

OFFICE FOR LEASE

1225 N KING ST

Wilmington, DE 19801



PROPERTY DESCRIPTION

Now available for immediate occupancy — a beautifully renovated office suite located on the 3rd floor at 1225 N King Street in Wilmington, DE. Situated in the heart of the Legal Arts District and close to downtown Wilmington, this space offers both convenience and professional appeal.

PROPERTY HIGHLIGHTS

- Newly renovated office suite with a modern, professional layout
- Three private offices with a large open floor area ideal for collaborative workstations or a reception area
- Elevator and stair access for ease of entry
- Option to lease fully furnished, including desks, TVs, couches, chairs, and more
- Located in the Legal Arts District, near downtown Wilmington, courthouses, and major professional services
- Full Triple Net (NNN) Lease — electricity to be placed in the tenant's name

LOCATION DESCRIPTION

The Legal Arts building offers floor-to-ceiling glass and 2 elevators, centrally located in the business district and adjacent to a parking garage. This location can give your company a presence in a rapidly growing downtown Wilmington market!

OFFERING SUMMARY

| | |
|---------------|-------------------------|
| Lease Rate: | \$2,753 per month (NNN) |
| Available SF: | 2,753 SF |

DEMOGRAPHICS

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|----------|
| Total Households | 778 | 3,994 | 16,677 |
| Total Population | 1,471 | 7,355 | 34,372 |
| Average HH Income | \$44,771 | \$45,830 | \$48,940 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DARRELL WALKER

Agent

O: 410.677.0909

C: 703.862.3587

dwalker@davis-strategic.com

BRET DAVIS

Agent

O: 410.677.0909

C: 240.994.6481

bretdavis@kw.com

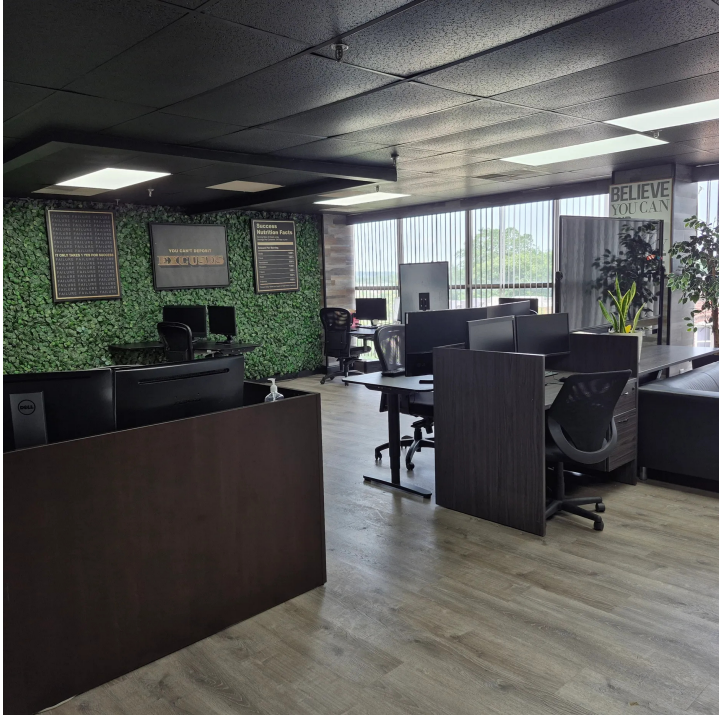
KW COMMERCIAL
11200 Racetrack Road
Ocean Pines, MD 21811

Each Office Independently Owned and Operated

OFFICE FOR LEASE

1225 N KING ST

Wilmington, DE 19801



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DARRELL WALKER

Agent

O: 410.677.0909

C: 703.862.3587

dwalker@davis-strategic.com

BRET DAVIS

Agent

O: 410.677.0909

C: 240.994.6481

bretdavis@kw.com

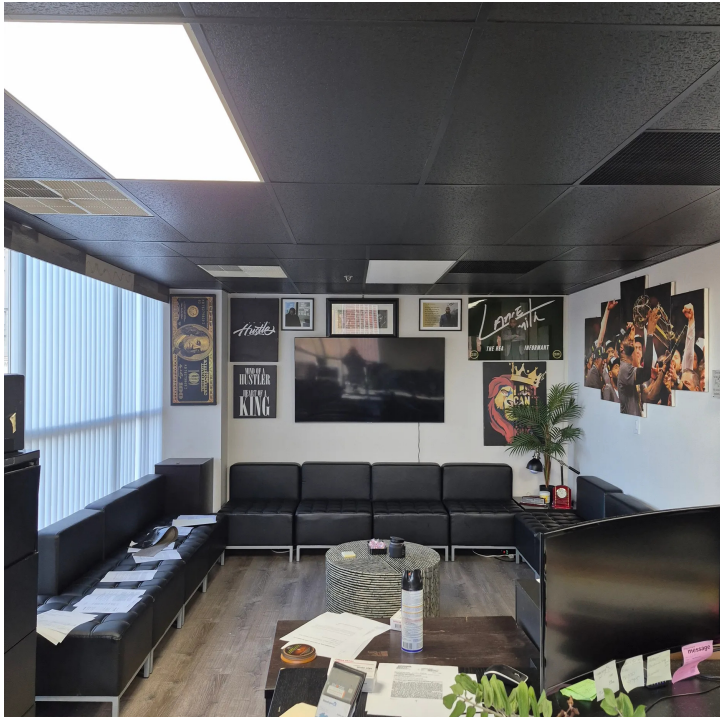
KW COMMERCIAL
11200 Racetrack Road
Ocean Pines, MD 21811

