



# I.M. PEI BUILDING

1105 NORTH MARKET STREET / WILMINGTON DE



# PROPERTY MANAGEMENT

1105 N. Market Street

Property Managed by



The Buccini/Pollin Group, Inc. (Buccini/Pollin) is a **privately held, integrated real estate acquisition, development and management company** with offices in Washington DC, Wilmington Delaware, Philadelphia, and Baltimore. Buccini/Pollin has developed and acquired hotel, office, residential, retail, and parking properties in the Mid-Atlantic and Northeastern regions of the United States.

On behalf of its principals, investors and financial partners, Buccini/Pollin has acquired or developed real estate assets having a value in excess of \$4.0 billion, including over 30 hotels, 6 million square feet of office and retail space, 10 major residential communities, and multiple entertainment venues, including PPL Park, home of the Philadelphia Union Major League Soccer team.

The principals of Buccini/Pollin, along with PM Hospitality Strategies, Inc. (hotel operating company), BPG Real Estate Services, LLC (office property management and leasing), BPG Residential Services, LLC (residential property management and leasing), and BPGS Construction, LLC (construction management), oversee all aspects of project acquisition, finance, development, construction, leasing, operations, and disposition for its portfolio properties.

At Buccini/Pollin, we rely on our in-house professionals' expertise in market feasibility, development, construction, management, and leasing. This is integral to our firm's success and its superior investment returns. The Buccini/Pollin Group's construction and management affiliates continue to exceed expectations of excellence in quality and service to our customers.

# PROPERTY FACT SHEET

1105 N. Market Street

## General Site Information

<b>Location:</b>	A 20 story commercial office building located in downtown Wilmington, DE, only a few miles off of 95, 20 minutes south of Philadelphia International Airport.	
<b>Owner:</b>	Buccini/Pollin Group	
<b>Management Group:</b>	BPG Real Estate Services	
<b>VP of Commercial Ops:</b>	Ralph Rossi	(302) 691-4065
<b>VP of Leasing:</b>	Jeffrey Gannett	(302) 691-4067
<b>Property Management:</b>	Tad Hershey	(302) 510-6406

## General Building Information

<b>Architect:</b>	I. M. Pei & Associates
<b>Structural Engineer:</b>	Weiskof Pickworth, Inc.
<b>Mechanical Engineer:</b>	Caretsky & Associates, Inc.
<b>Total R.S.F.:</b>	169,194 RSF
<b>Floor Area:</b>	5,968 RSF most areas
<b>Floors:</b>	20
<b>Year Built:</b>	1971

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## Construction and Building Systems

<b>Structure:</b>	Concrete.
<b>Floor Height:</b>	8'2" floor to ceiling.
<b>Column Spacing:</b>	column free.
<b>Exterior:</b>	Glass tinted windows, concrete.
<b>Window Mullion Spacing:</b>	Varies; typical is 4'
<b>Roof:</b>	4-inch concrete. Fully adhered rubber EPDM membrane roof.
<b>Utilities:</b>	
<b>Electric Distributor:</b>	Delmarva
<b>Water:</b>	City of Wilmington
<b>Sewer:</b>	City of Wilmington
<b>Phone:</b>	Verizon
<b>Telecommunications:</b>	Comcast/Verizon
<b>HVAC:</b>	2 cooling towers, 600 tons total, 28 VAV's in the Annex, floor boxes and dampers in all other areas.
<b>Elevators:</b>	5 cable passenger elevators and 2 hydraulic.
<b>Plumbing:</b>	4" Main for domestic water service. Electric hot water distribution. Galvanized steel and copper piping.
<b>Electrical:</b>	Dual feed from 2 different substations, 1300 KVA.
<b>Building Automation:</b>	Tri-M system and Trane newly installed as part of the boiler/cooling tower upgrades in 2014.

## Emergency Systems

<b>Fire Systems:</b>	Siemens Powertronics MXL system, monitored by DataWatch.
<b>Tenant Fire Systems:</b>	None.
<b>Lighting:</b>	Emergency lighting in stairs, corridors and exits for egress lighting. 120/277 v fluorescent lighting.
<b>Generator:</b>	30 KW, diesel, 2 - 10 gallon tanks, life safety.
<b>Security Systems:</b>	DataWatch card access system on all exterior doors, on site contracted Security Company 24/7.

