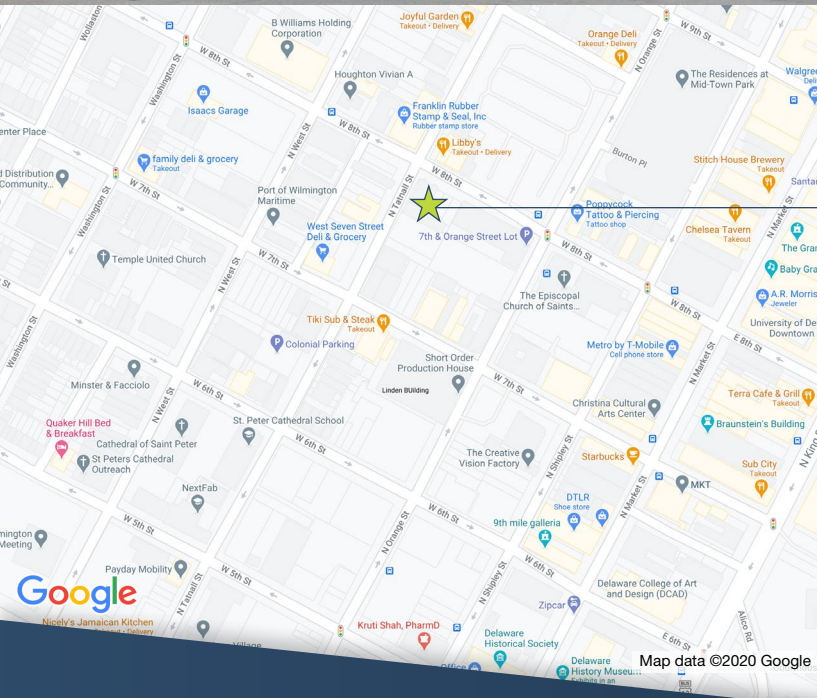


FOR SALE

10,000 SF CLASS B OFFICE BUILDING WITH 12 GATED PARKING SPOTS



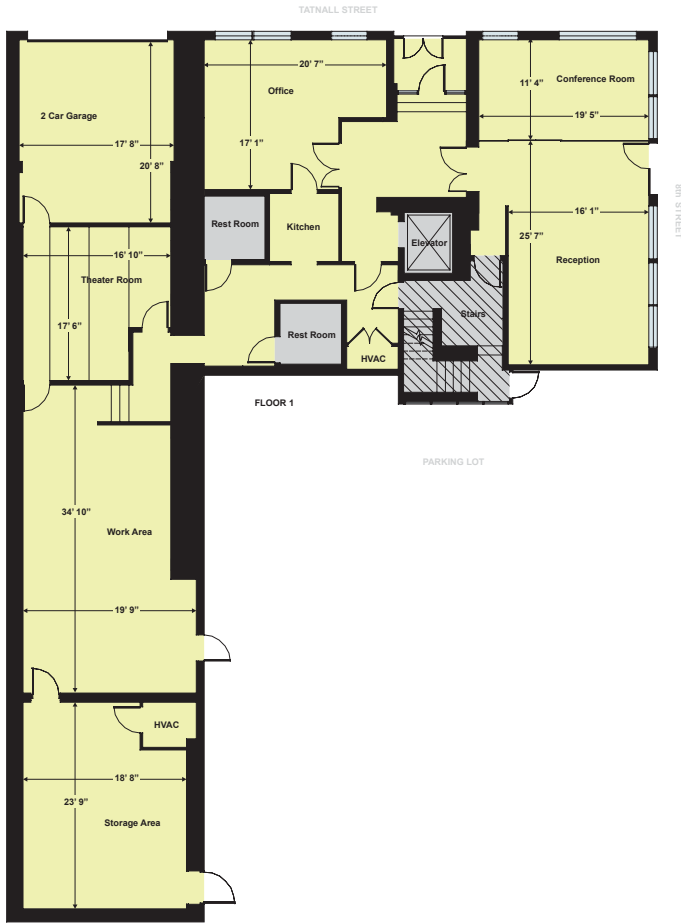
716 N. TATNALL STREET
WILMINGTON · DE

Location:

