

DELAWARE

CORPORATE CENTER I & II

1 & 2 RIGHTER PARKWAY • WILMINGTON, DE 19803



MULTIPLE SPACES FOR LEASE



PROPERTY MANAGEMENT

Delaware Corporate Center I & II

Property Managed by **B P G** | 3 6 0

BPG | 360 is a **full-service real estate asset and property management company** that strives to exceed the expectations of every tenant and owner they serve. The company actively manages more than six million square feet of commercial properties in the Maryland to Philadelphia office corridor, which includes properties both in The Buccini/Pollin Group's portfolio as well as those controlled by third-party owners. BPG 360's commercial operations team effectively touches every aspect of property management. With a 25 year history of managing commercial, hotel, retail and residential properties, every member brings their own experience and ideas to the table to provide an exceptional business model. BPG 360 is all about providing best in class customer service to the owners we represent, the tenants we serve, the vendor partnerships we culture and the fellow associates we work with every day.

BPG | 360 boasts one of the east coast's deepest benches of professionals with a very broad talent base of real estate and mechanical backgrounds. Our core team experience includes master electricians and plumbers, crafted painters, HVAC engineers, and landscapers along with experienced property managers, tax and financial analysts, construction managers and law enforcement personnel. It brings together top executives with experiences from the nation's leading real estate companies. This team marries their institutional backgrounds with a very entrepreneurial and pro-active tenant-focused platform.

The team maximizes the value of its assets with a hands-on, progressive management approach, enhancing financial performance through increased operating efficiency, asset repositioning, and rehabilitation strategies. The BPG 360 team carefully designs custom strategic plans to meet the challenges and opportunities faced by each specific property while optimizing value and performance based on the owner's specific goals.

PROPERTY FACT SHEET

Delaware Corporate Center I



General Site Information

Location:	One of two buildings located in the Delaware Corporate Center, along Route 202 in northern Wilmington, Delaware. 10 minutes north of Wilmington, 20 minutes south of Philadelphia International Airport.	
Owner:	Buccini/Pollin Group	
Management Group:	BPG Real Estate Services	
VP of Commercial Ops:	Ralph Rossi	(302) 691-4065
VP of Leasing:	Jeffrey Gannett	(302) 691-4067
Property Management:	Paul Watts	(302) 691-2090

General Building Information

Architect:	The Kling-Lindquist Partnership, Inc.
Original Builder:	The Kevin F Donohoe Company, Inc.
Structural Engineer:	The Kling-Lindquist Partnership, Inc.
Total R.S.F.:	104,761 RSF
Floor Area:	34,920 RSF (avg.)
Floors:	3
Year Built:	1988

PROPERTY FACT SHEET

Delaware Corporate Center I



Construction and Building Systems

Structure:	Steel I beam frame. Floors comprised of metal decking with poured concrete.
Floor Height:	13' 9" deck-to-deck
Column Spacing:	Varies; typical is 20' spacing
Exterior:	Precast EIFS exterior panels with dual-pane, tinted windows Window Mullion Spacing: Varies; typical is 5' with 6' at corners
Roof:	4-inch concrete over corrugated steel deck. Fully adhered rubber EPDM membrane roof with tapered insulation, installed in 2006.
Utilities:	Electric Distributor: Delmarva Power Water: City of Wilmington Sewer: New Castle County Phone: Verizon (Regional Service)
Telecommunications:	Comcast
HVAC:	3 Trane Intellapak Roof Top units with VAV distribution throughout the interior. Units are vertically zoned and equipped with variable frequency drives for supply and return fans. VAV boxes are controlled by a building automation system to control temperature, airflow and electric heat functions. A Lennox package unit controls temperature in the building lobby and atrium.
Elevators:	2 Dover hydraulic elevators. 1 car w/2,500 lb. capacity; 1 car w/4,000 lb. capacity and designated for freight/deliveries
Plumbing:	4" Main for domestic water service with variable speed pumping system. Electric hot water distribution supplies restrooms only.
Electrical:	A Square D Switchboard rated for 3,000 amp service (480/277 volts)
Building Automation:	A building automation system controls automation of roof top AC units, VAV boxes, interior and exterior lighting, exhaust fans and all related HVAC equipment. Control and adjustment made by building management personnel.

PROPERTY FACT SHEET

Delaware Corporate Center I



Emergency Systems

Fire Systems:

A Potter Signal fire alarm system, installed in 2017 reports to 3rd party monitoring agency providing 24/7 coverage. The building has horns, strobes, smoke detectors and is fully sprinklered.

Tenant Fire Systems:

FM-200 system installed (2004) on the third floor for its data room. A dry sprinkler system was installed for its data and communications rooms on the 3rd floor.