# PLAZA ENTRANCE

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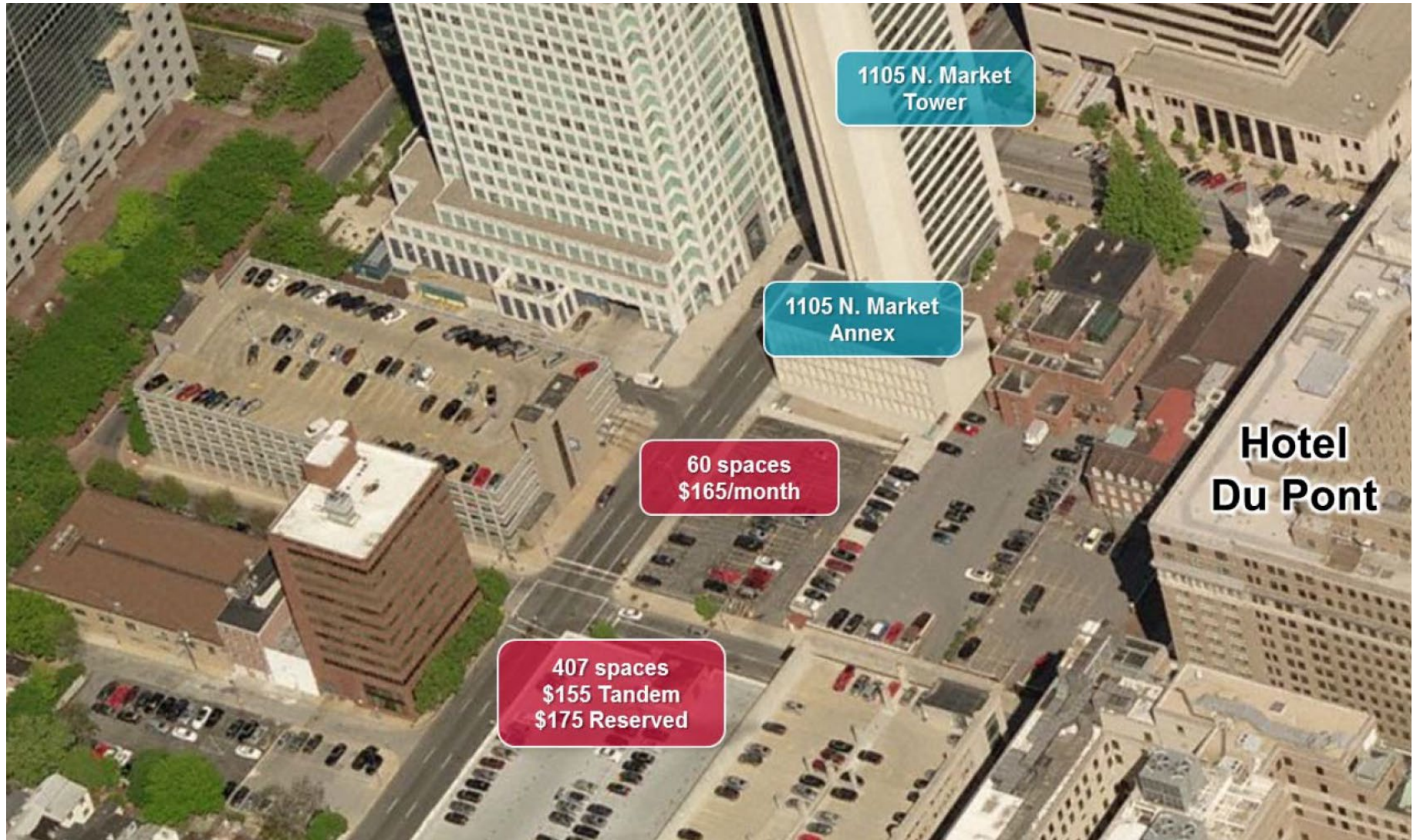
# STACKING PLAN

1105 N. Market Street

	MECHANICAL PENTHOUSE			
20	OCCUPIED 5,968			
19	OCCUPIED 5,968			
18	OCCUPIED 3,000	VACANT 2,968		
17	OCCUPIED 5,968			
16	OCCUPIED 5,968			
15	OCCUPIED 5,968			
14	OCCUPIED 5,968			
13	OCCUPIED 5,968			
12	OCCUPIED 5,968			
11	OCCUPIED 5,968			
10	OCCUPIED 5,968			
9	OCCUPIED 3,283	OCCUPIED 2,685		
8	VACANT 2,734	OCCUPIED 3,234		
7	OCCUPIED 5,968			
6	OCCUPIED 5,968			
5	OCCUPIED 3,945	OCCUPIED 1,778		
4	OCCUPIED 3,000	OCCUPIED 2,968		
3	VACANT 5,968			
2	OCCUPIED 4,600	OCCUPIED 1,468	OCCUPIED 2,809	VACANT 2,218
1	OCCUPIED 5,968		OCCUPIED 5,041	
Mezzanine	Open to below	VACANT 1,101		OCCUPIED 2,999
Lobby	VACANT 3,164	OCCUPIED 4,126		VACANT 736

