



THE BRANDYWINE BUILDING

1000 N. WEST STREET | WILMINGTON DE



PROPERTY MANAGEMENT

The Brandywine Building / 1000 N. West Street

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

The Brandywine Building / 1000 N. West Street

General Site Information

Description:	Landmark 411,271 rentable square foot 18 story office and retail building.
Construction:	Original construction (steel frame with finished concrete floor slabs and granite facade) completed in 1970 Designed by Kling Lindquist Architects for E.I. du Pont de Nemours & Company.
Renovation:	Property was renovated in 2013. This included new lobby finishes, complete renovation of elevator cabs, installation of security card readers at elevators, new common area finishes, new exterior entrances and exterior landscaping.
Lobby:	Comprehensive re-design included removal of the existing glass curtain walls to create a grand atrium and access way from West Street to the City Center Plaza. The original lobby granite and bronze work was restored and a new reception desk was installed. The existing brick flooring was removed and a custom designed terrazzo flooring installed.
Ceiling Heights:	Typical slab to slab 13'; Slab to finish ceiling 8'6"; Lobby 20'+.
Floor Load:	Approximately 50 lbs. PSF live load.
Voice & Data Cabling:	<ul style="list-style-type: none">- Customization of system per occupants needs- Risers are supported by several carriers including:<ul style="list-style-type: none">- Comcast Business- Verizon- DSL Back-up- Satellite accessible
Electric:	6 watts of 120/208 volt electric power available per RSF (net of Air Conditioning consumptions).
Year Built:	Constructed in 1970 and renovated in 2013.
HVAC:	VAV System

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The Brandywine Building / 1000 N. West Street

General Site Information

Elevators:	Nine (9) state-of-the art high-speed microprocessor passenger and one (1) freight elevator. The cabs were refinished with new veneer panels, illuminated ceilings with art glass panels in polished bronze frames, and new terrazzo floors.
Security:	State of the art security system including closed circuit television system at entry/exit doors and elevators. Card access system for remote lobby entrances. Night/weekend escort service available to and from parking or transportation service.
Transportation:	Downtown service available at West & 11th Streets. Rodney Square only 2 blocks away.
Loading Dock:	Full Service loading dock was constructed in conjunction with the parking garage. The loading dock is located beneath the parking garage and is accessible via the underground walkway.
Life Safety:	Fully sprinklered and ADA compliant throughout. The fire alarm control panel utilizes a microprocessor based, analog-addressable system.
Location:	Located adjacent to the Hotel DuPont, Nemours Building and Rodney Square. Easy access to and from a 665 unit parking facility located directly across from the building. Adjacent and accessible via an underground walkway to the Nemours Building.
Current Tenants:	Citibank Barnes & Thornburg Connolly Gallagher Cooch & Taylor Smith, Katzenstein & Jenkins, LLP Regus

PROPERTY AMENITIES

The Brandywine Building / 1000 N. West Street

The following amenities are located adjacent to the Brandywine Building:

- 7-story, 665 unit parking structure. Garage accommodates both monthly and daily users. Serviced by two (2) elevators.
- LuxiaSuites features luxuriously appointed, fully furnished studio, one and two bedroom apartments for corporate executive housing.
- Reliable Copy Center, operates 24/7.
- Auditorium in the Nemours Building that seats 200 people.
- Two restaurants: Café Mezzanote and Tonic
- Sandwich/coffee shops such as Starbucks, Subway, Brew HaHa and Scotts.
- Private passenger drop-off area on the 10th Street side of the property.
- Bus service that stops on 11th Street, outside the Brandywine Building.
- Banks such as TD Bank, PNC Bank and Louviers Federal Credit Union.
- CoreTen & CrossFit, featuring state-of-the art equipment, group fitness classes, on-site locker rooms, and personal training.

