

# 322A ST.

WILMINGTON DE



FOR LEASE

27,012 SF AVAILABLE



# PROPERTY MANAGEMENT

322 A 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 Chevy Chase, MD, Wilmington, DE, Philadelphia, PA, and Baltimore, MD. 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 36 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

322 A Street

## Construction and Building Systems

<b>Structure:</b>	Concrete and Steel.
<b>Available SF:</b>	Ground Floor - 2,734 SF   Second Floor - 12,779 SF   Third Floor - 11,499 SF
<b>Column Spacing:</b>	Column free.
<b>Exterior:</b>	Glass tinted windows, concrete block and zinc and stainless metal siding.
<b>Window Mullion Spacing:</b>	Varies; typical is 5'
<b>Roof:</b>	Fully adhered rubber EPDM membrane roof.
<b>Electric Distributor:</b>	Delmarva
<b>Water:</b>	City of Wilmington
<b>Sewer:</b>	City of Wilmington
<b>Phone:</b>	Verizon
<b>Solar:</b>	200kw system owned by Distributed Sun.
<b>Telecommunications:</b>	Comcast/Verizon
<b>HVAC:</b>	Central air conditioning and forced air heat. Rooftop package units with VAV and fan power box distribution.
<b>Elevators:</b>	One three stop hydraulic elevator.
<b>Plumbing:</b>	4" Main for domestic water service. Electric hot water distribution. Galvanized steel and copper piping.
<b>Electrical:</b>	1600amp 3 phase 4 wire
<b>Building Automation:</b>	Honeywell Backtalk BAS