# BUILDING PARKING

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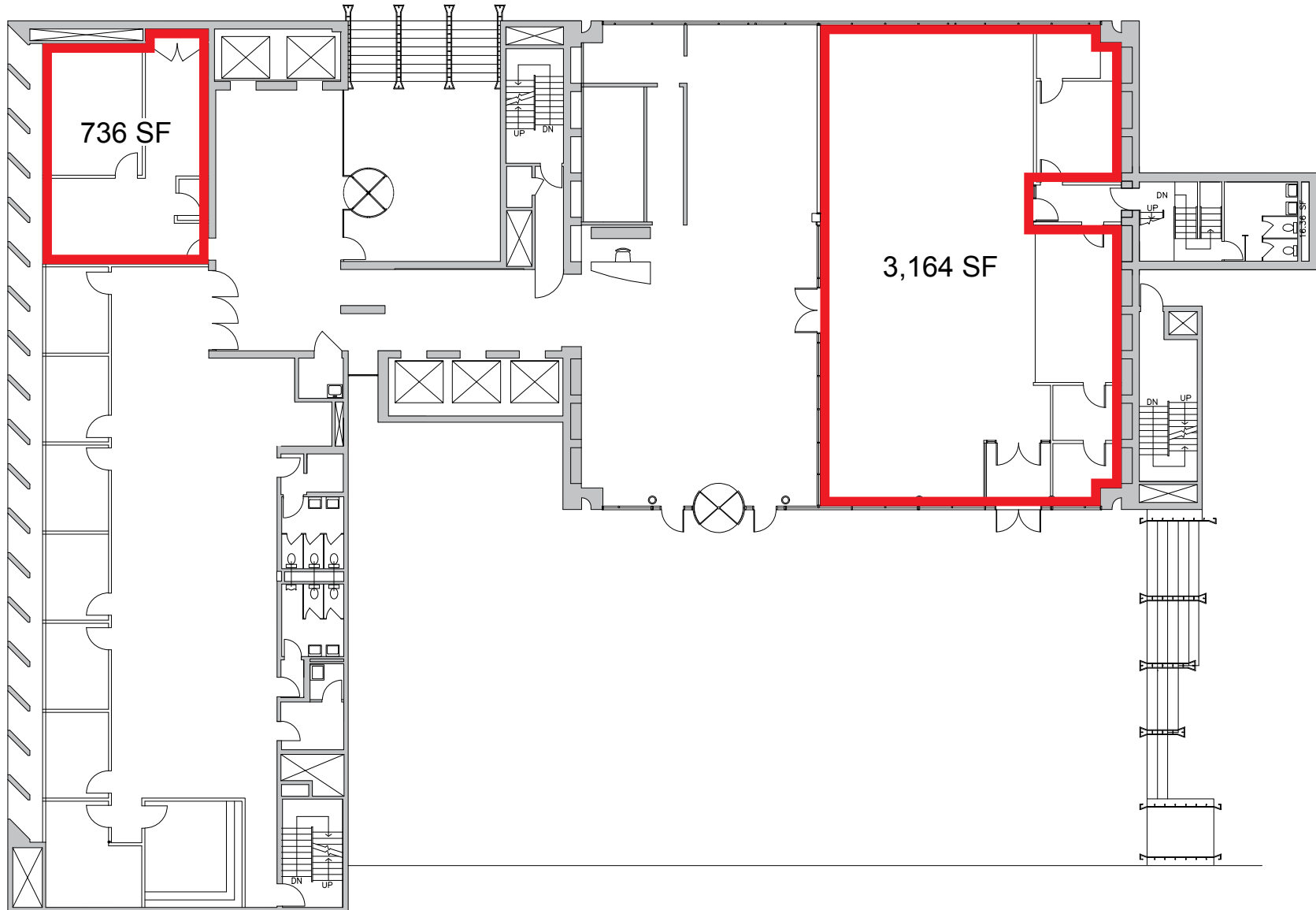