AMENITIES MAP

The Brandywine Building / 1000 N. West Street



VIEW FROM THE WEST

The Brandywine Building / 1000 N. West Street



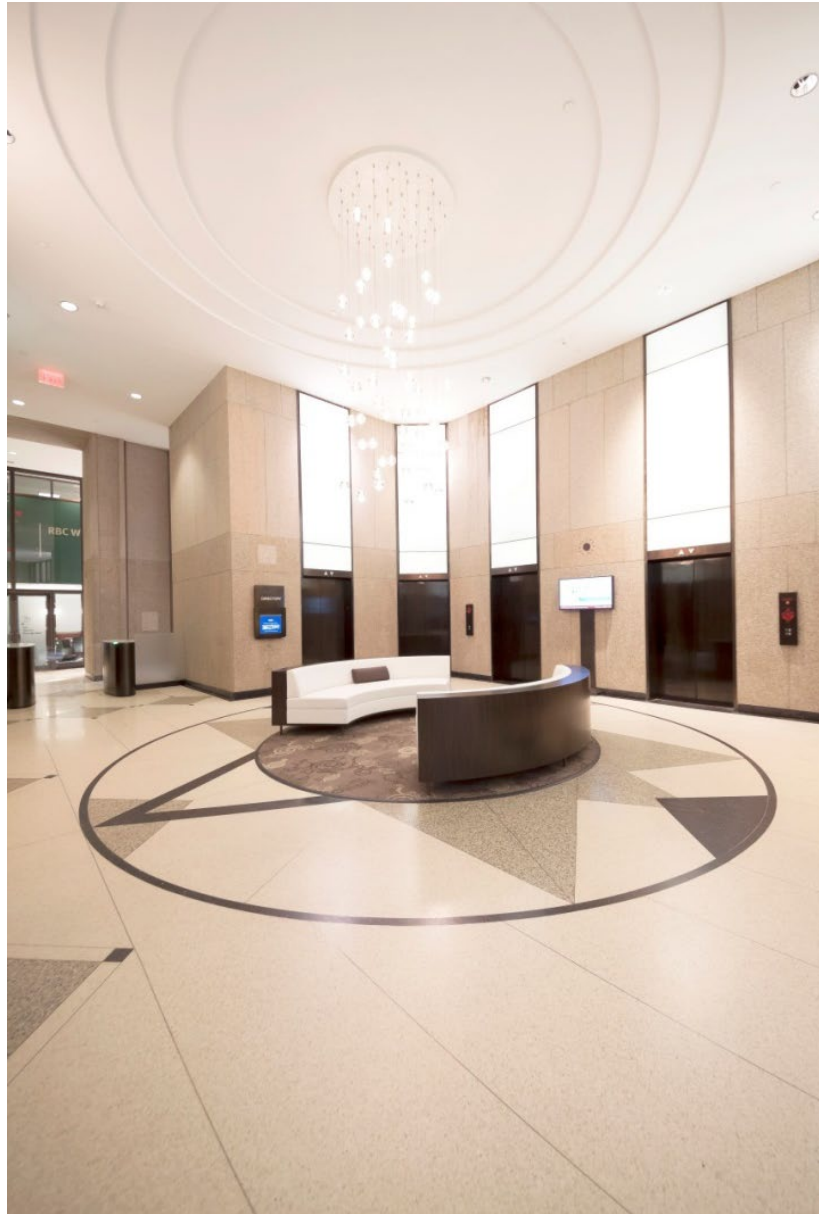
WEST STREET LOBBY ENTRANCE

The Brandywine Building / 1000 N. West Street



MAIN ELEVATOR LOBBY

The Brandywine Building / 1000 N. West Street



CITI BANK RECEPTION AREA

The Brandywine Building / 1000 N. West Street



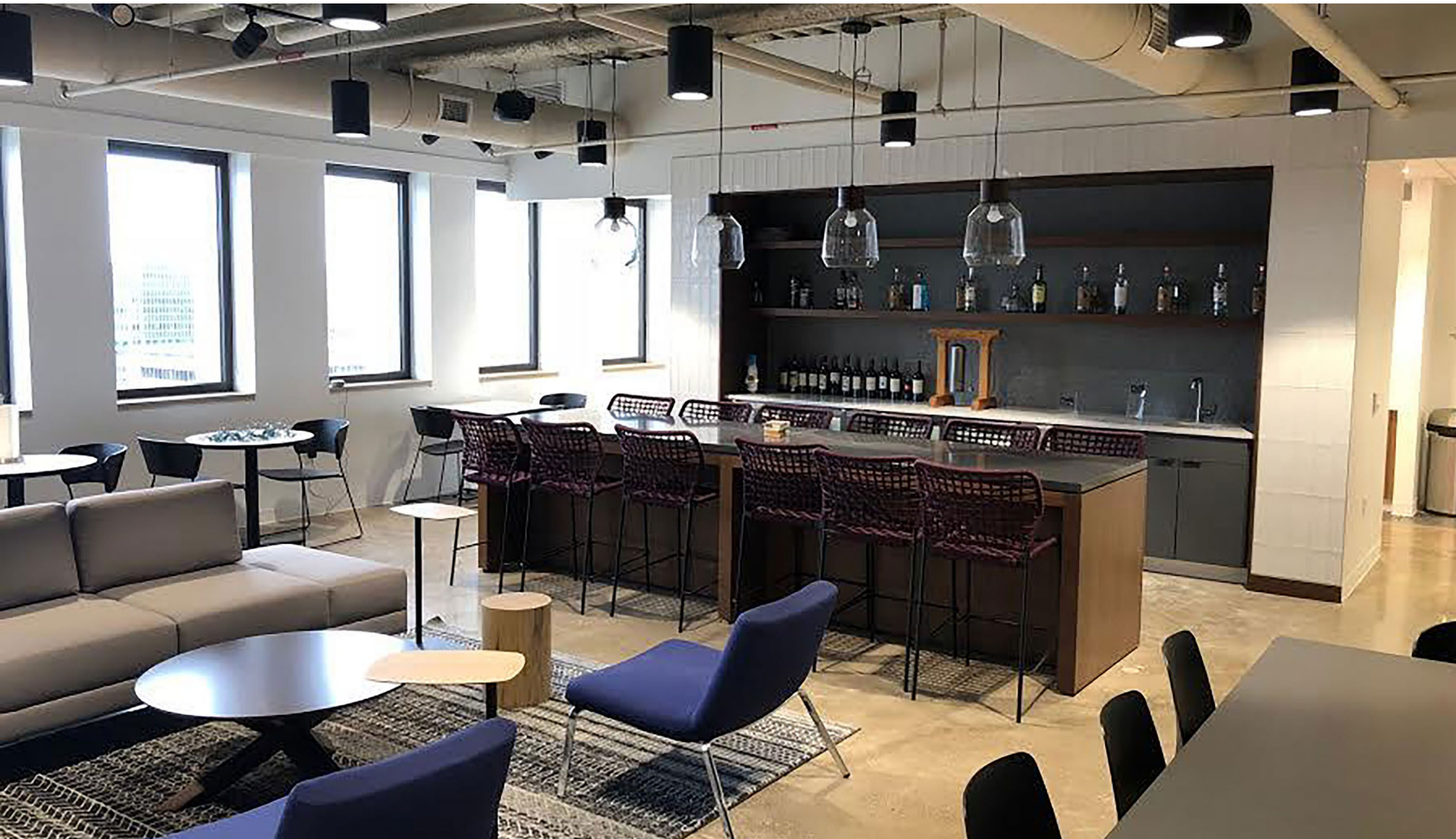
COOCH & TAYLOR RECEPTION AREA - 10TH FLOOR

