

FOR LEASE

Greenville Center-Office

OFFICE | 3801 KENNETT PIKE | WILMINGTON, DE 19807



OFFERING SUMMARY

Available SF: 880 - 5,982 SF
Total Office Space: 68,444 SF
Property Size: +/-135,000 SF

PROPERTY OVERVIEW

Within the +/- 135,000 SF mixed use project, Greenville Center has approximately 68,444 SF of office space in four (4) buildings which offers smaller professional businesses an opportunity to locate in an amenity rich professional environment. Amenities include complimentary on-site parking as well as on-site property management. This location offers excellent regional access and sits centrally within the highly desirable Greenville locale.

LOCATION OVERVIEW

Situated across from Pettinaro's Powder Mill Square, this prime location is within walking distance to great shopping, restaurants, and area amenities within the heart of Greenville. Nearby dining options include Cromwell's and BBC Tavern, with local attractions such as the Winterthur Museum and Longwood Gardens within a 10 minute drive. Additionally, the Philadelphia International Airport is a mere 24 miles from your doorstep, while Wilmington Airport is only 8.5 miles away. The Wilmington Train Station is conveniently located just 5 miles away, ensuring seamless connectivity.



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234 North James Street
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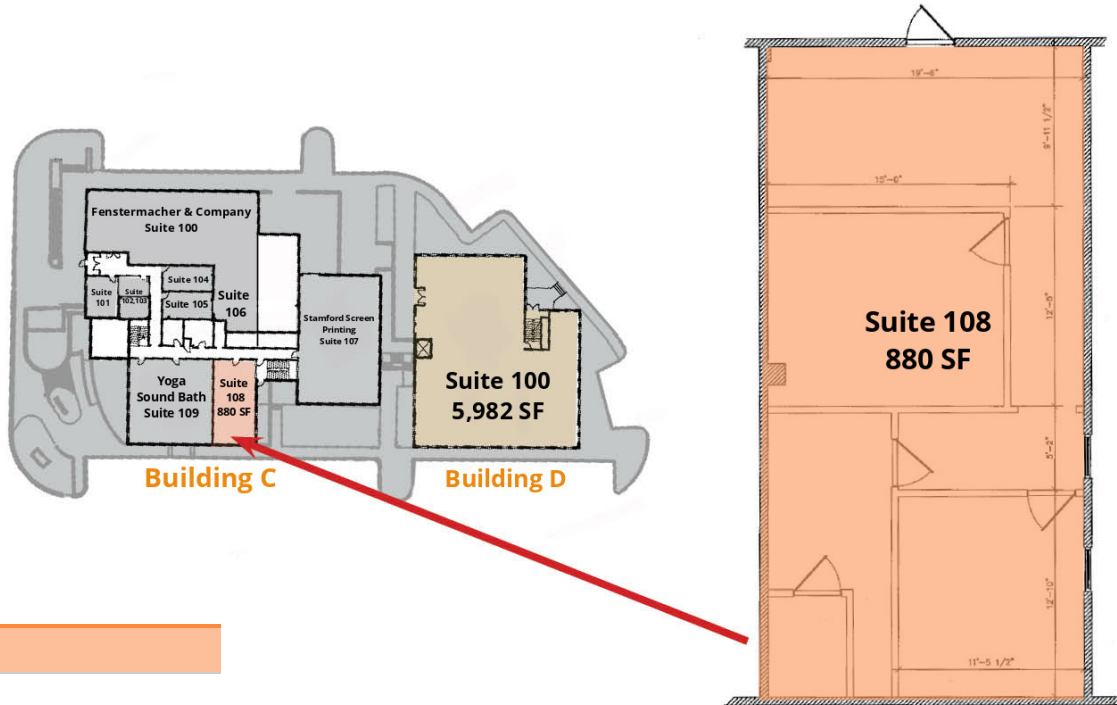
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LEGEND

Available

LEASE INFORMATION

Lease Type:	MG
Available Space This Floor:	880 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
Building C - Suite 108	880 SF	Modified Gross	Negotiable