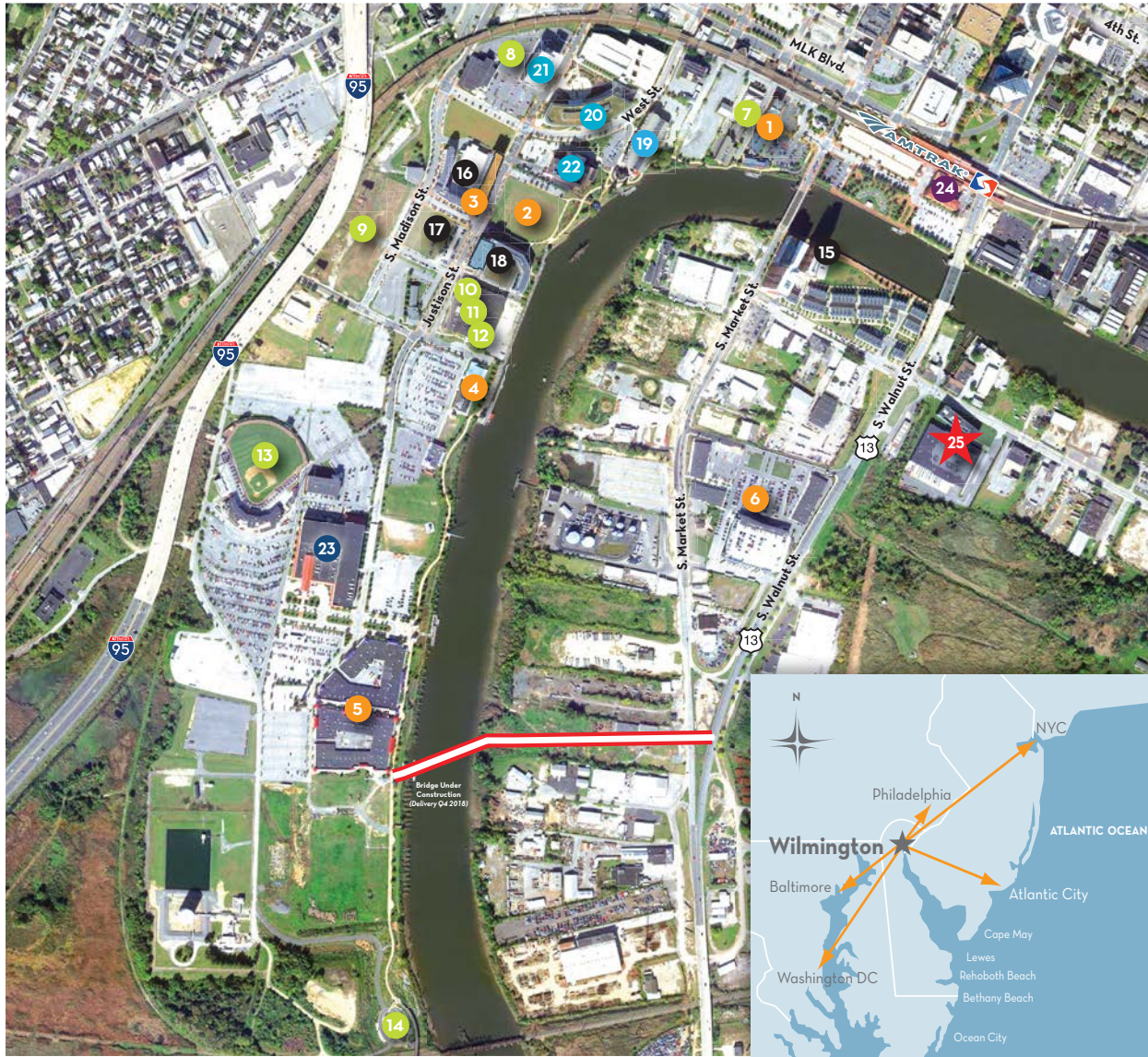
## Emergency Systems

<b>Fire Systems:</b>	Edwards System technologies EST 2 panel. Maintained by Wayman Fire Protection. Monitored by Security Instruments. Fully sprinklered building 10" fire service. Dry system for external parking area.
<b>Lighting:</b>	Emergency lighting in stairs, corridors and exits for egress lighting. 120/277 v fluorescent lighting.
<b>Security Systems:</b>	Security Instruments card access system on main entry door. Security Alarm system on all exterior doors with motion detection alarms aside. 21 cameras recording internal and external to DVR.



# AMENITIES MAP

322 A Street



## RETAIL

1. Riverfront Market
2. Constitution Yards Beer Garden
3. Starbucks
4. Riverfront Restaurants
5. Shipyard Shops
6. Christina Crossing Shopping Center & ShopRite

## ENTERTAINMENT AND SPORTS

7. Delaware Theater Company
8. DCCA
9. Penn Cinema Theater & IMAX
10. Stratosphere Trampoline Park
11. CrossFit Riverfront
12. Delaware Children's Museum
13. Frawley Stadium
14. Wildlife Refuge & Envir. Education Center

## RESIDENTIAL

15. The Residences at Christina Landing Apartments, RiverTower Condos, and Christina Landing Townhomes
16. The Residences at Justison Landing Apartments
17. The Residences at Harlan Flats Apartments
18. Justison Landing