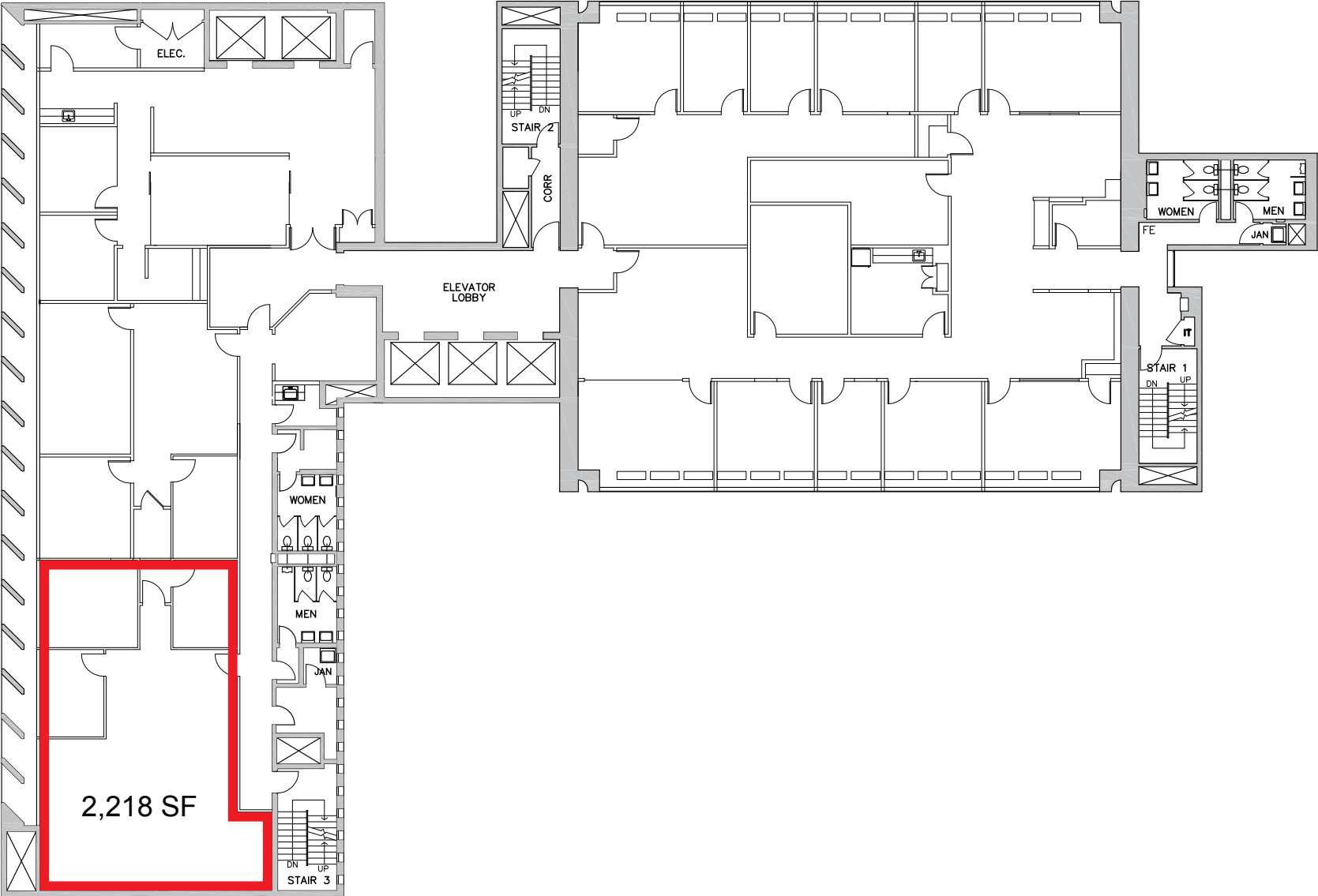
# LOBBY LEVEL AS-BUILT - 3,900 SF

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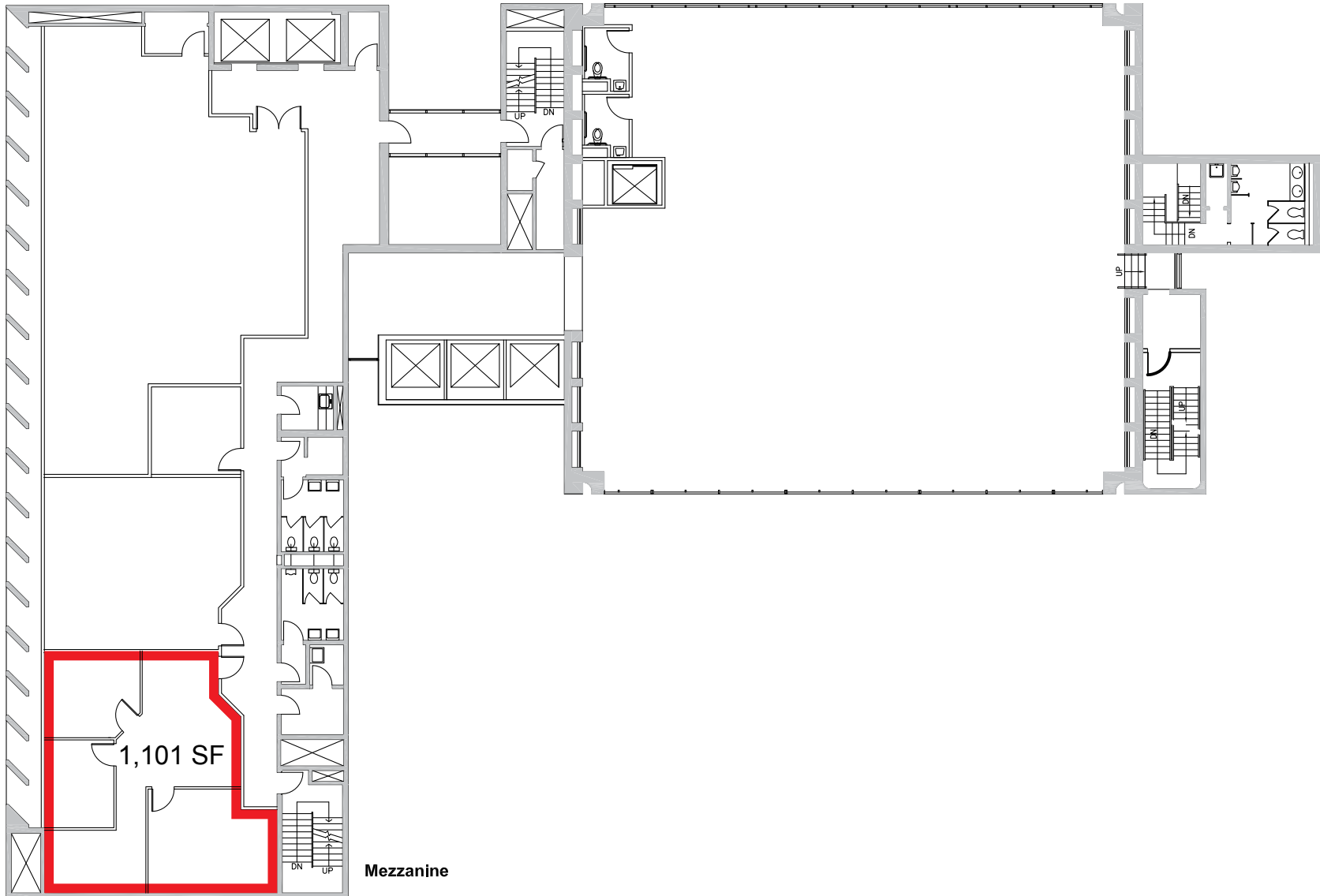
# 2<sup>ND</sup> FLOOR ANNEX - 2,218 SF

