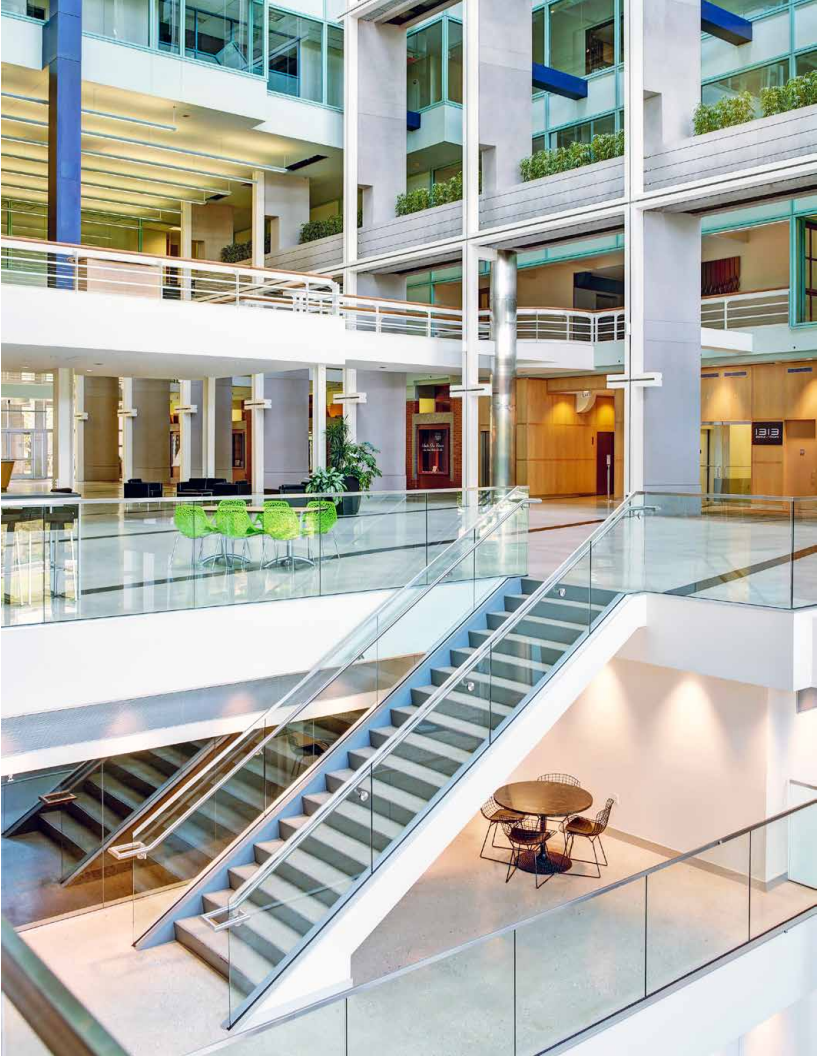# 1313 N MARKET ST

Trophy Office Opportunity in the Heart of Wilmington

- Availabilities from 3,000 SF to 47,573 SF contiguous

- Large, flexible floor plates

- Prime location close to amenities, transit, workforce, and green space—combining the best of urban environment and suburban setting

- Major recent upgrades to common spaces, elevators, and restrooms

- Soaring 12-story atrium

- Light-filled spaces with spectacular park and river views

- Building amenities including fitness center, coffee, sandwich shop, sundry store, common areas with collaborative spaces, free high speed WiFi, and tenant conference rooms

- Underground parking in the building and easy access to nearby parking structures

- Onsite building ownership/management and 24/7 security

Location Highlights

Join the downtown Wilmington renaissance. 1313 N Market St is minutes from all that Wilmington has to offer: restaurants and cafes, boutique shops, hotels, and entertainment—all side by side with parks, rivers, and green space—combining the best of urban and suburban experiences in one place.

- Short walk to the Market Street retail corridor
- Abundant parking options
- Adjacent to nature and green space
- Minutes from regional highways and mass transit

Walk Score	Bike Score	Transit Score
91	68	66
PARADISE	EXCELLENT	GOOD
Walker's paradise. No car required	Mostly flat, high quality bike lanes	Many nearby public transit options

Building Highlights

1313 N Market St is an award winning architectural gem. The 530,00 square foot, 12-story, Class A office building offers:

- Virtually column-free floor plates (over 47K square feet)
- Fully renovated in 2013: common areas, rest rooms, and elevators
- Fitness center (upgrades scheduled to begin early 2019)
- Tenant conference center and food court on first floor
- 1313 Innovation Center on site—start up/tech incubator offering 3D printing and co-working space
- Best internet infrastructure in Wilmington—top connectivity speeds with 30% typical saving
- Unobstructed views of rivers, parks, downtown skyline
- Many spaces have prominent elevator lobby exposure

Ownership Highlights

1313 N Market St is owned and managed by The McConnell Companies, a highly respected, well capoitalized ownership group with more than 40 years experience.

