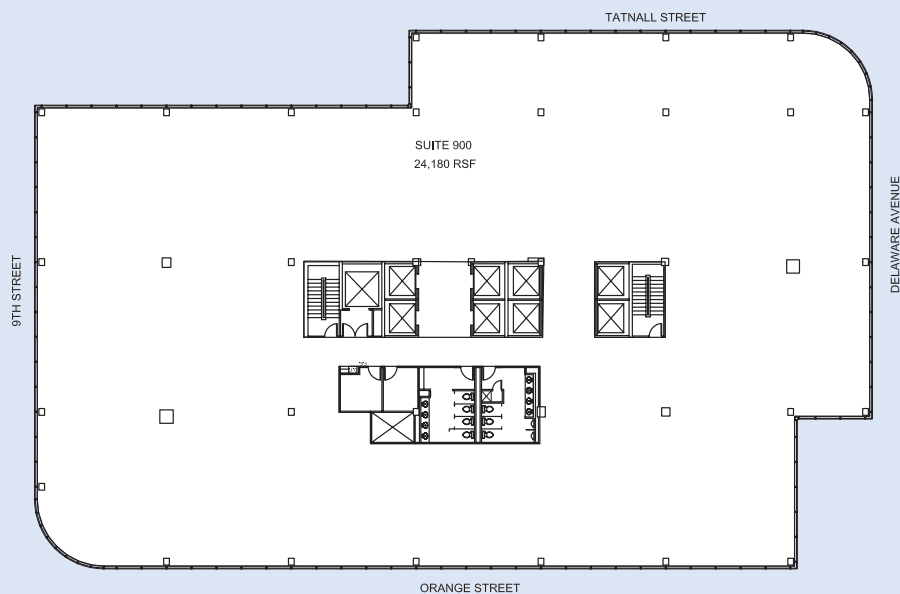
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Available
107 & 107B
970 RSF

Available
103
990 RSF



TYPICAL FLOOR PLAN



DELAWARE 222 AVENUE

Christiana Health Care Services

Marriott Courtyard

Sheraton Suites

DuPont Theater

Grand Opera House

Delaware Historical Society

Delaware Chancery Court

Christina Riverwalk

Riverfront Market

Tubman Garrett
Riverfront Park

Marriott Residence Inn

Theatre N @ Nemours

Hotel DuPont

Rodney Square

Delaware Supreme Court

US Bankruptcy Court

DoubleTree Hotel

New Castle County Courthouse



Wilmington Train Station

Wilmington

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Licensed Real Estate Broker

ABOUT THE OWNER

Douglas Development was founded in 1985 by Douglas Jemal and has grown to become a fully integrated real estate company with a diverse portfolio of more than 10 million square feet located in Virginia, Maryland, New York, New Jersey, Pennsylvania and the District of Columbia.

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