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# MEZZANINE - 1,101 SF

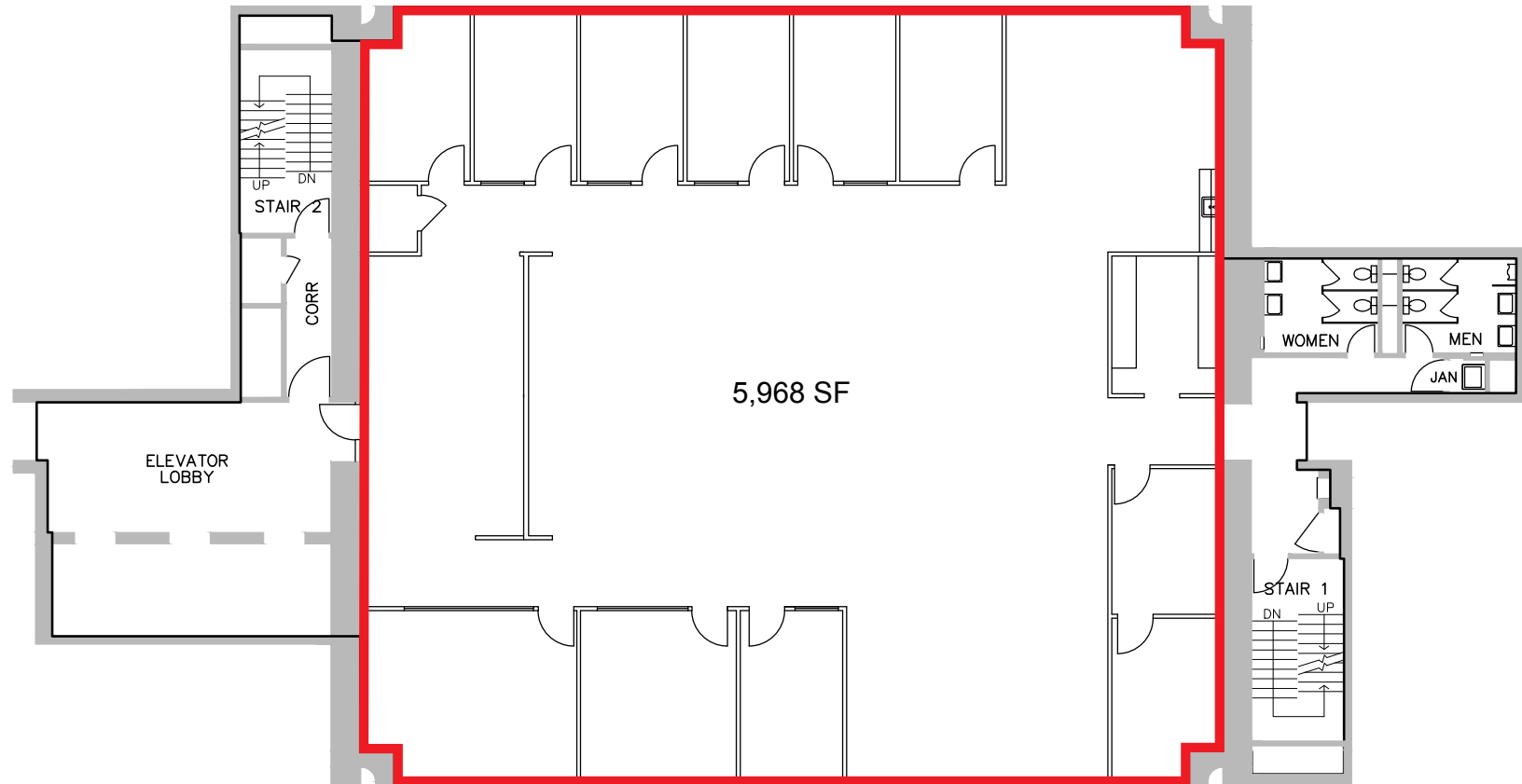
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Mezzanine