The Brandywine Building / 1000 N. West Street



FAIR SQUARE COMMON AREA - 11TH FLOOR

The Brandywine Building / 1000 N. West Street



FAIR SQUARE WORK STATION - 11TH FLOOR

The Brandywine Building / 1000 N. West Street



FAIR SQUARE CONFERENCE ROOM - 11TH FLOOR

The Brandywine Building / 1000 N. West Street



REGUS RECEPTION AREA - 12TH FLOOR

The Brandywine Building / 1000 N. West Street



CONNOLLY GALLAGHER RECEPTION AREA - 14TH FLOOR

The Brandywine Building / 1000 N. West Street



RECEPTION AREA - 17TH FLOOR

The Brandywine Building / 1000 N. West Street



CONFERENCE ROOM - 17TH FLOOR

The Brandywine Building / 1000 N. West Street



SMALL CONFERENCE ROOM - 17TH FLOOR

The Brandywine Building / 1000 N. West Street



WORKSTATION - 17TH FLOOR

The Brandywine Building / 1000 N. West Street



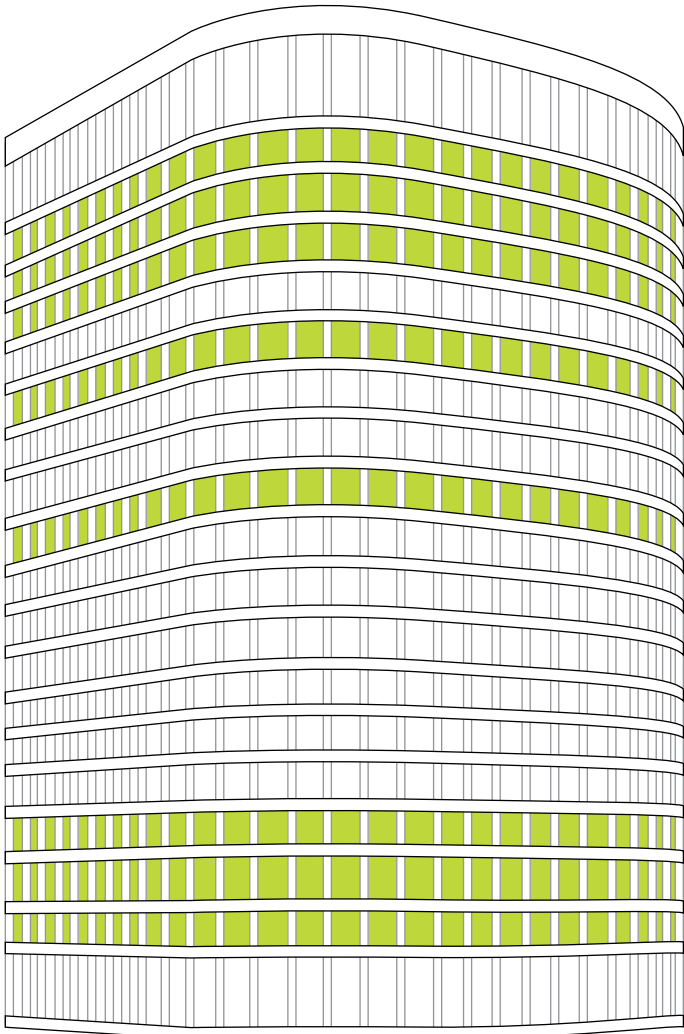
AVAILABLE SPACE

The Brandywine Building / 1000 N. West Street

FLOOR	AVAILABLE RSF
1st Floor	20,778 RSF
2nd Floor	22,926 RSF
3rd Floor	22,926 RSF
10th Floor	22,926 RSF
14th Floor	22,926 RSF
16th Floor	22,926 RSF
17th Floor	22,926 RSF
18th Floor	22,926 RSF
TOTAL	181,260 RSF

STACKING PLAN

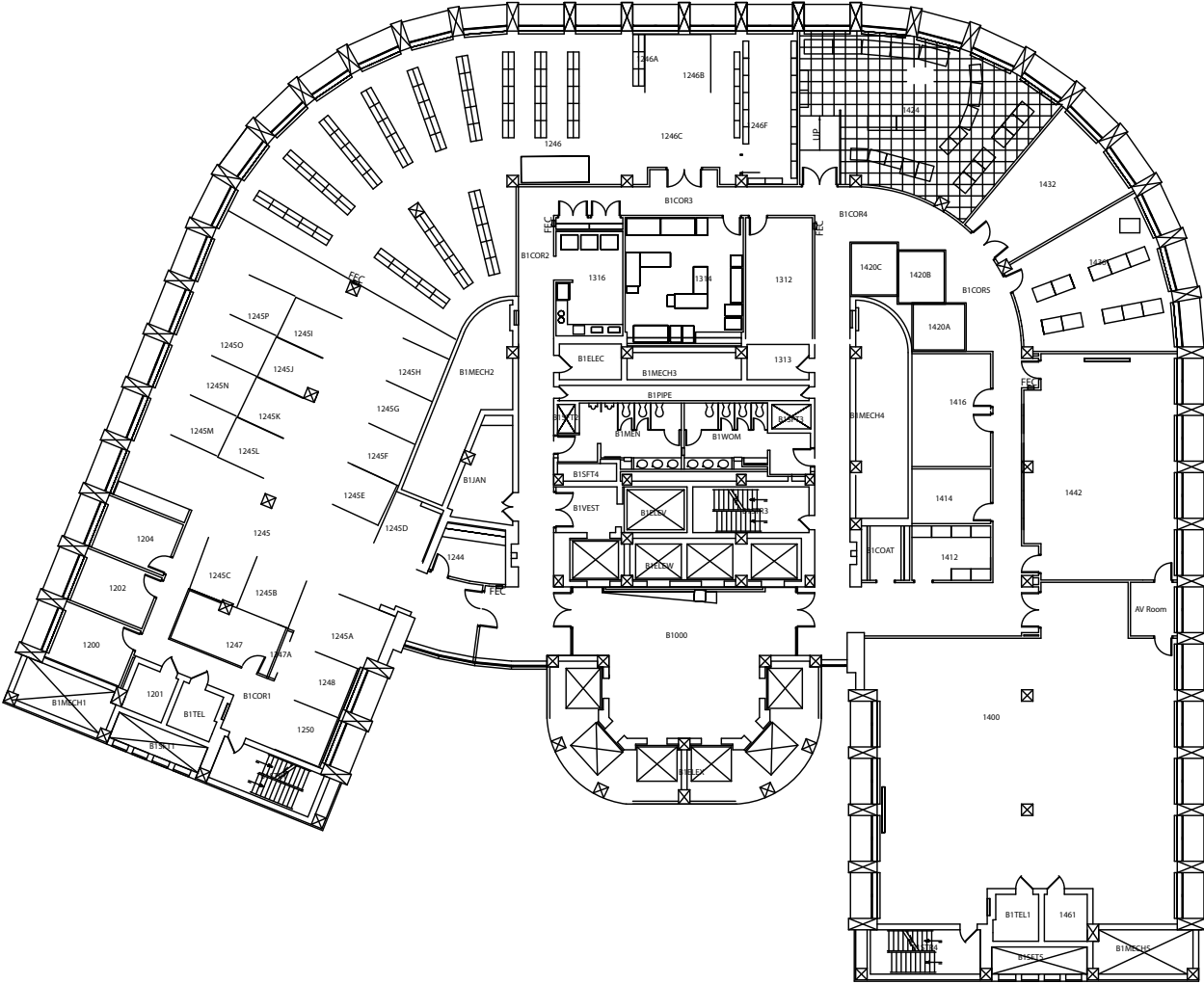
The Brandywine Building / 1000 N. West Street