Each Office Independently Owned and Operated

OFFICE FOR LEASE

1225 N KING ST

Wilmington, DE 19801



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DARRELL WALKER

Agent

O: 410.677.0909

C: 703.862.3587

dwalker@davis-strategic.com

BRET DAVIS

Agent

O: 410.677.0909

C: 240.994.6481

bretdavis@kw.com

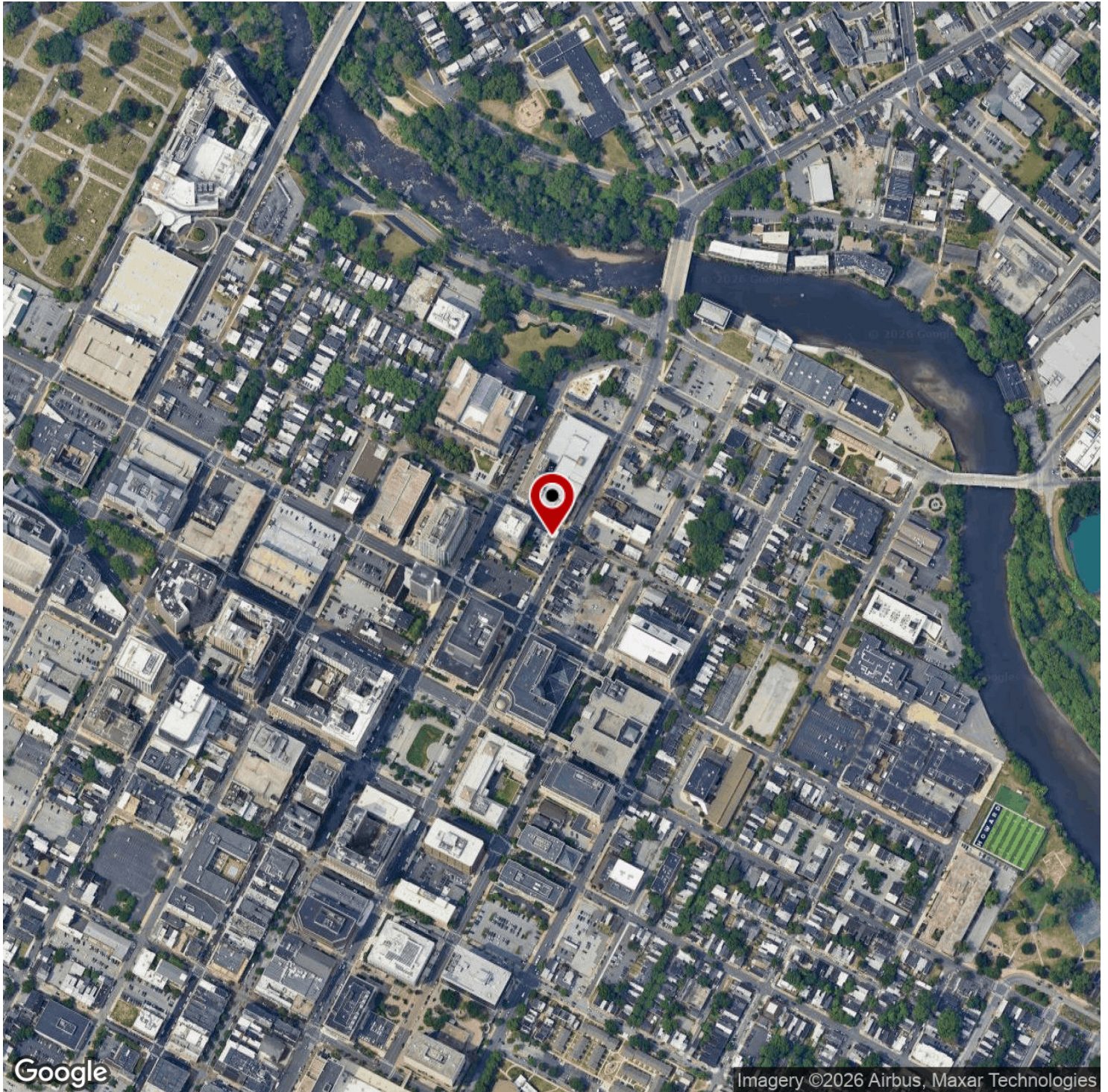
KW COMMERCIAL
11200 Racetrack Road
Ocean Pines, MD 21811

