

## **BRANDYWINEPLAZA**



**45,726 SF** AVAILABLE FOR LEASE

**1521-1523 CONCORD PIKE, WILMINGTON, DE**



# LOCATION. CONVENIENCE. QUALITY.

## PICTURE IT AT THE PLAZA.

Situated in the heart of North Wilmington, Brandywine Plaza's two Class A buildings redefine the daily 9-to-5. The morning commute is simplified with close access to major roadways, and ample on-site parking. With a variety of retailers and restaurants surrounding the complex, easy access to Alapocas Run State Park, and a Honeygrow conveniently located on-site, all the amenities of Wilmington sit right at your doorstep. Newly upgraded conference rooms and common areas with high-end finishes foster a collaborative work environment. With so many conveniences and upgrades, and a diverse range of available suites, Brandywine Plaza makes the workday work for you.





**3.71/1,000**

Parking Ratio



**UPGRADED**

common areas and  
high-end finishes



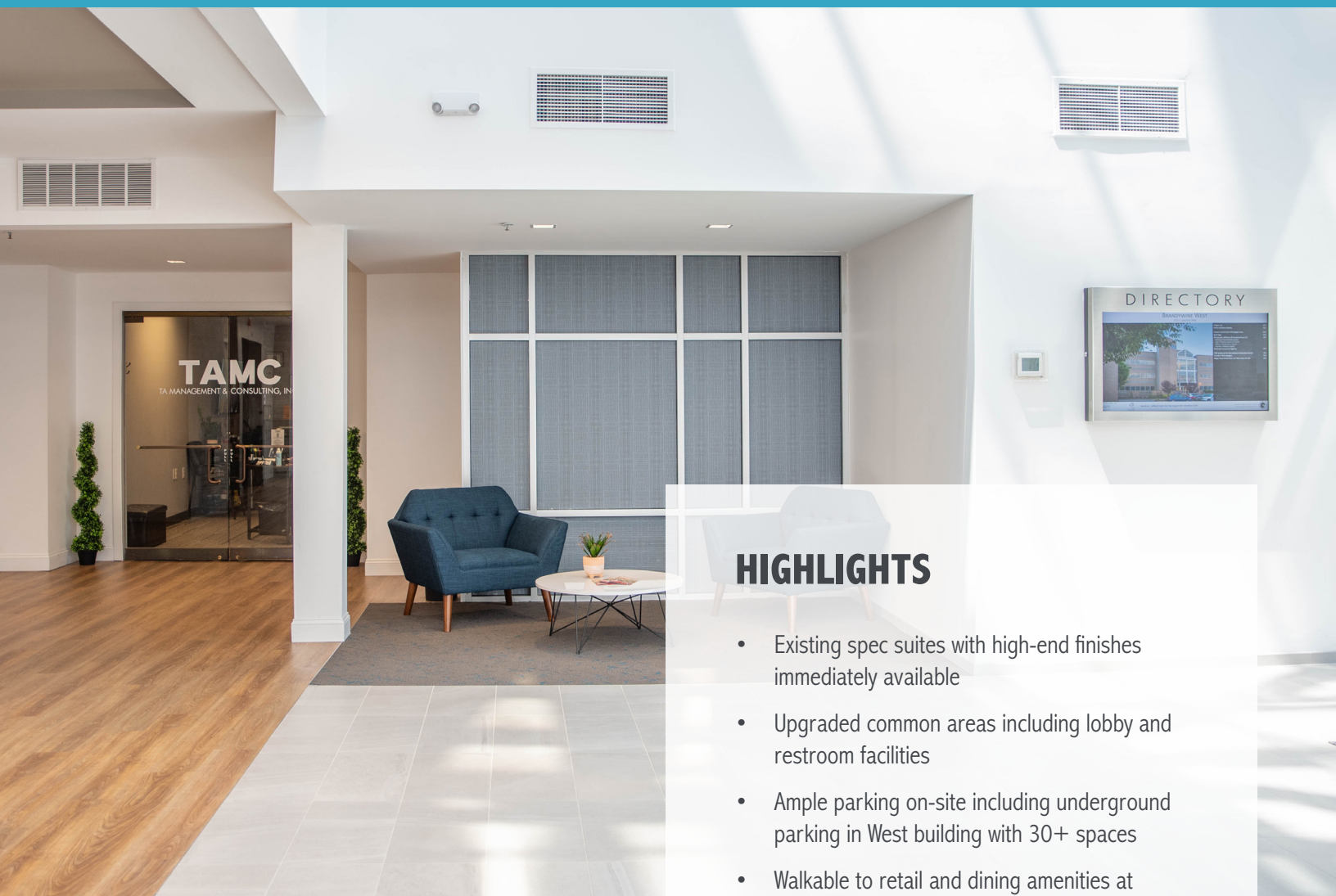
**1 MILE**

from I-95 interchange



**WALKABLE**

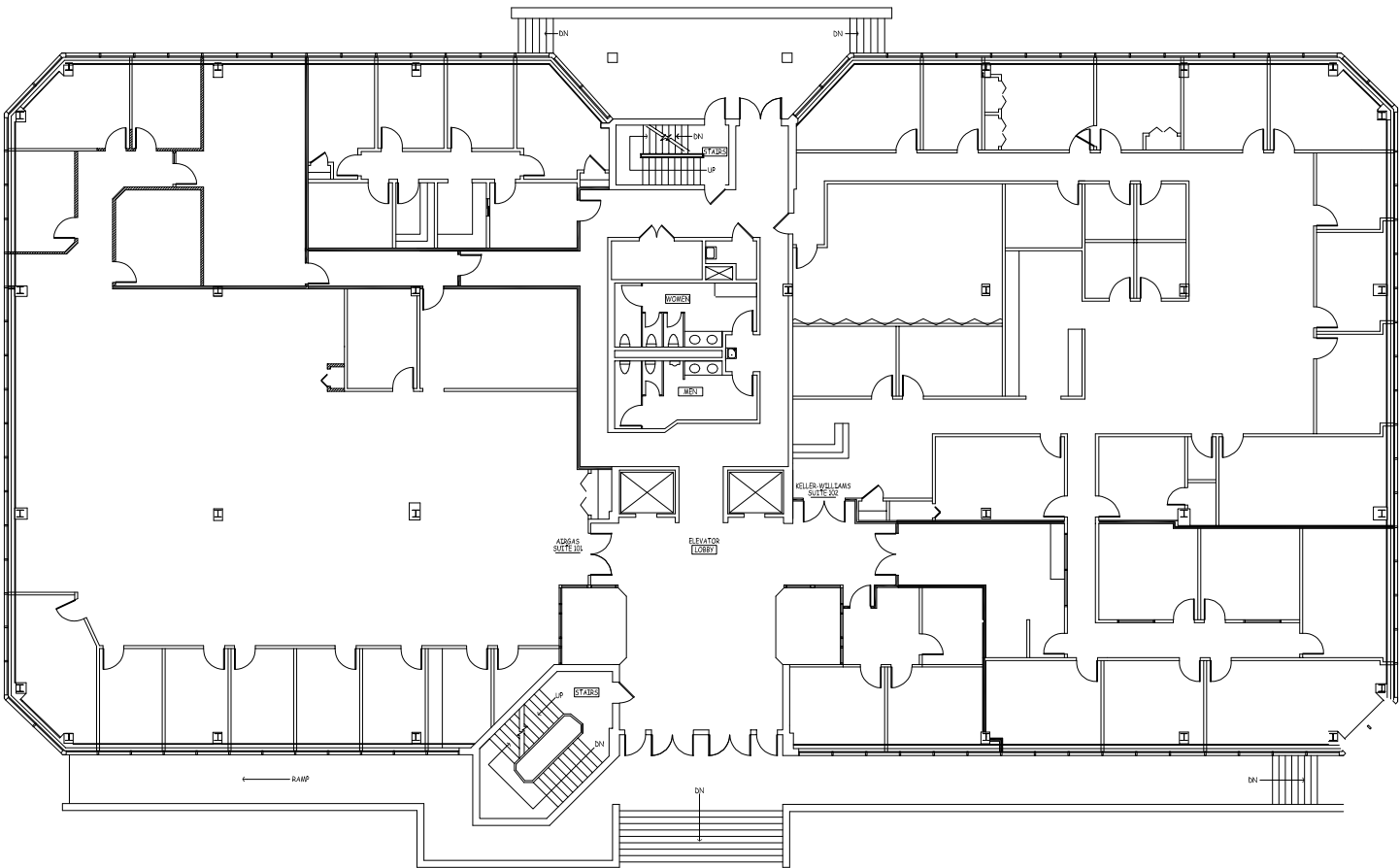
to retail and dining



## HIGHLIGHTS

- Existing spec suites with high-end finishes immediately available
- Upgraded common areas including lobby and restroom facilities
- Ample parking on-site including underground parking in West building with 30+ spaces
- Walkable to retail and dining amenities at Independence Mall and the 202 corridor
- Well-capitalized and respected ownership