## COMMERCIAL

19. Barclays
20. Christina Crescent
21. The Star Building
22. AAA

## HOTEL

23. Chase Center & Westin Hotel

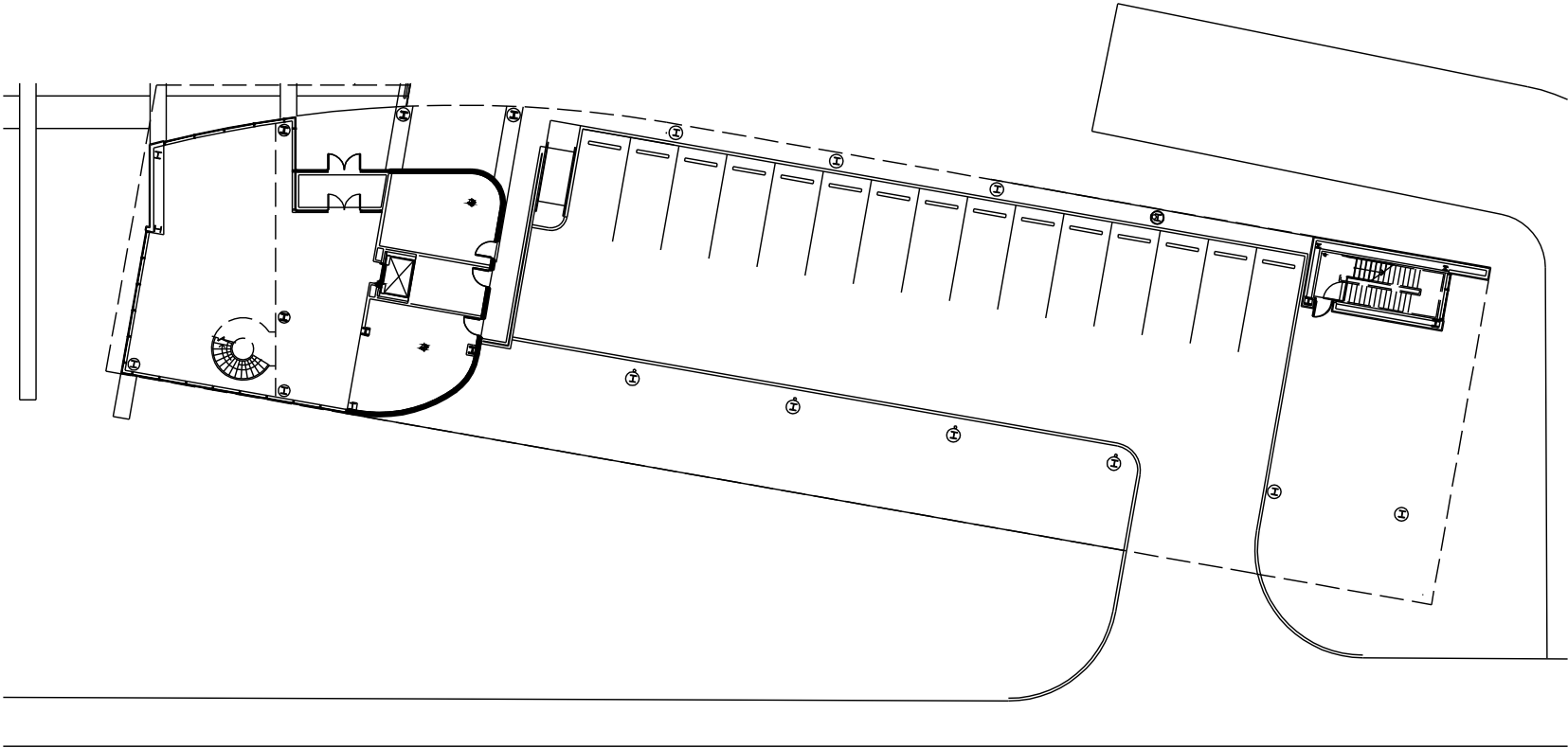
## TRANSPORTATION

24. AMTRAK & SEPTA Train Station

★ 25. 322 A STREET