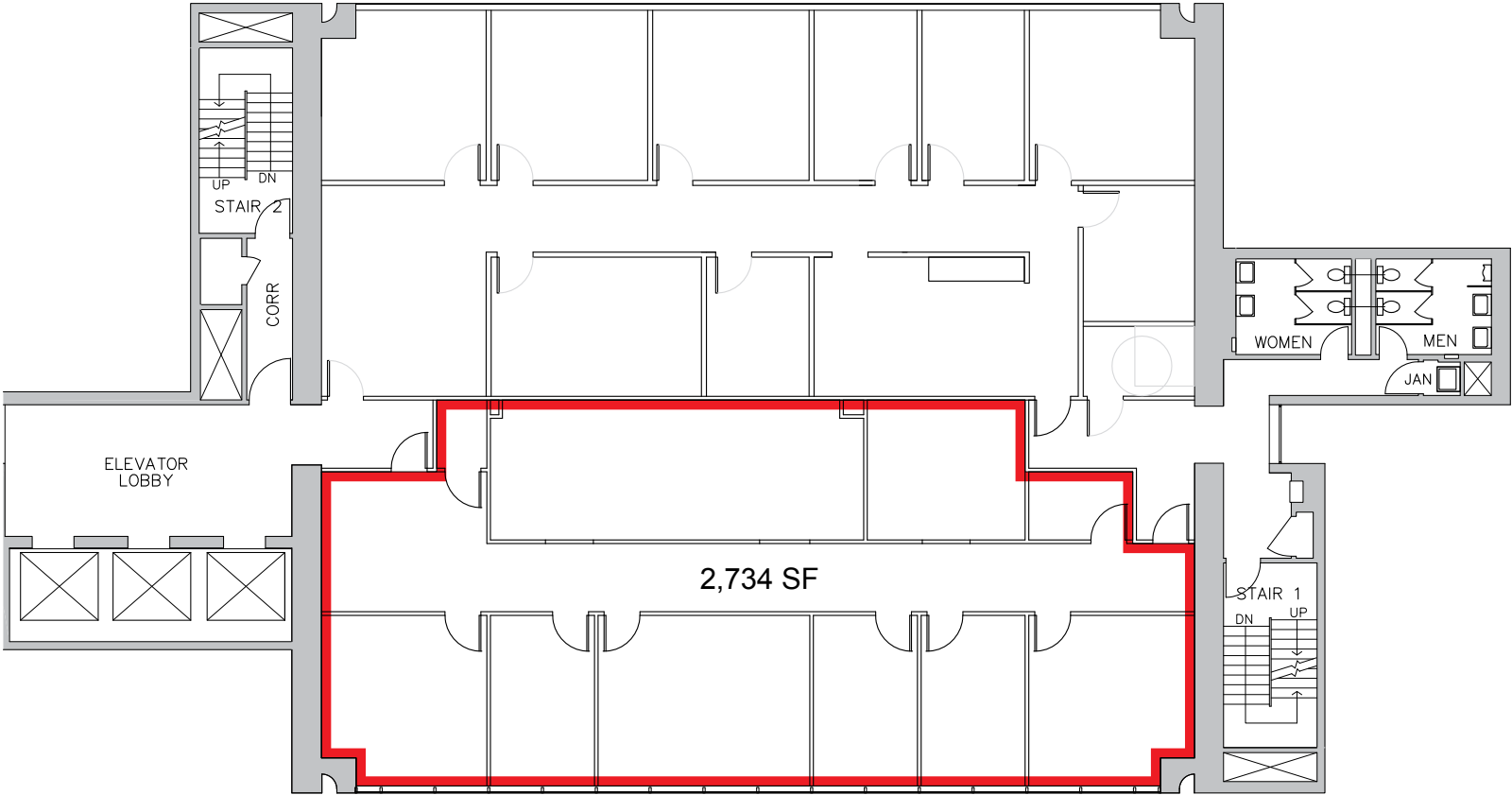
# 3<sup>RD</sup> FLOOR - 5,968 SF

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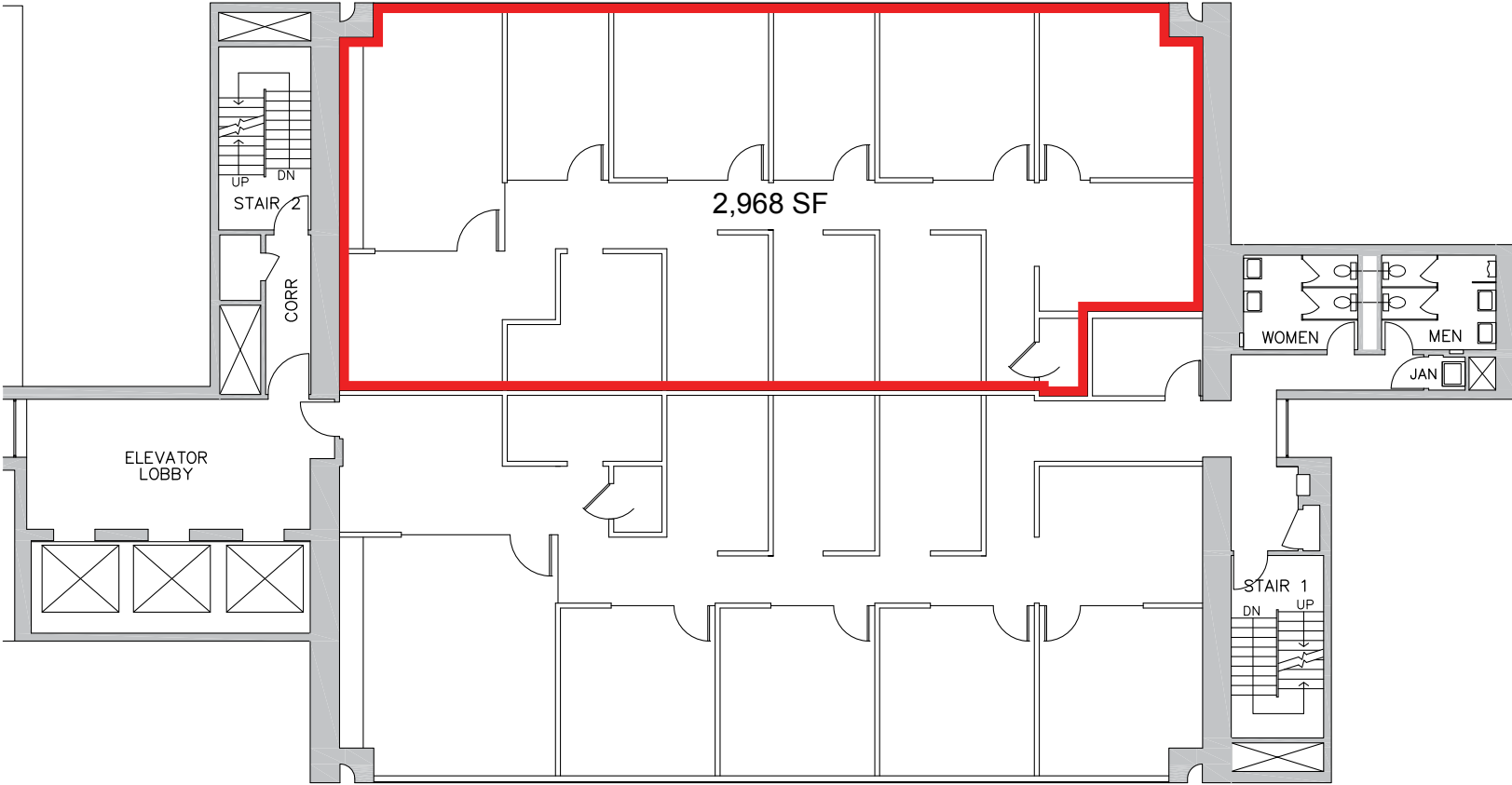