Floor 18:	22,926 SF Available
Floor 17:	22,926 SF Available
Floor 16:	22,926 SF Available
Floor 15:	Leased
Floor 14:	22,926 SF Available
Floor 12:	Leased
Floor 11:	Leased
Floor 10:	22,926 SF Available
Floor 9:	Leased
Floor 8:	Leased
Floor 7:	Leased
Floor 6:	Leased
Floor 5:	Leased
Floor 4:	Leased
Floor 3:	22,926 SF Available
Floor 2:	22,926 SF Available
Floor 1:	20,778 SF Available
Ground Floor:	Leased
Total:	181,260 SF Available

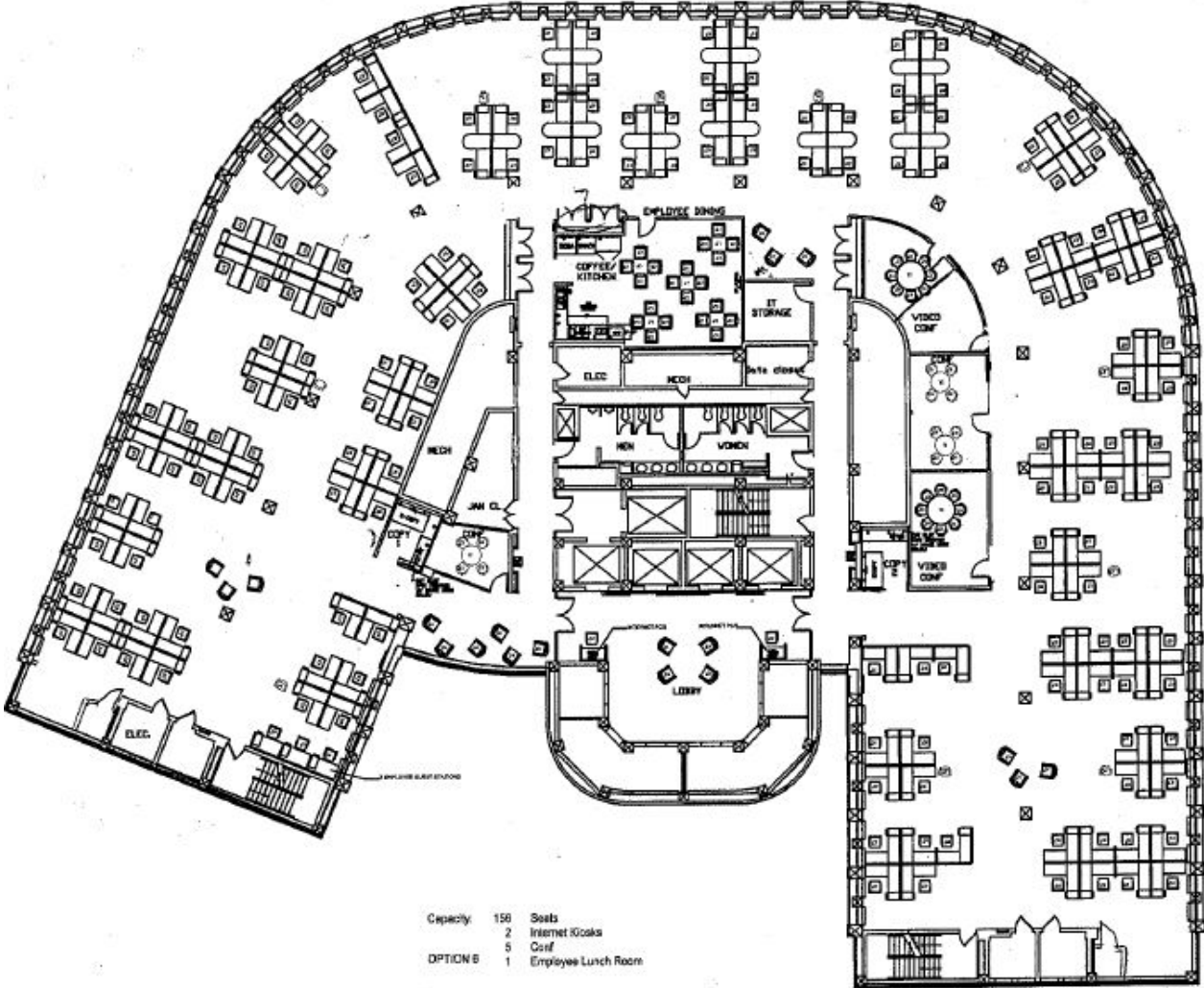
1ST FLOOR PLAN - 20,778 RSF

The Brandywine Building / 1000 N. West Street



2ND FLOOR PLAN - 22,926 RSF

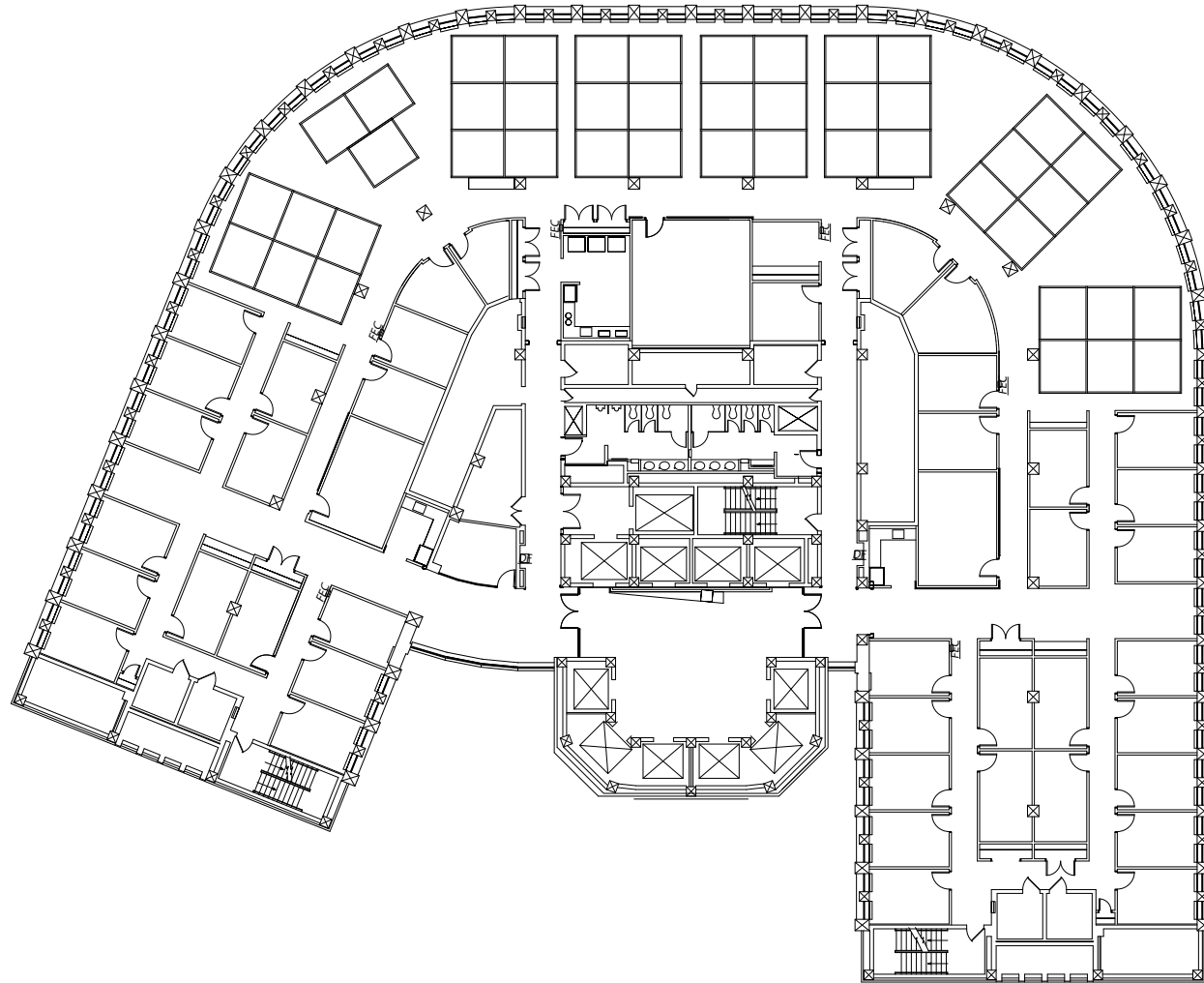
The Brandywine Building / 1000 N. West Street