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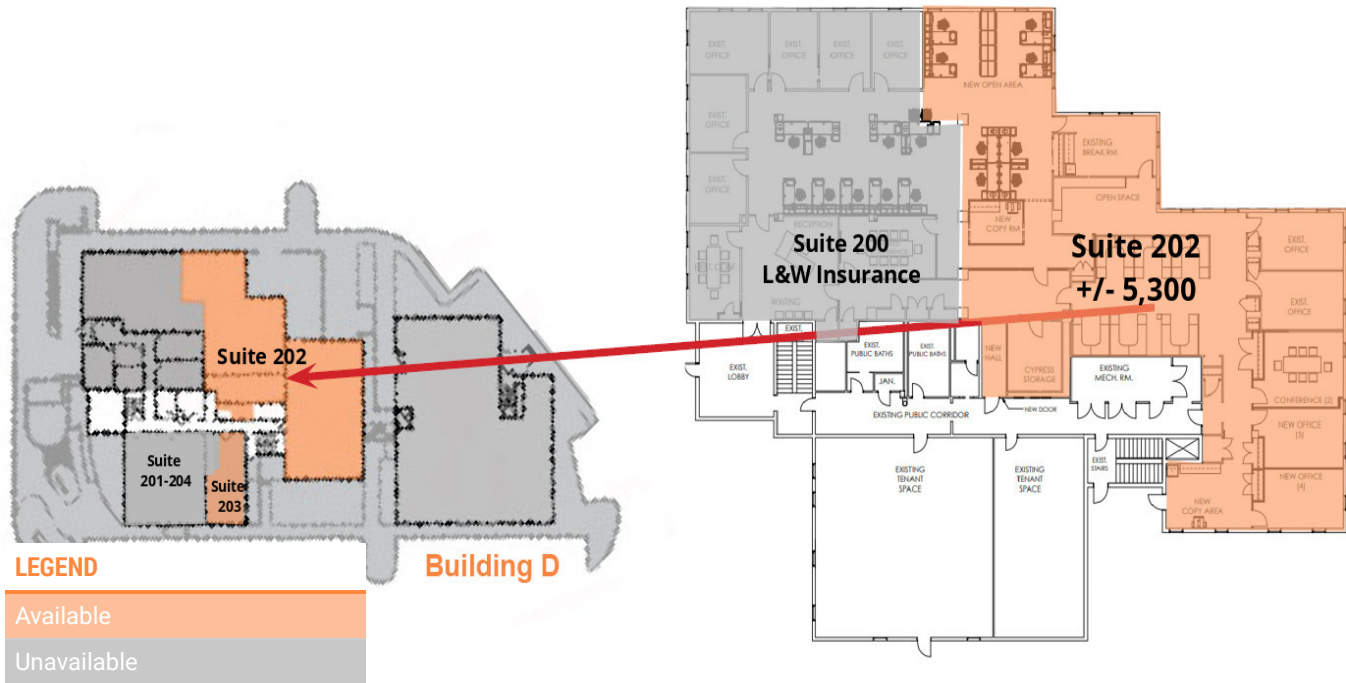
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Lease Type:	MG	Lease Term:	Negotiable
Available Space This Floor:	5,300 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
Building C - Suite 202	5,300 SF	Modified Gross	Negotiable
Building C - Suite 203	770 SF	Modified Gross	Negotiable



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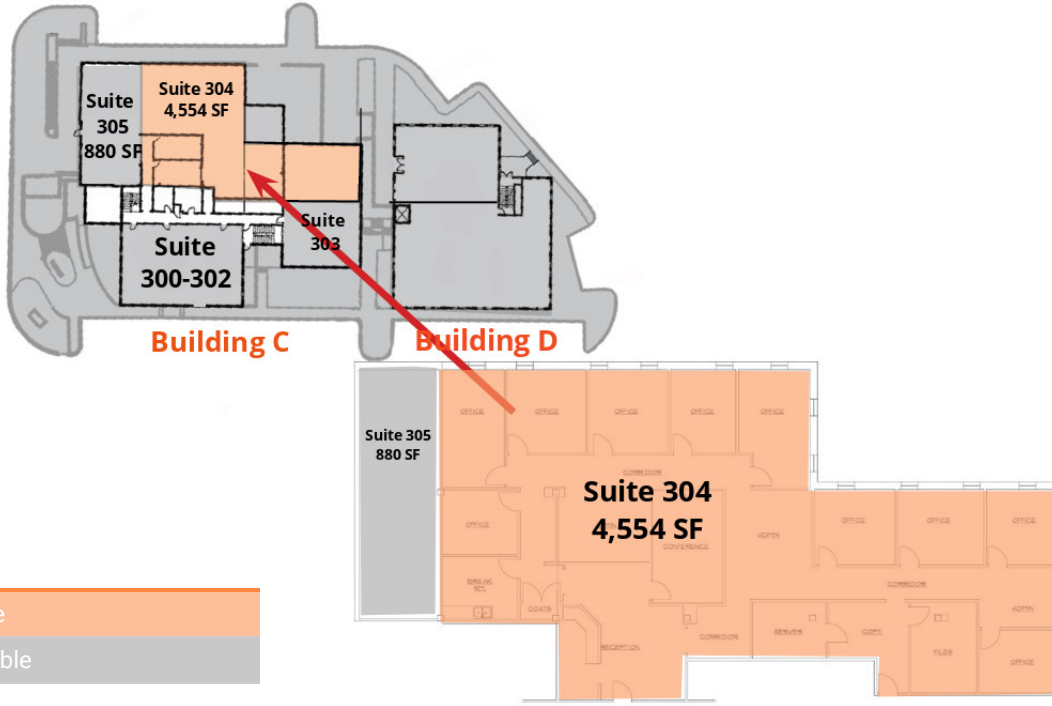
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LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	MG
Available Space This Floor:	4,554 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
Building C - Suite 304	4,554 SF	Modified Gross	Negotiable