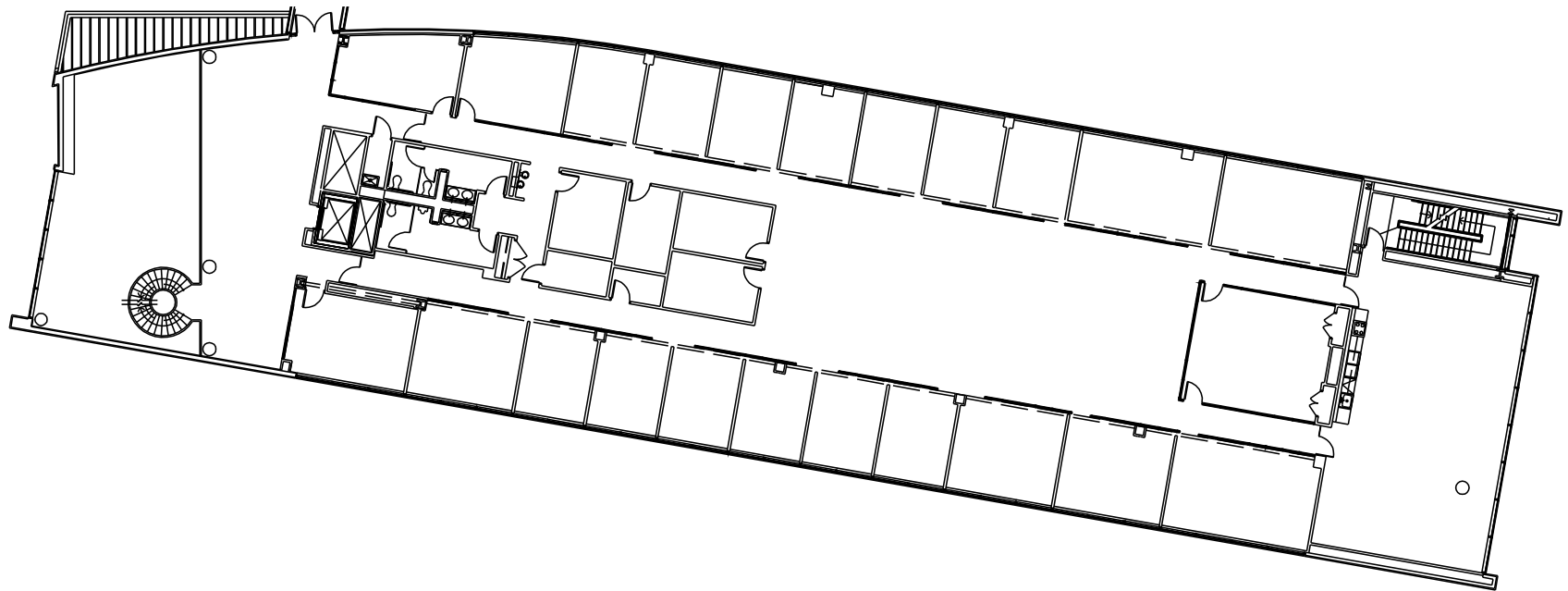
# GROUND FLOOR - 2,734 SF

322 A Street



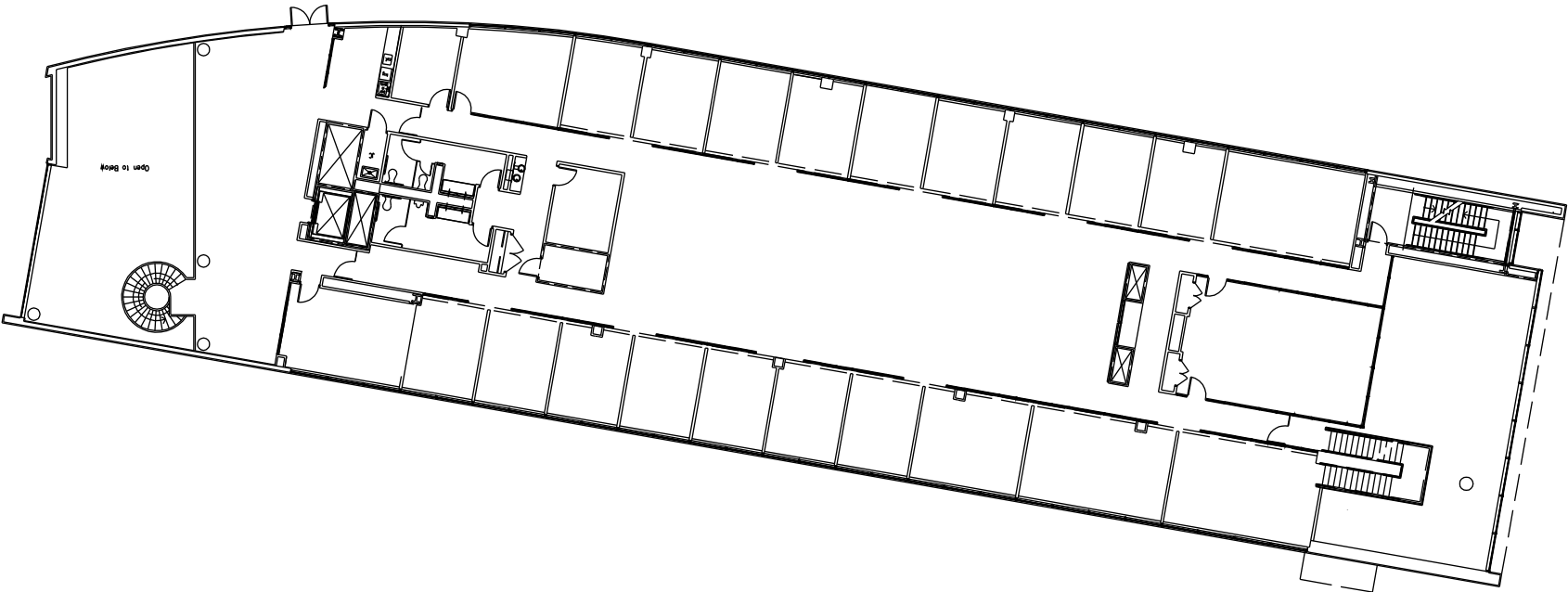
# SECOND FLOOR - 12,779 SF

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# THIRD FLOOR - 11,499 SF