Lighting:

Emergency lighting in stairs, corridors and exits (battery operated) for egress lighting

Generator:

A Caterpillar diesel generator; 480/277 3-phase; 100kw; 100-gallon fuel tank. Generator provides limited building service (fire alarm and card access systems).

Security Systems:

A Keri card access system for use after-hours access to the building. All card issuance (for building access) controlled/maintained by Building Management.

PROPERTY FACT SHEET

Delaware Corporate Center II



General Site Information

Location:	One of two buildings located in Delaware Corporate Center, along Route 202 in northern Wilmington, Delaware. 10 minutes north of Wilmington, 20 minutes south of the Philadelphia International Airport.	
Owner:	Buccini/Pollin Group	
Management Group:	BPG Real Estate Services	
VP of Commercial Ops:	Ralph Rossi	(302) 691-4065
VP of Leasing:	Jeff Gannett	(302) 691-4067
Property Management:	Paul Watts	(302) 691-2090

General Building Information

Architect:	The Kling-Lindquist Partnership, Inc.
Original Builder:	The Kevin F Donohoe Company, Inc.
Structural Engineer:	The Kling-Lindquist Partnership, Inc.
Mechanical Engineer:	Paragon Engineering, Inc.
Total R.S.F.:	95,514 RSF
Floor Area:	31,838 RSF (avg.)
Floors:	3
Year Built:	1986

PROPERTY FACT SHEET

Delaware Corporate Center II



Construction and Building Systems

Structure:	Steel I beam frame. Floors comprised of metal decking with poured concrete.
Floor Height:	13' 9" deck-to-deck
Column Spacing:	Varies; typical is 20' spacing
Exterior:	Precast EIFS exterior panels with dual-pane, tinted windows. Window Mullion Spacing: Varies; typical is 5' with 6' at corners
Roof:	4-inch concrete over corrugated steel deck. A fully adhered TPO white roof with tapered insulation was installed in 2007.
Utilities:	Electric Distributor: Delmarva Power Water: City of Wilmington Sewer: New Castle County Phone: Verizon (Regional Service)
Telecommunications:	Comcast, Verizon
HVAC:	3 Trane Intellapak Roof Top units with VAV distribution throughout the interior. Units are vertically zoned and equipped with variable frequency drives for supply and return fans. VAV boxes are controlled by a building automation system to control temperature, airflow and electric heat functions.
Elevators:	2 Dover hydraulic elevators. 1 car w/2,500 lb. capacity; 1 car w/4,000 lb. capacity and designated for freight/deliveries
Plumbing:	4" Main for domestic water service with variable speed pumping system. Electric hot water distribution supplies all restrooms.
Electrical:	General Electric Switchboard. Rated for 3,000 amp service (480/277 volts)
Building Automation:	A building automation system controls all roof top AC units, VAV boxes, exhaust fans and all related HVAC equipment. Control and adjustment made by building management personnel.

PROPERTY FACT SHEET

Delaware Corporate Center II



Emergency Systems

Fire Systems:

A Harrington alarm system, installed in 2004. Horns/strobes, smoke detectors, alarms report to UL off site. The building has complete sprinkler coverage throughout the structure.

Lighting:

Emergency lighting in stairs, corridors and exits (battery operated) for egress lighting

Generator:

1 Caterpillar diesel generator; 480/277 3-phase; 100kw; 100-gallon fuel tank.

Security Systems:

A Keri card access system for use afterhours access into the building. All card issuance (for building access) controlled/maintained by Building Management.