716 N. Tatnall Street
Wilmington, DE 19801



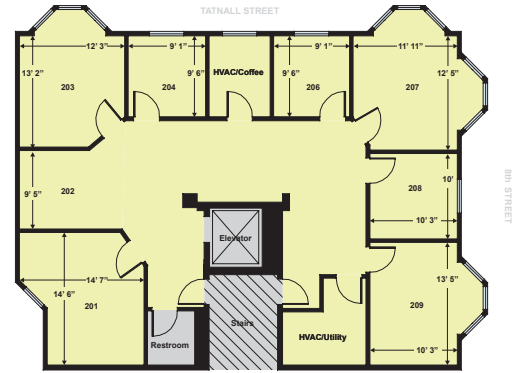
For more information please contact:
Marco DiPrinzio | 302.510.6397 | mdiprinzio@virtusREA.com



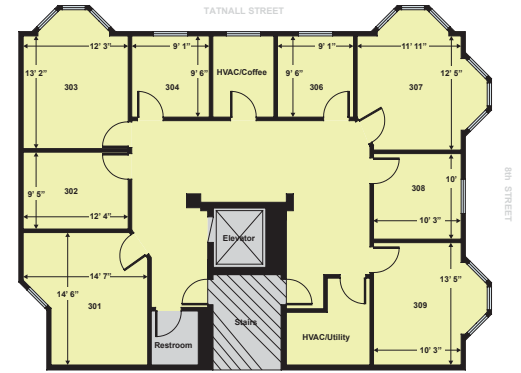
FLOOR 1

Property highlights

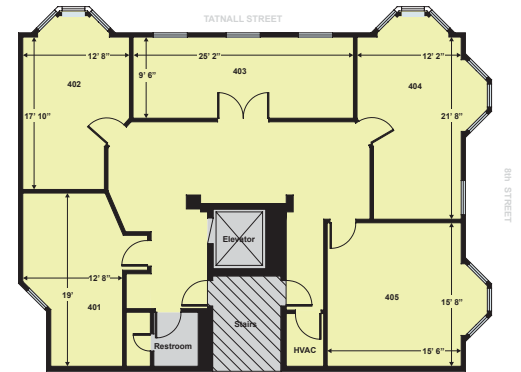
- 10,000 SF Class B Office Building For Sale - Meticulously Maintained!
- Completely Renovated in 1985 with new offices, MEPs, Glass Stair Tower and Elevator
- Property includes: 12 parking spots, 10 parking lot and 2 garage
- Recent renovations include: Additional 2,000 SF of air-conditioned office space and (2) ADA toilet rooms on the first floor, Elevator Upgrades, Newly Paved Parking lot and New Roof installed in 2020
- Building also includes two 1,000 SF basements easily accessed from the glass wall stairs
- Owner is willing to structure a 5 year Sale/Leaseback for 4,000 SF as a part of the Sale
- Located within close proximity of all retail and restaurants within the Wilmington CBD



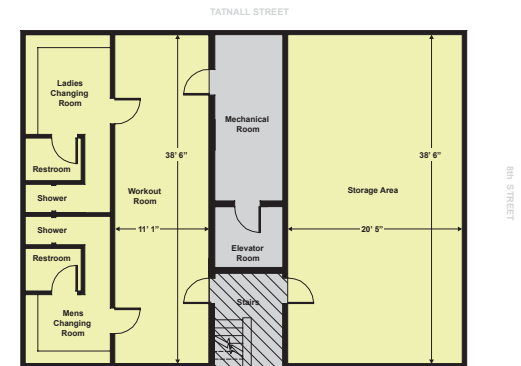
FLOOR 2



FLOOR 3



FLOOR 4



LOWER LEVEL