- Commitment to providing the highest quality office environment in Wilmington
- Track record of exceptional performance in ownership and property management, demonstrated by best-in-market tenant renewal rates
- Ongoing investments in building improvements
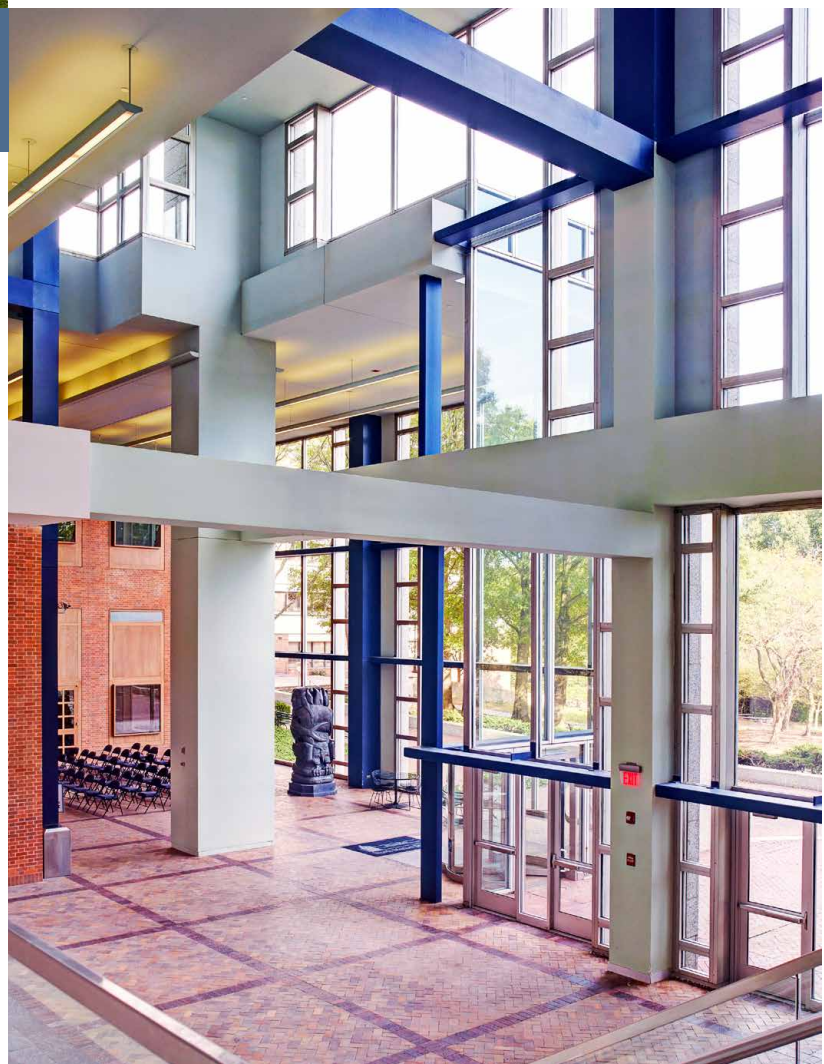- Onsite management office and 24/7 security