DELAWARE CORPORATE CENTER I

Delaware Corporate Center I & II



DELAWARE CORPORATE CENTER II

Delaware Corporate Center I & II



PROPERTY OVERVIEW

Delaware Corporate Center I & II



LEASING PLANS - 1ST FLOOR

Delaware Corporate Center I

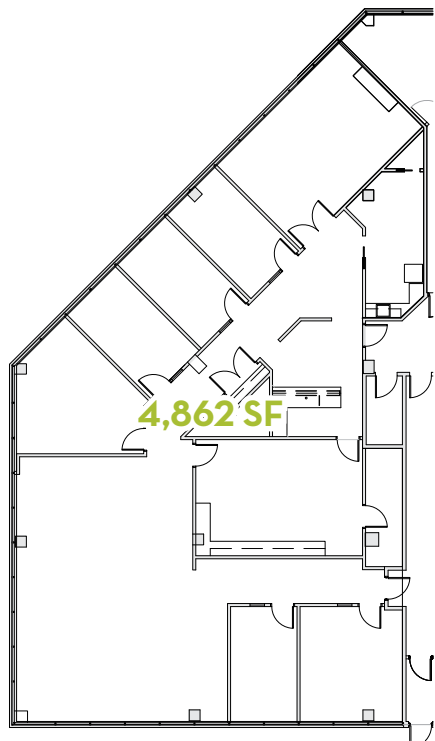


SUITES 140 & 150 ARE CONTIGUOUS AND CAN BE COMBINED TO MAKE 6,496 SF

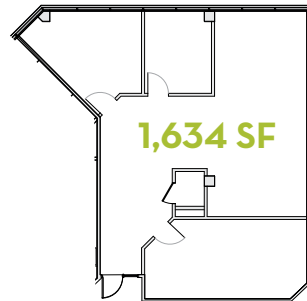
FIRST FLOOR PLAN

FLOOR PLANS - 1ST FLOOR

Delaware Corporate Center I

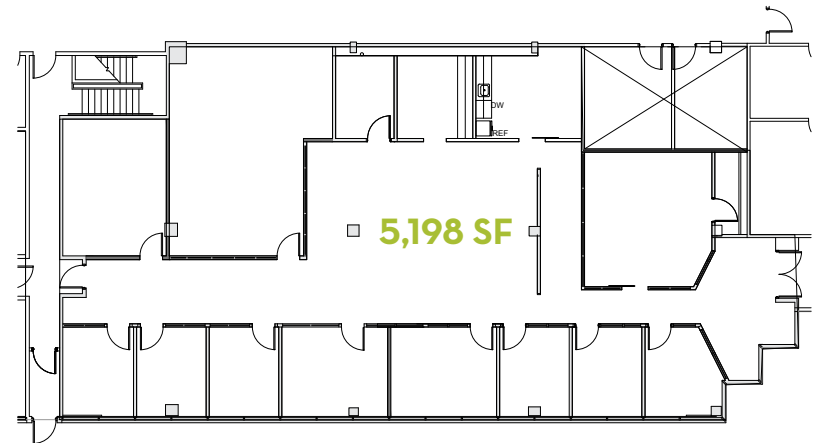


SUITE 150 • 4,862 SF



SUITE 140 • 1,634 SF

SUITES 140 & 150 ARE CONTIGUOUS AND CAN BE COMBINED TO MAKE 6,496 SF