Each Office Independently Owned and Operated

OFFICE FOR LEASE

1225 N KING ST

Wilmington, DE 19801



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DARRELL WALKER

Agent

O: 410.677.0909

C: 703.862.3587

dwalker@davis-strategic.com

BRET DAVIS

Agent

O: 410.677.0909

C: 240.994.6481

bretdavis@kw.com

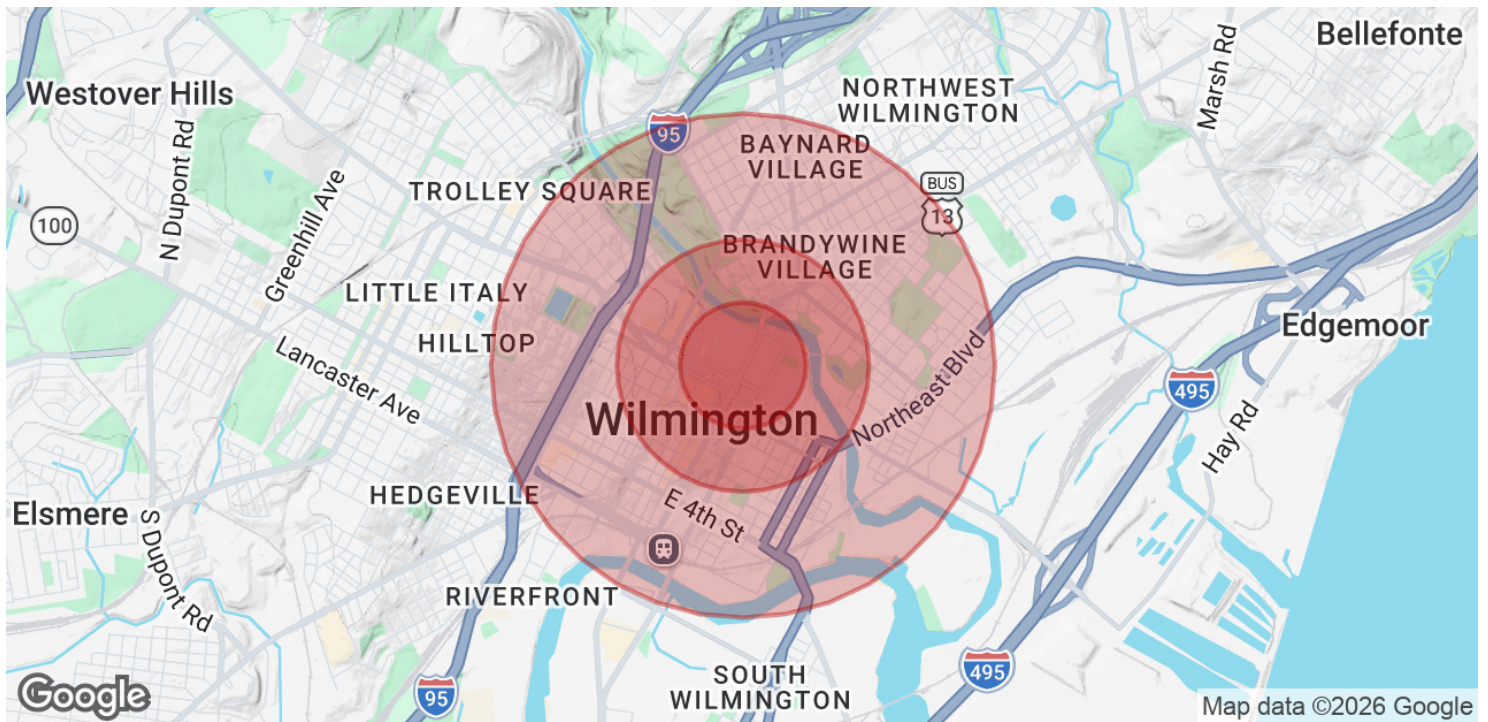
KW COMMERCIAL
11200 Racetrack Road
Ocean Pines, MD 21811

Each Office Independently Owned and Operated



1225 N KING ST

Wilmington, DE 19801



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|-------------------|------------------|---------------|
| Total Population | 1,471 | 7,355 | 34,372 |
| Average Age | 30.0 | 34.3 | 36.5 |
| Average Age (Male) | 26.7 | 28.7 | 33.4 |
| Average Age (Female) | 32.6 | 38.8 | 40.2 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|-------------------|------------------|---------------|
| Total Households | 778 | 3,994 | 16,677 |
| # of Persons per HH | 1.9 | 1.8 | 2.1 |
| Average HH Income | \$44,771 | \$45,830 | \$48,940 |
| Average House Value | \$172,701 | \$145,879 | \$158,520 |

2020 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DARRELL WALKER

Agent
 O: 410.677.0909
 C: 703.862.3587
 dwalker@davis-strategic.com

BRET DAVIS

Agent
 O: 410.677.0909
 C: 240.994.6481
 bretdavis@kw.com

KW COMMERCIAL
 11200 Racetrack Road
 Ocean Pines, MD 21811