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# BUILDING EXTERIOR

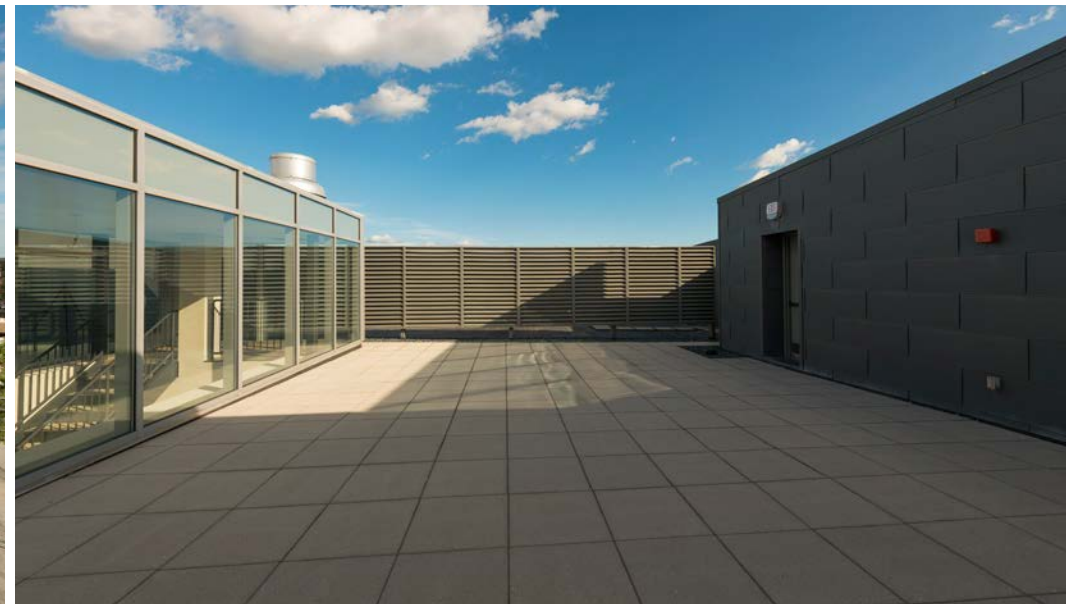
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# ROOFTOP PATIO

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# MAIN CONFERENCE ROOM - 3RD FLOOR