Capacity:	156	Seats
	2	Internet Kiosks
	5	Conf
OPTION B	1	Employee Lunch Room

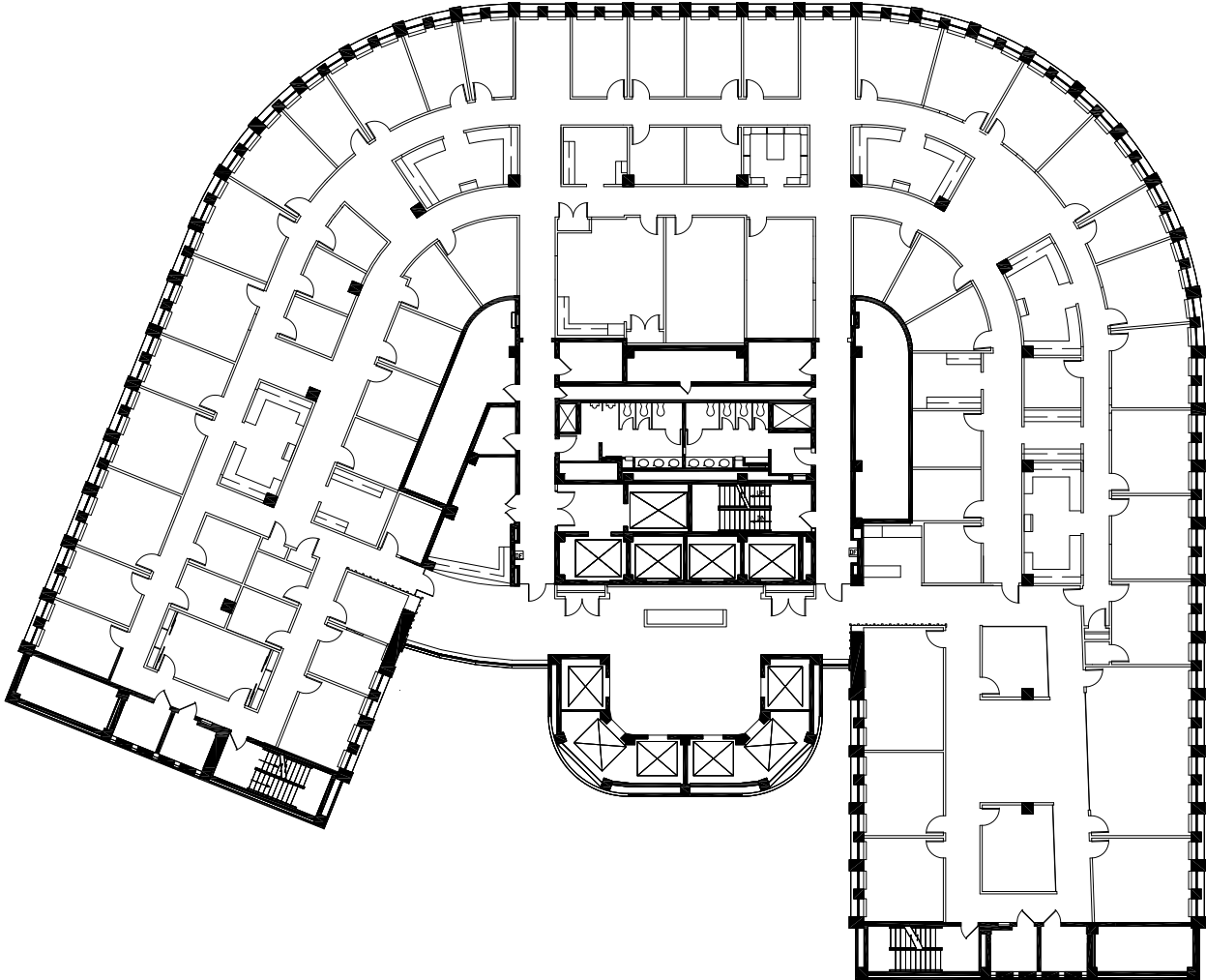
3RD FLOOR PLAN - 22,926 RSF

The Brandywine Building / 1000 N. West Street



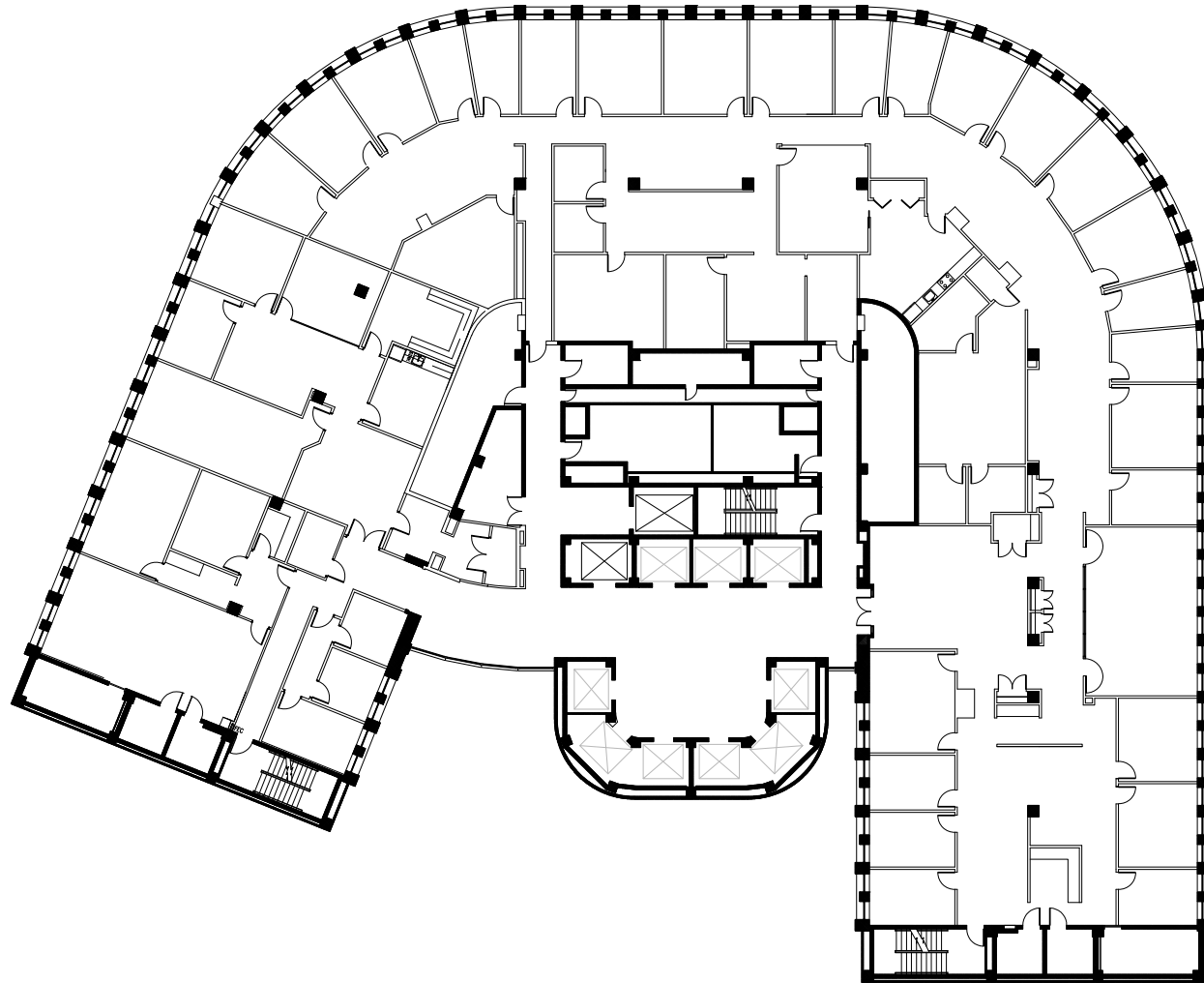
10TH FLOOR PLAN - 22,926 RSF

