

LEASE

2 MEDICAL OFFICE SUITES



SUITES LOCATED AT

Brandywine Medical Center

**1806 North Van Buren St.
Wilmington, Delaware 19802**

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The information presented is believed to be accurate, but the users must verify it for their own satisfaction. Price and availability are subject to change without prior notice. The Seller's broker, any cooperating broker, and any salesperson working with either are representing the Seller's best interests and have fiduciary responsibilities to Seller, but are obligated to treat all parties fairly.

Suite 100: +/-1,115 NRSF

This first floor suite is currently being built-out with top quality fit and finishes, layout includes new ADA restroom, 4 exam rooms, spacious reception and waiting room, private physicians office & more.

Suite 210: +/-773 NRSF

Current tenant's lease expires in April 2007, at that time this suite will get a complete makeover. Expected Delivery date is May 2007

Rental Information

- Rental Rate: \$17.95/SF. Full Service.
- Desired Lease Term: 5 Years.
- Improvement Allowance: Will be Turn Key.

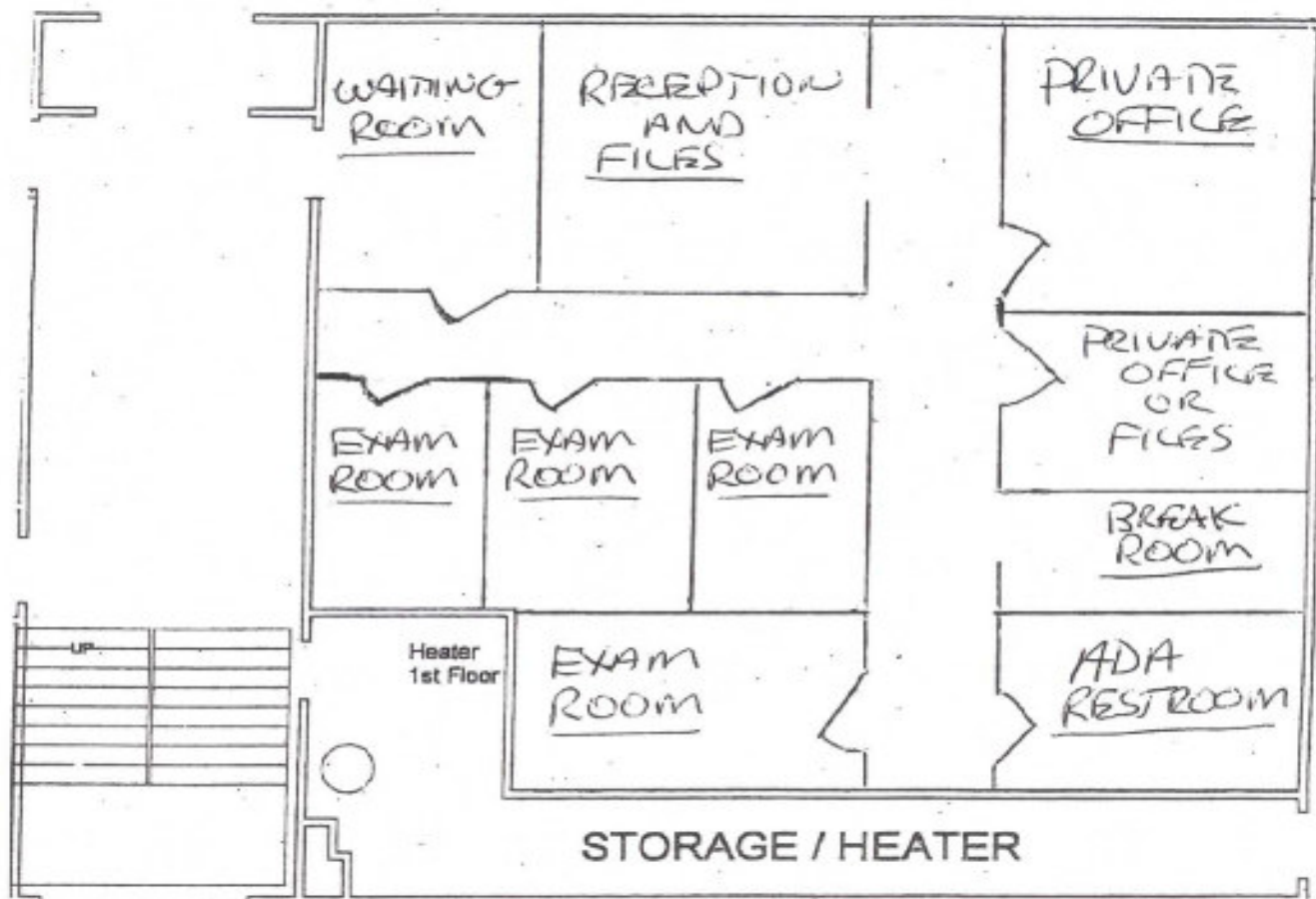
Building Highlights

- Parking: Private lot with 22 spaces and plenty of on street parking.
- Building entrance from N. Van Buren & off street parking lot.
- The building has handicap accessibility to all floors.
- ½ mile from Wilmington Hospital & 2 miles from St. Francis Hospital.
- Easy access to & from I95 & Rt. 202, also easily accessible from Greenville, North Wilmington & Center City Wilmington.
- Great for a satellite office.
- Located in a quiet residential neighborhood.



Suite 100, +/- 1,115 NRSF
Projected Floor Plan

North Van Buren St. Side



Off Street Parking

Suite 210, +/- 773 NRSF