# 8<sup>TH</sup> FLOOR - 2,734 SF

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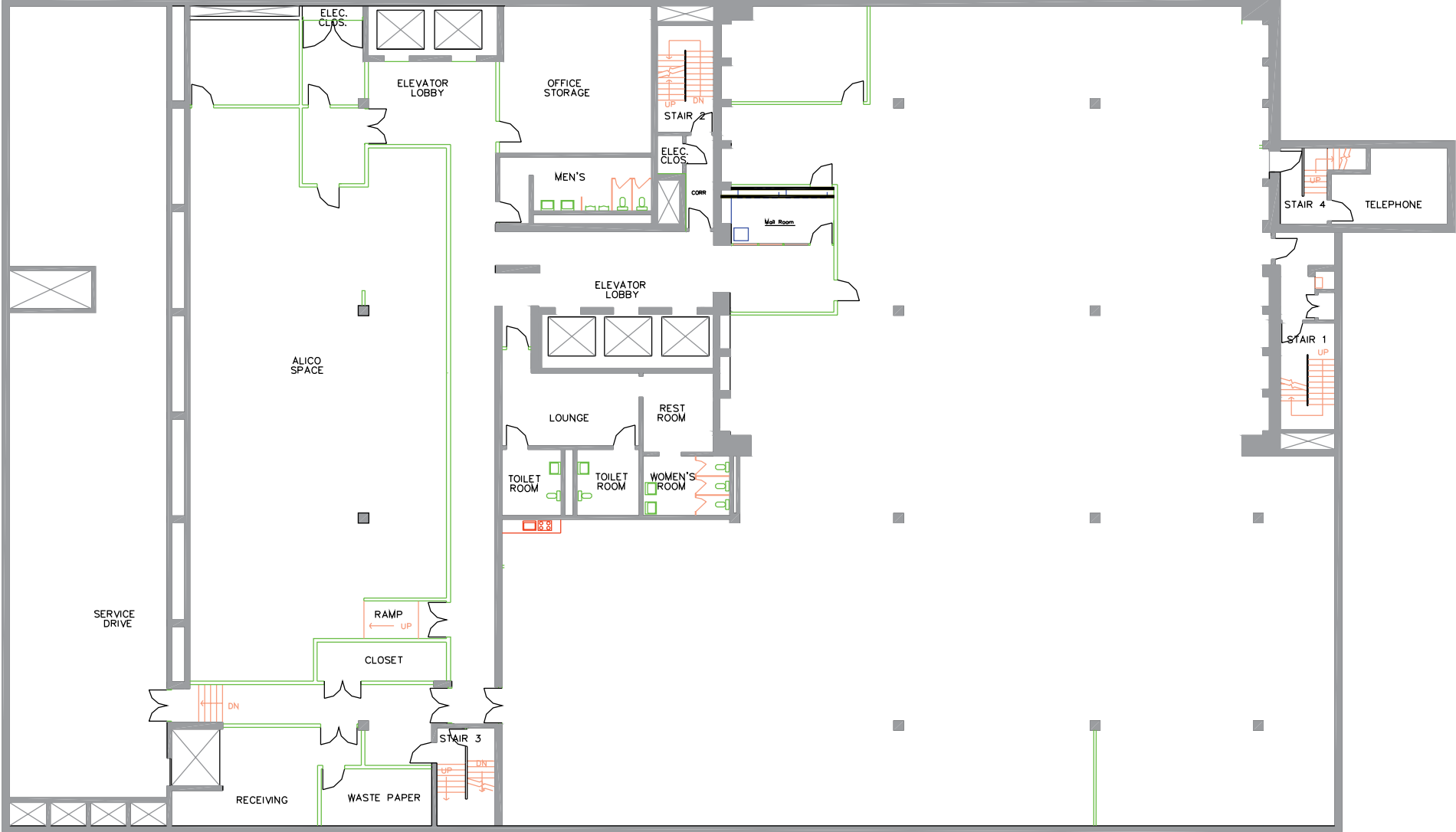
# 18<sup>TH</sup> FLOOR - 2,968 SF