The Brandywine Building / 1000 N. West Street



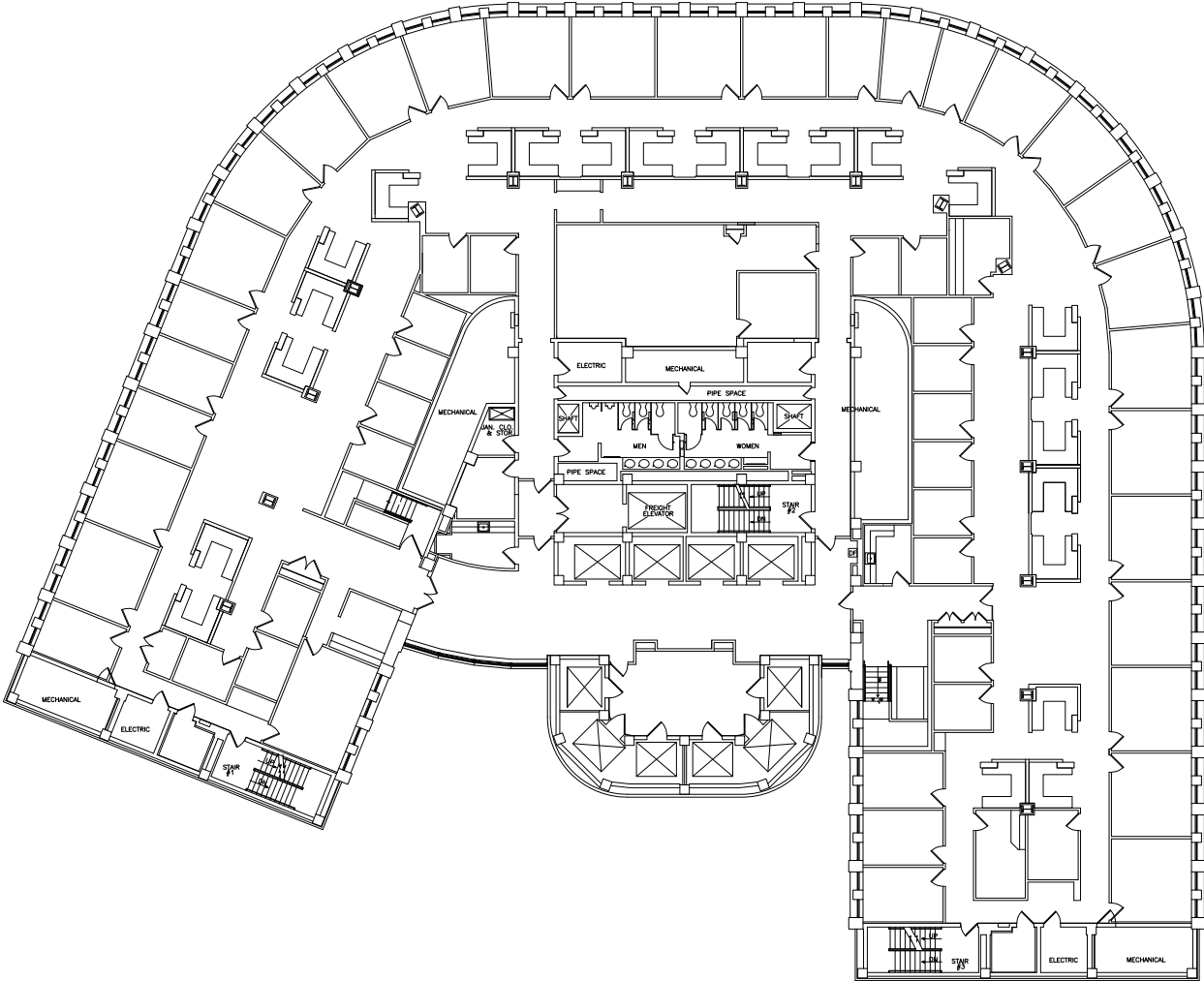
14TH FLOOR PLAN - 22,926 RSF

The Brandywine Building / 1000 N. West Street



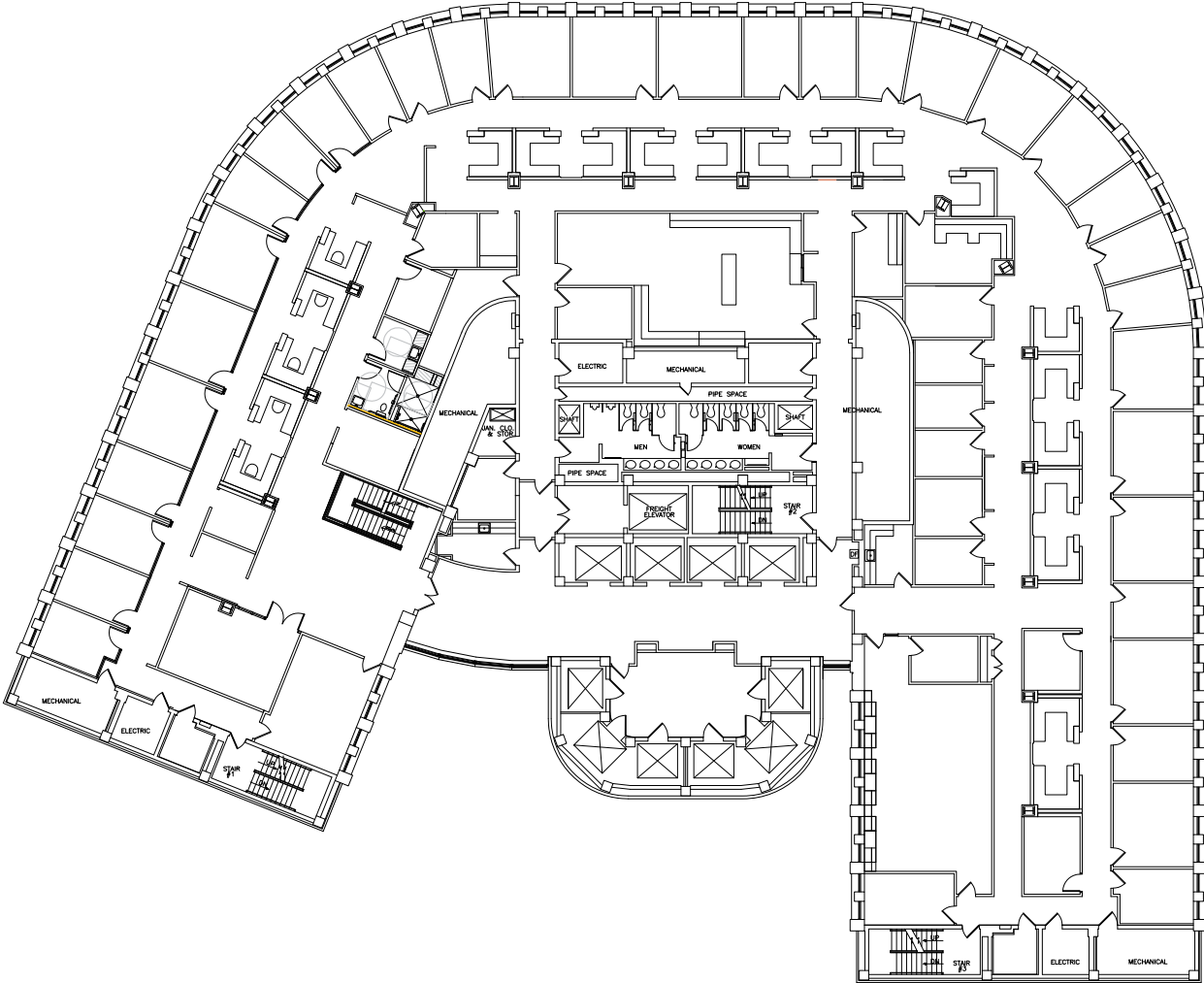
16TH FLOOR PLAN - 22,926 RSF

The Brandywine Building / 1000 N. West Street