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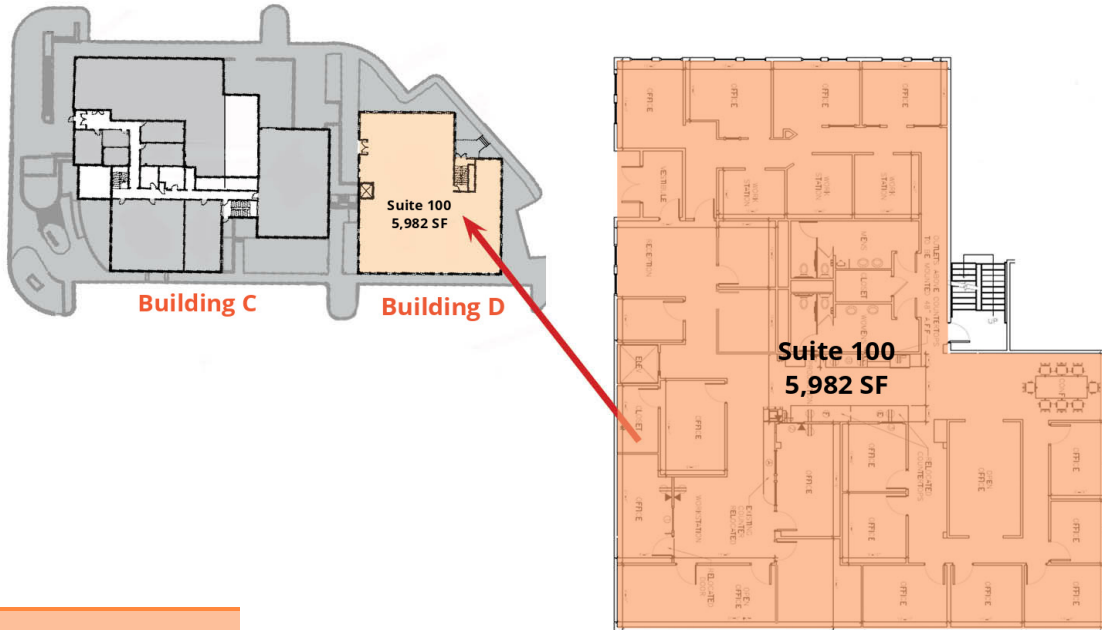
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Available

LEASE INFORMATION

Lease Type:	MG
Available Space This Floor:	5,982 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
Building D - Suite 100	5,982 SF	Modified Gross	Negotiable