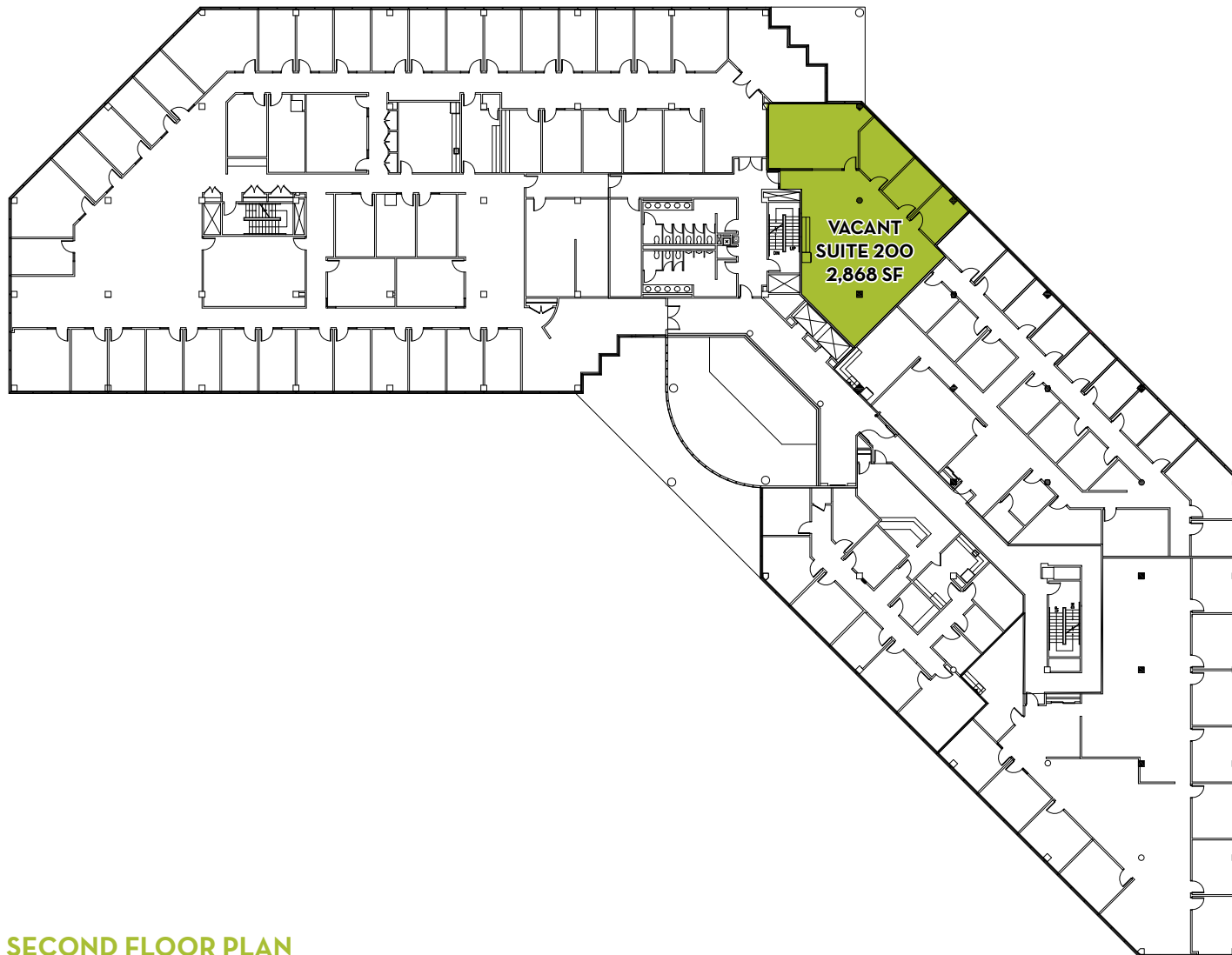


SUITE 100 • 5,198 SF

AVAILABLE ON 12/1/2020

LEASING PLANS - 2ND FLOOR

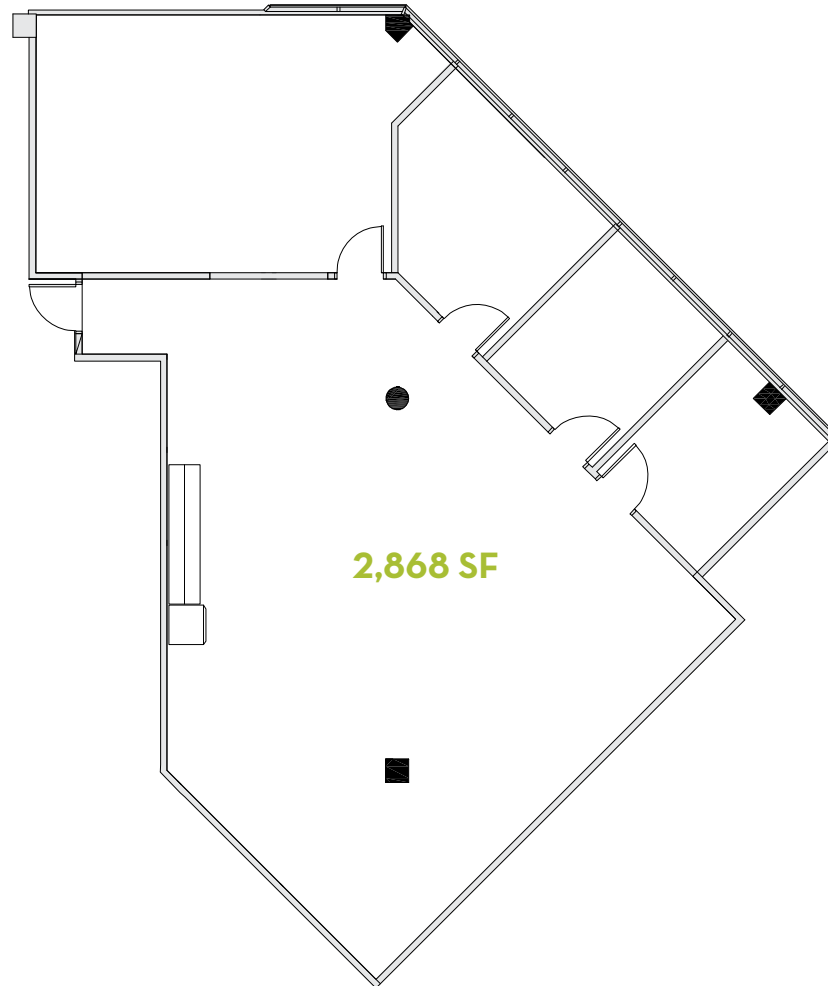
Delaware Corporate Center I



SECOND FLOOR PLAN

FLOOR PLANS - 2ND FLOOR

Delaware Corporate Center I



SUITE 200 • 2,868 SF

LEASING PLANS - 3RD FLOOR

Delaware Corporate Center II



THIRD FLOOR PLAN

FLOOR PLANS - 3RD FLOOR

Delaware Corporate Center II



5,330 SF

SUITE 310 • 5,330 SF

AVAILABLE ON 12/1/2020

CONTACT

Delaware Corporate Center I & II

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