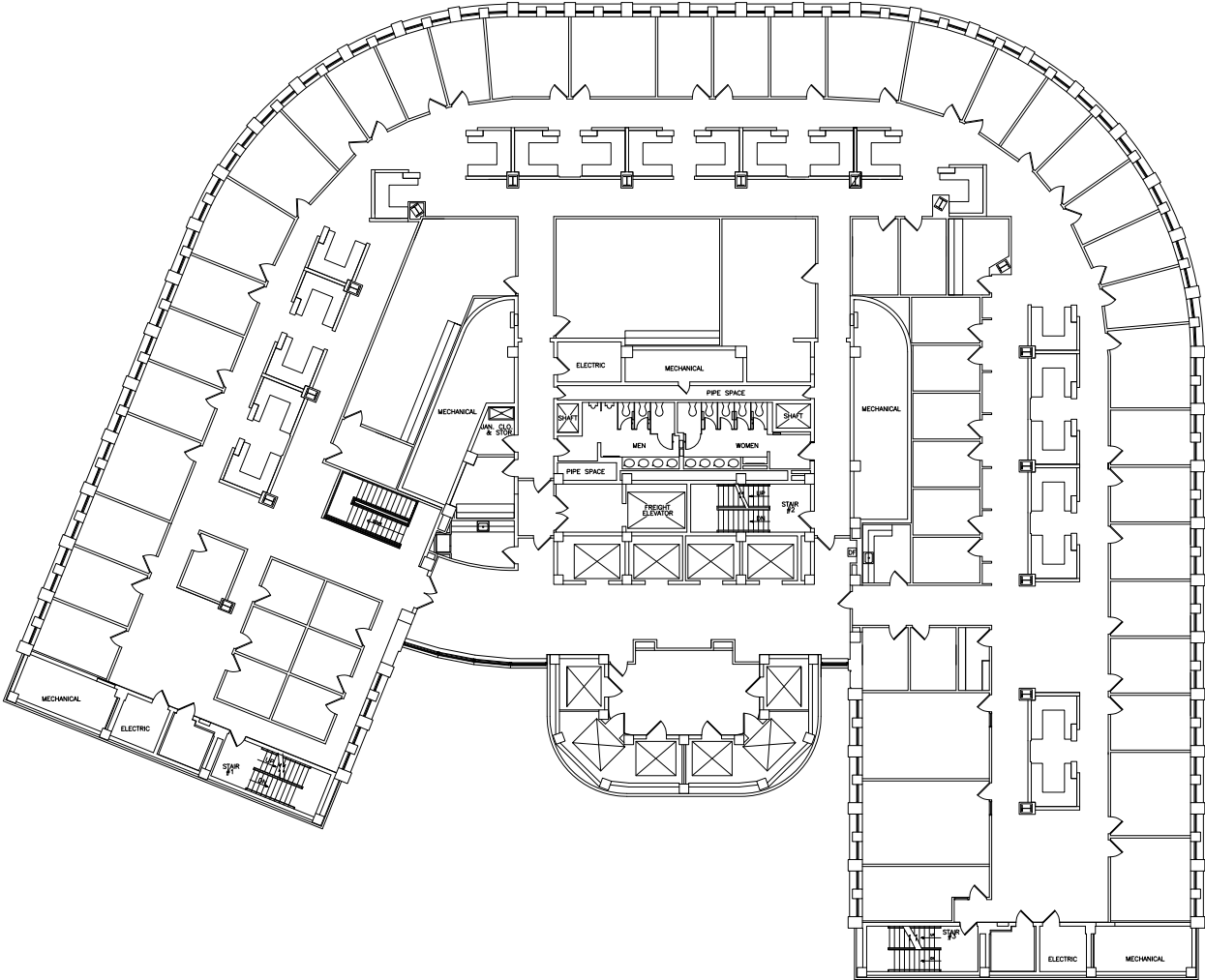
17TH FLOOR PLAN - 22,926 RSF

The Brandywine Building / 1000 N. West Street



18TH FLOOR PLAN - 22,926 RSF

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CONTACT

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