"...they have been just amazing, extremely professional and have provided us with nothing less than outstanding service."
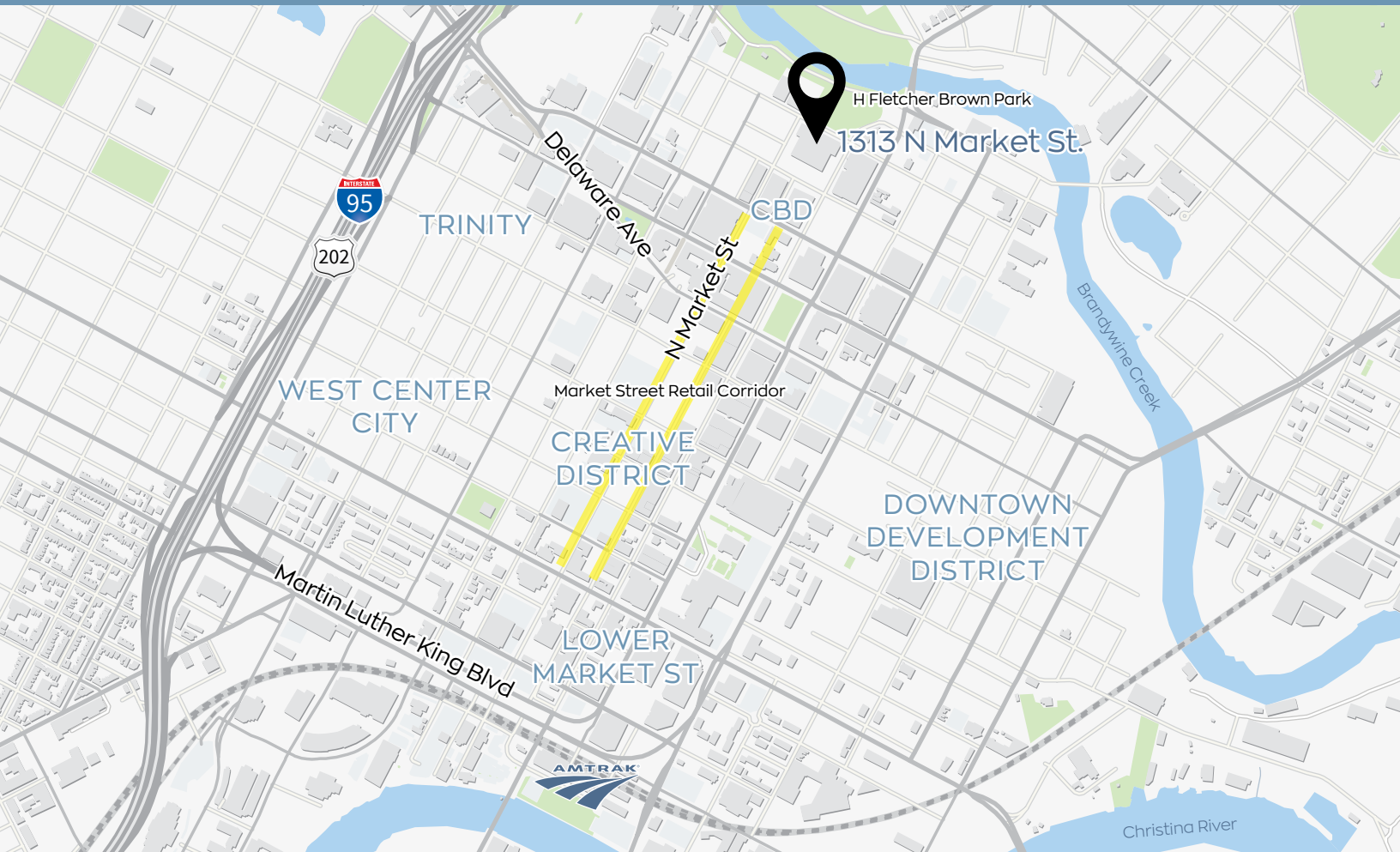
— The Committee of 100 tenant since 2014

McConnell Johnson
REAL ESTATE

Tenant Highlights

You're in good company. Join a roster of great tenants who choose to call 1313 N Market St home. Top companies from a wide range of industries agree that 1313 N Market St is the place to be. Some of your new neighbors will include:

NORTHERN TRUST

CONDÉ NAST
THE CONDÉ NAST PUBLICATIONS LTD. | BRITAIN

Pepper Hamilton LLP
Attorneys at Law

CHIPMAN BROWN
CICERO & COLE

Potter Anderson Corroon LLP

DEPARTMENT OF JUSTICE
US ATTORNEY'S OFFICE

1313 INNOVATION

TD Bank

WOMBLE BOND DICKINSON

H Fletcher Brown Park
1313 N Market St.

INTERSTATE 95

202

Delaware Ave

N Market St

TRINITY

CBD

WEST CENTER CITY

Market Street Retail Corridor

CREATIVE DISTRICT

DOWNTOWN DEVELOPMENT DISTRICT

Brandywine Creek

Martin Luther King Blvd

LOWER MARKET ST

AMTRAK

Christina River

Nearby amenities include:

Eat and Drink
- Dunkin Donuts *(in building)*
- Bains Deli *(in building)*
- Salad Masters *(in building)*
- Urban Cafe
- Espresso! Coffee Bar
- Tonic
- Ernst & Scott
- Cavanaugh's
- Mikimoto's
- Margaux
- Stitch House Brewery
- Civil Cider

- Green Room (Hotel DuPont)
- Chelsea Tavern
- Washington Street Ale House
- BrewHaHa Coffee
- Starbucks Coffee

Stay
- Marriott Courtyard
- The Hotel DuPont
- Sheraton Suites
- Doubletree
- Brandywine Suites

Shop
- Wright and Simon's
- Spec's for Less
- Govatos Chocolates
- Collars 'n Cuffs Mens Store
- Walgreens

Do
- Hercules Conferencing Center *(in building)*
- Studio One Eleven *(in building)*
- Brandywine Creek Riverwalk

- Christina Riverwalk
- YMCA Fitness Center
- Rodney Square
- The Grand Opera House
- DuPont Theater
- Theater N @ Nemours
- Downtown Cleaners
- Santander Bank
- PNC Bank
- TD Commerce Bank
- U.S. Postal Service
- Wells Fargo

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REAL ESTATE