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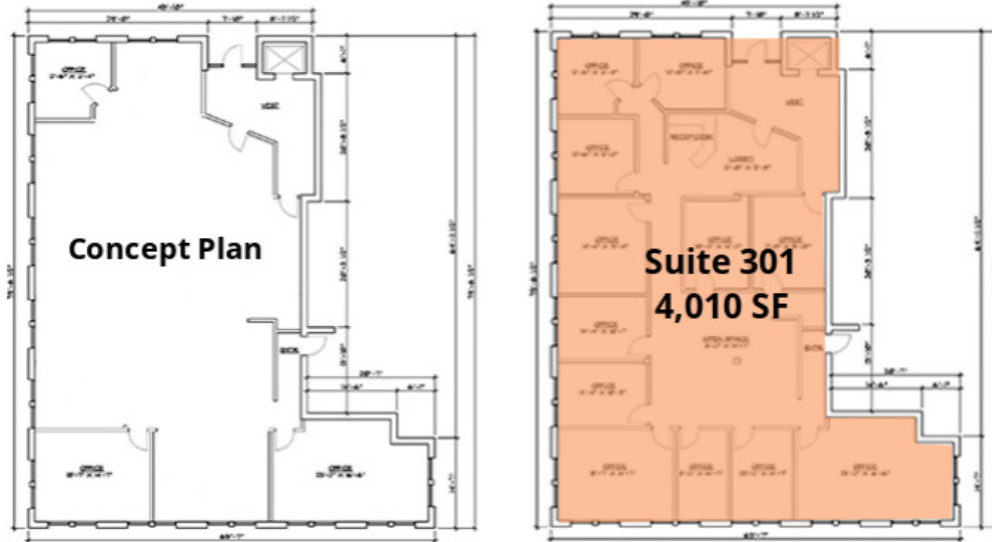
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Building D

LEGEND

Available

LEASE INFORMATION

Lease Type:	MG
Available Space This Floor:	4,010 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
Building D-Suite 301	4,010 SF	Modified Gross	Negotiable



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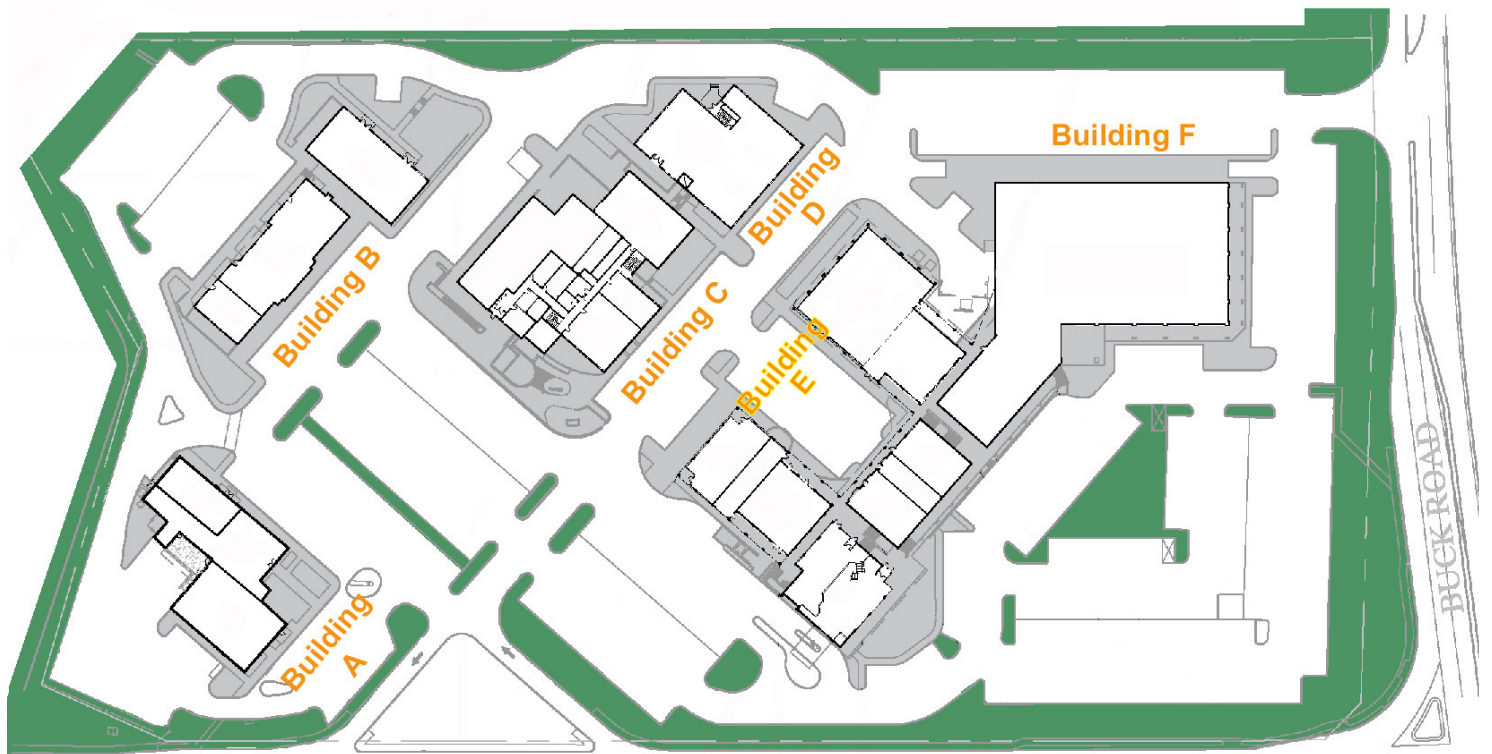
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KENNETT PIKE DE ROUTE 52