# TYPICAL FLOOR PLAN





# INTERIORS





Within 5 mile radius



**40**

Median Age



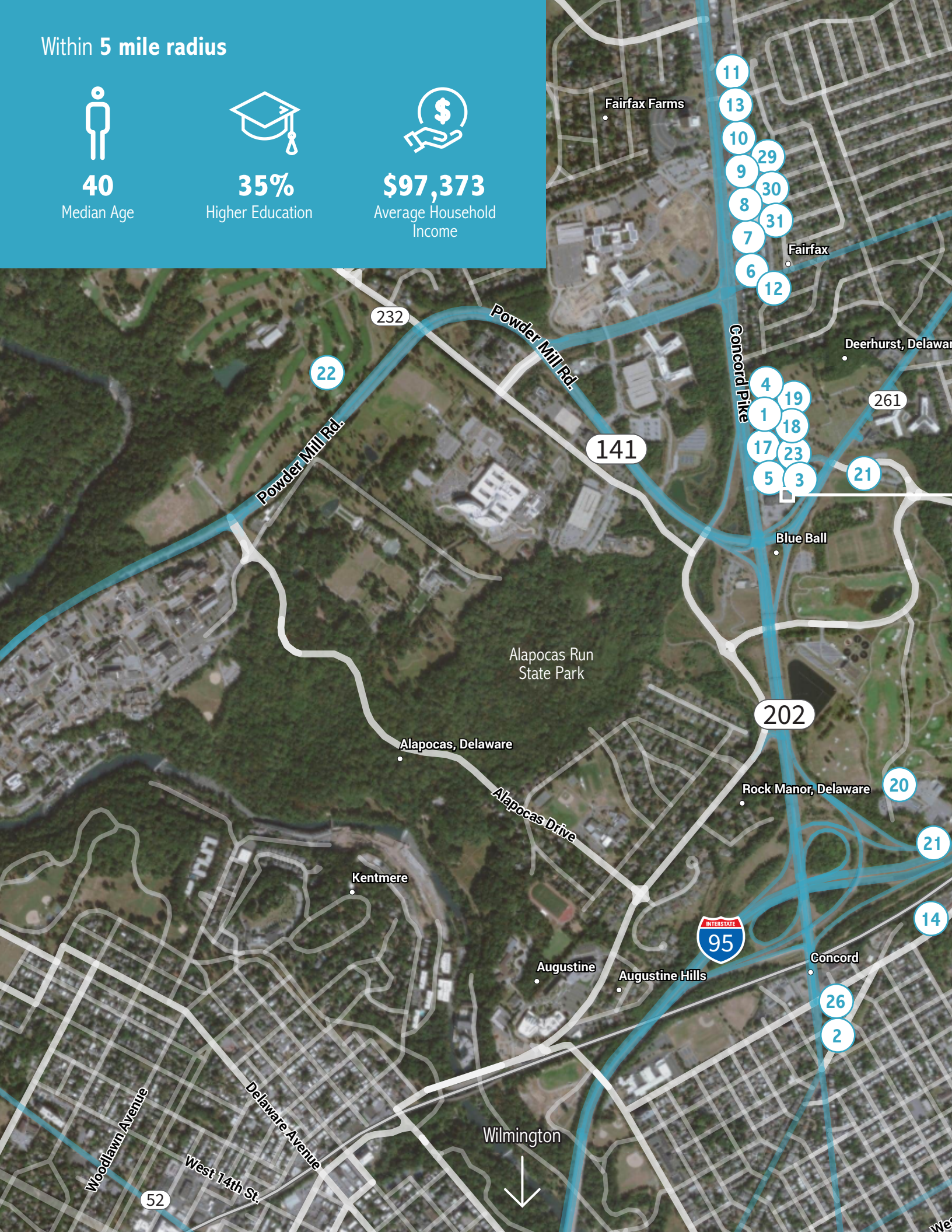
**35%**

Higher Education

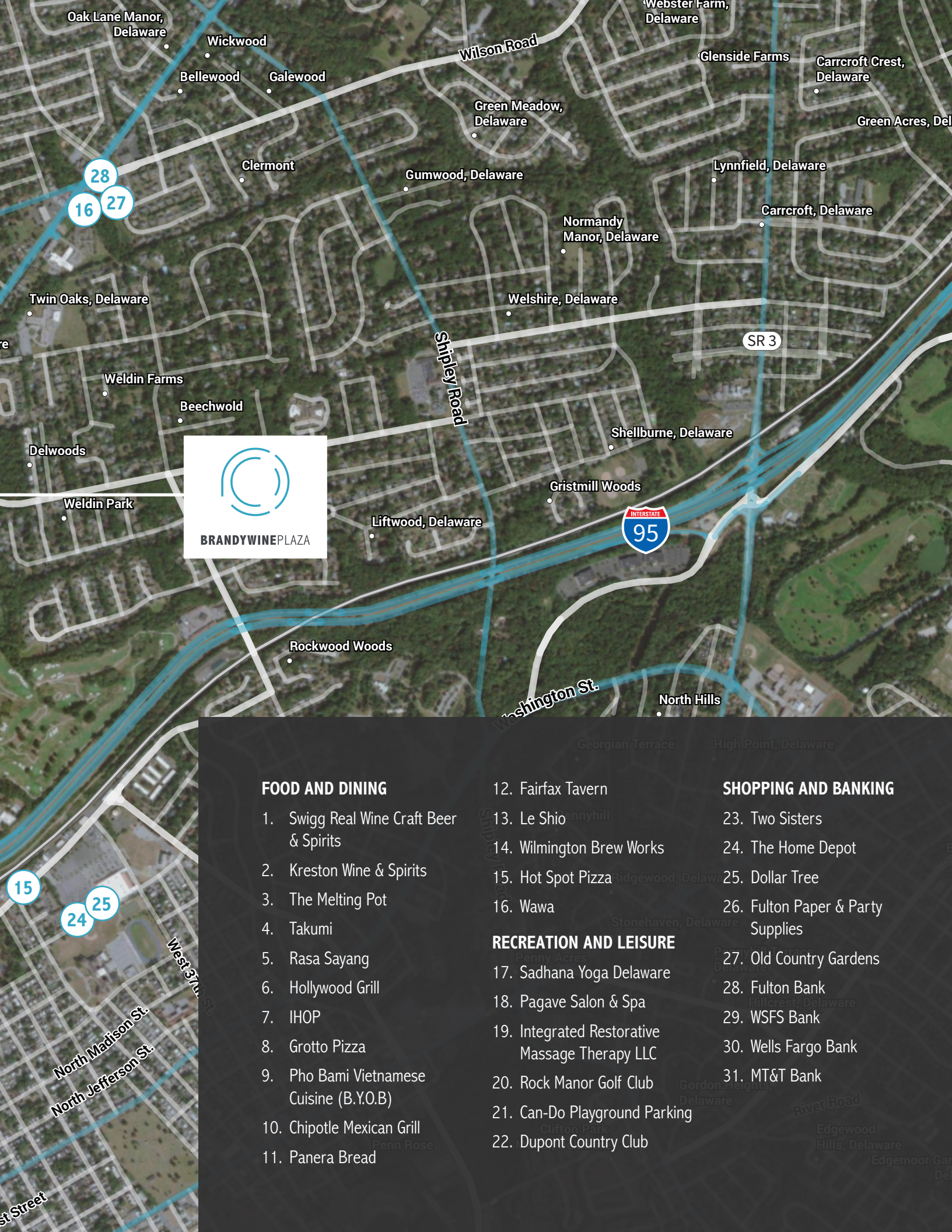


**\$97,373**

Average Household  
Income







BRANDYWINEPLAZA

#### FOOD AND DINING

1. Swigg Real Wine Craft Beer & Spirits
2. Kreston Wine & Spirits
3. The Melting Pot
4. Takumi
5. Rasa Sayang
6. Hollywood Grill
7. IHOP
8. Grotto Pizza
9. Pho Bami Vietnamese Cuisine (B.Y.O.B)
10. Chipotle Mexican Grill
11. Panera Bread

12. Fairfax Tavern

13. Le Shio
14. Wilmington Brew Works
15. Hot Spot Pizza
16. Wawa

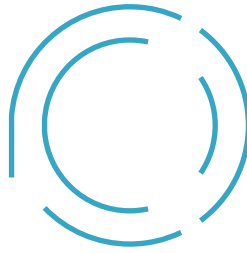
#### RECREATION AND LEISURE

17. Sadhana Yoga Delaware
18. Pagave Salon & Spa
19. Integrated Restorative Massage Therapy LLC
20. Rock Manor Golf Club
21. Can-Do Playground Parking
22. Dupont Country Club

#### SHOPPING AND BANKING

23. Two Sisters
24. The Home Depot
25. Dollar Tree
26. Fulton Paper & Party Supplies
27. Old Country Gardens
28. Fulton Bank
29. WSFS Bank
30. Wells Fargo Bank
31. MT&T Bank





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