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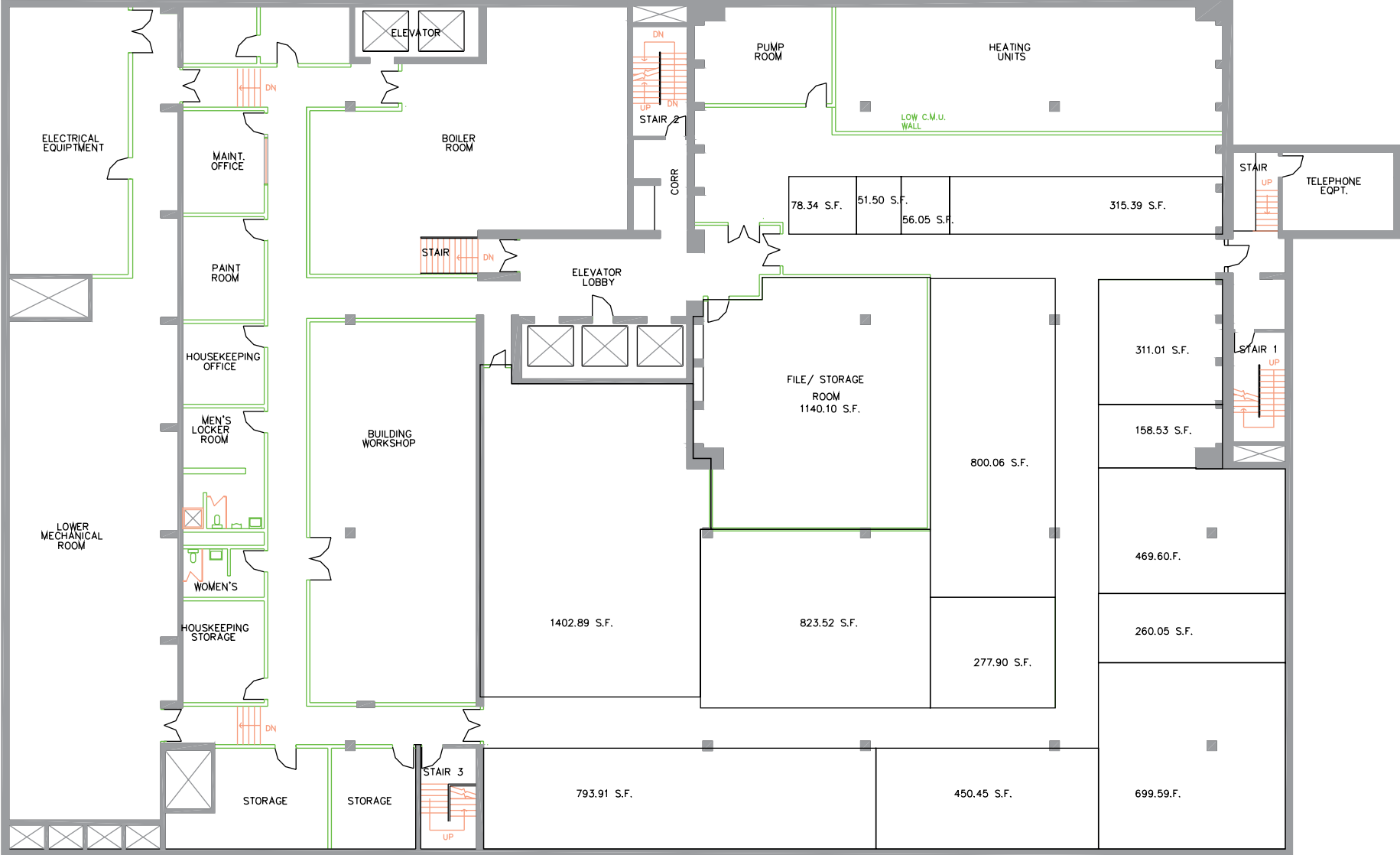
# 1<sup>ST</sup> LOWER LEVEL - 18,051 SF

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# 2<sup>ND</sup> LOWER LEVEL - 12,830 SF

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# CONTACT

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