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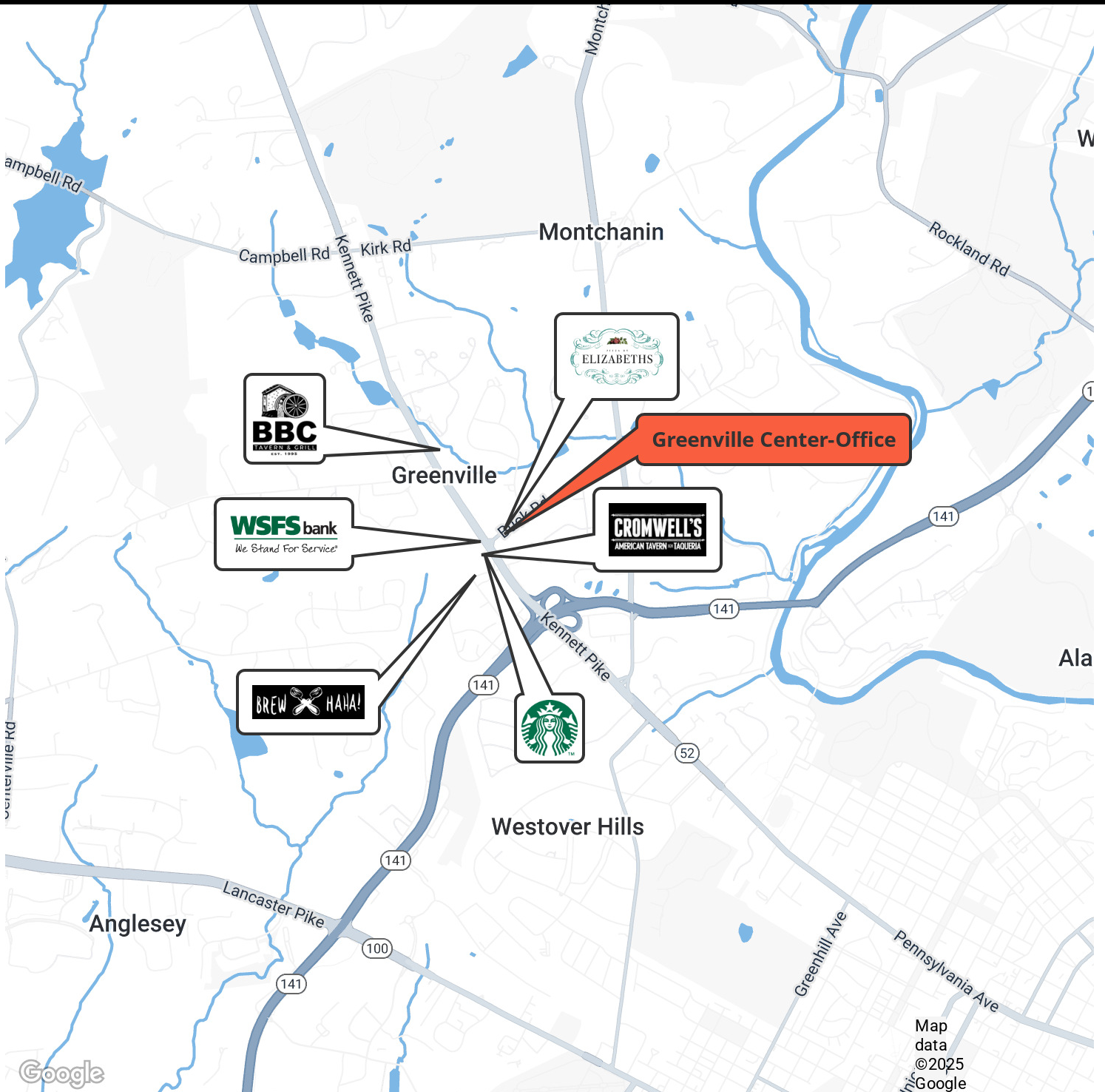
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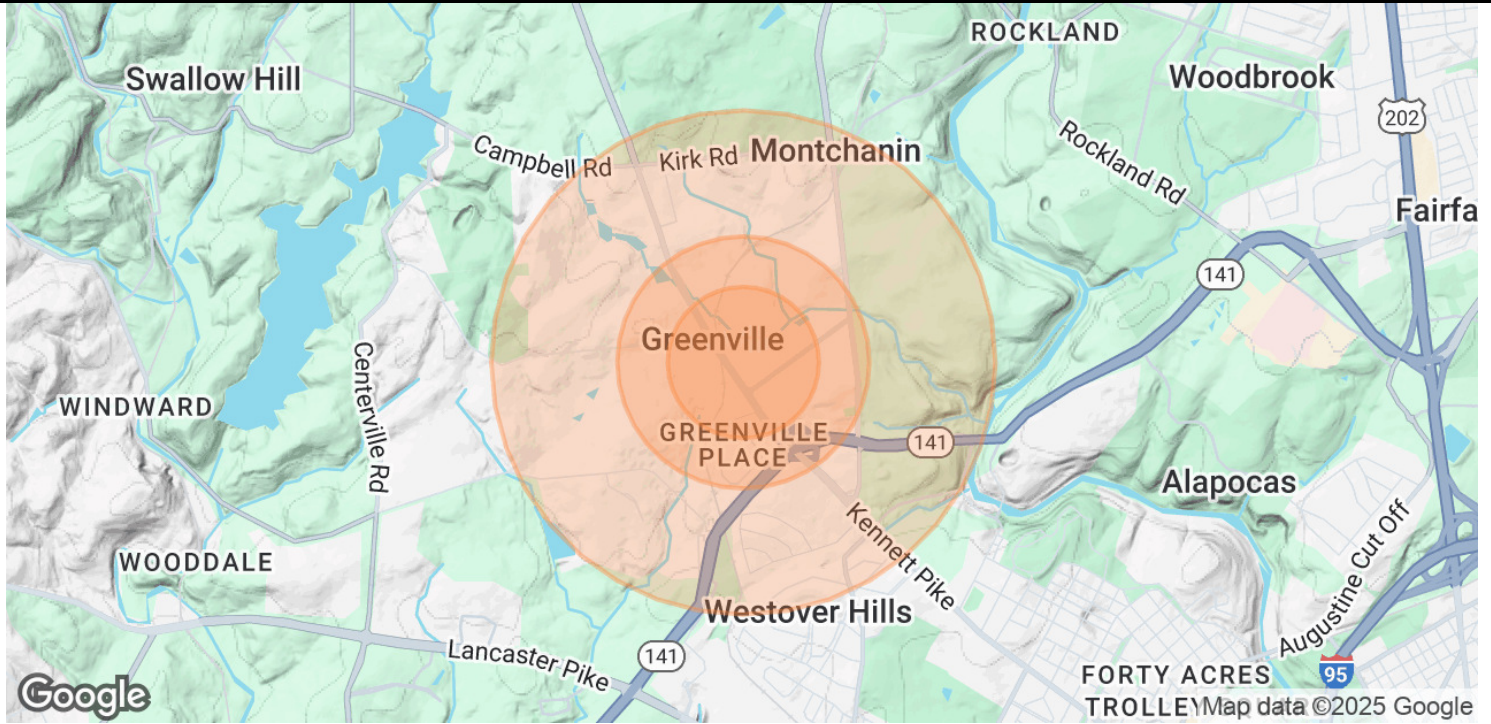
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	471	1,908	3,286
Average Age	50	47	47
Average Age (Male)	50	47	47
Average Age (Female)	51	47	47

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	224	962	1,556
# of Persons per HH	2.1	2	2.1
Average HH Income	\$181,017	\$161,113	\$180,824
Average House Value	\$1,012,389	\$1,058,517	\$1,068,445

Demographics data derived from AlphaMap

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