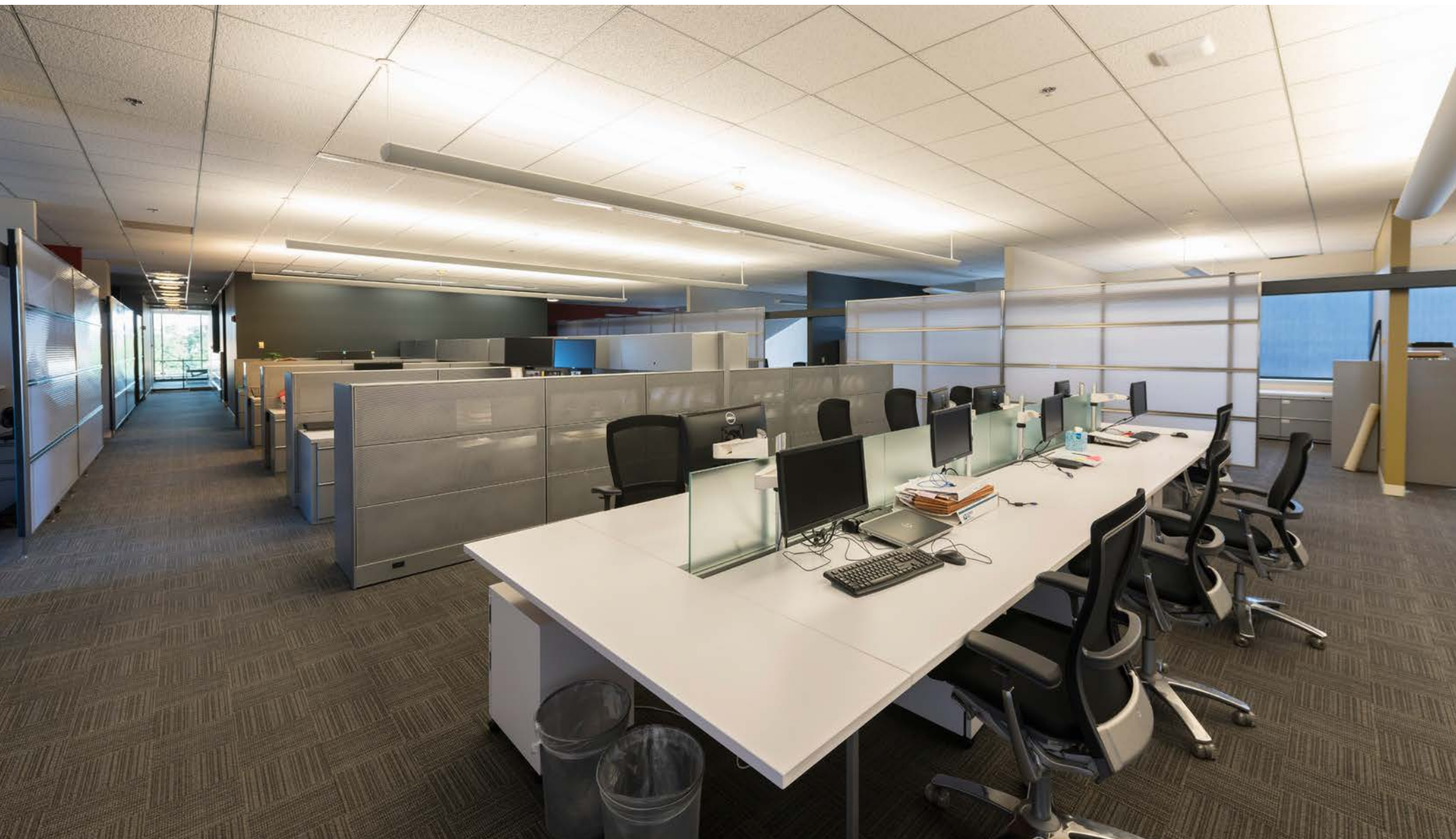
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# OPEN OFFICE SPACE

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# WORKSTATIONS

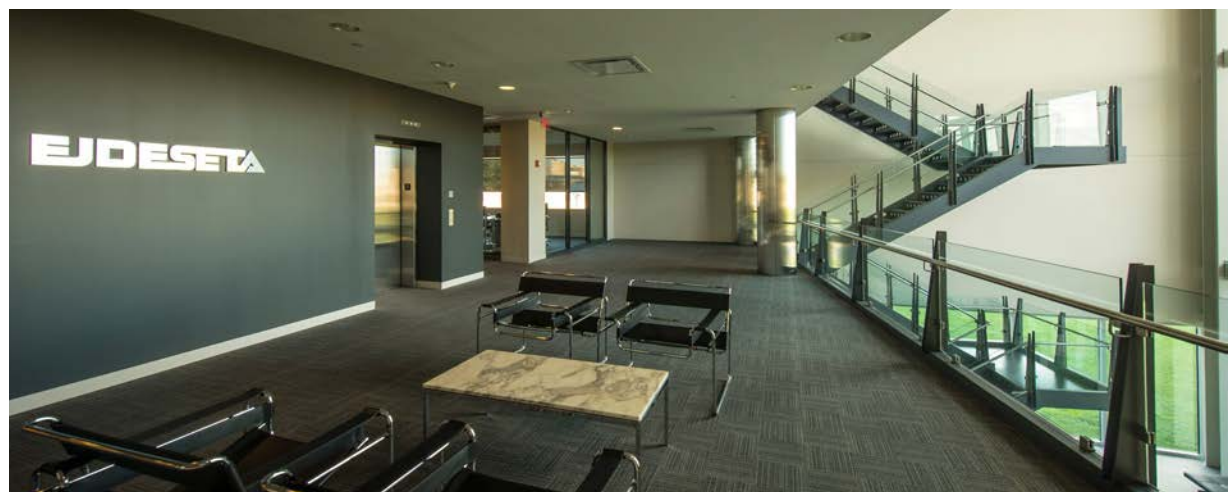
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# LOBBY & WAITING AREA

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