



WILMINGTON, DE

CLASS A OFFICE AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS

Located in the heart of Wilmington's commercial district, 824 N. Market connects tenants to key access points along I-95 and Rt. 202, and ample location amenities including retail, restaurants, hotels, and local cultural destinations. With renovations completed, 824 N. Market is well positioned to bring top talent to Wilmington's core.

NEW OWNERSHIP

Chopp Holdings LLC

BUILDING SIZE

207,005 RSF

YEAR BUILT

1982

RENOVATIONS

With renovations completed, 824 N. Market is well positioned to bring top talent to Wilmington's core

FLOORS

10

TYPICAL FLOORPLATE

Typically 20,283 RSF

FLOOR FACTOR

Core floor factor: 12.8%

ELEVATORS

Five (5)

PARKING

56 covered spaces available; ratio of 0.27/1,000 SF with additional off-site parking

TELECOMMUNICATIONS VENDORS

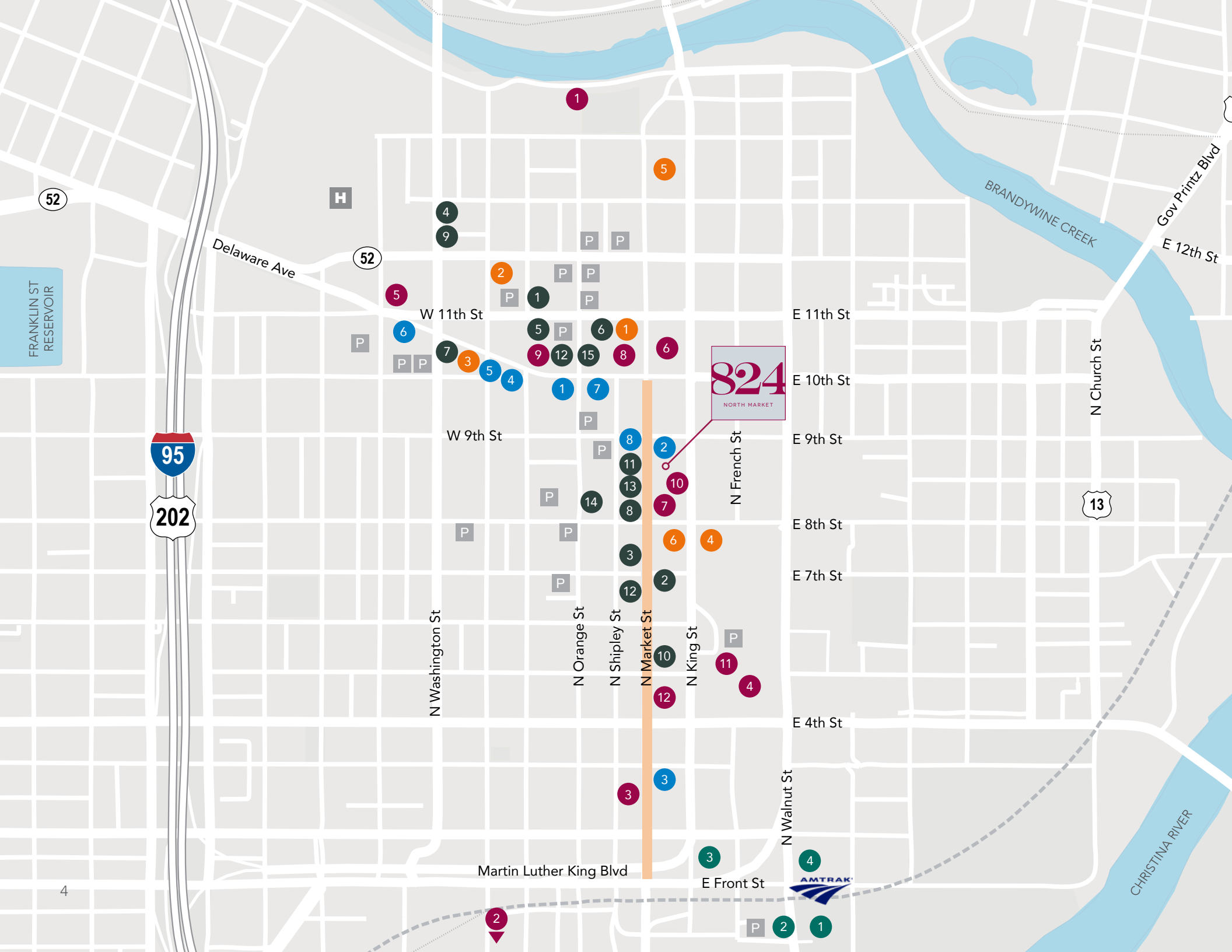
Comcast and Verizon

AMENITIES

- In building amenities include Jimmy John's Sandwiches, Tropical Smoothie Cafe, Santander Bank, and T-Mobile
- 24/7 secured lobby, includes key-card turnstile entry

LOCATION

- Immediate access to Rt. 202 and I-95
- In the heart of Wilmington's commercial corridor, surrounded by retail, restaurants, hotels, and local cultural destinations
- Minutes from all major courts
- Home of the US Bankruptcy Court



LOCAL AMENITIES

CULTURAL HIGHLIGHTS ●

1. Brandywine Creek Riverwalk
2. Christina Riverwalk
3. LoMa District
4. Delaware Chancery Court
5. YMCA Fitness Center
6. Rodney Square
7. The Grand Opera House
8. DuPont Theater
9. Theater N @ Nemours
10. U.S. Bankruptcy Court
11. Delaware Supreme Court
12. New Castle County Courthouse

HOTELS ●

1. The Hotel DuPont
2. Marriott Courtyard
3. Sheraton Suites
4. Doubletree
5. Marriott Residence Inn
6. Brandywine Suites

RESTAURANTS ●

1. Tonic
2. Bardea
3. Cavanaugh's
4. Mikimoto's
5. Cafe Mezzanotte
6. Le Cavalier (Hotel DuPont)
7. Basil Bar & Grill (Sheraton)
8. Chelsea Tavern
9. Washington Street Ale House
10. The Queen
11. DiMeo's Pizza
12. Starbucks Coffee
13. Stitch House Brewery
14. Maker's Alley Beer Garden
15. DE CO Food Hall

SERVICES ●

1. Downtown Cleaners
2. Santander Bank
3. Parcels Inc.
4. PNC Bank
5. TD Bank
6. U.S. Postal Service
7. Wells Fargo
8. Walgreens

TRANSPORTATION ●

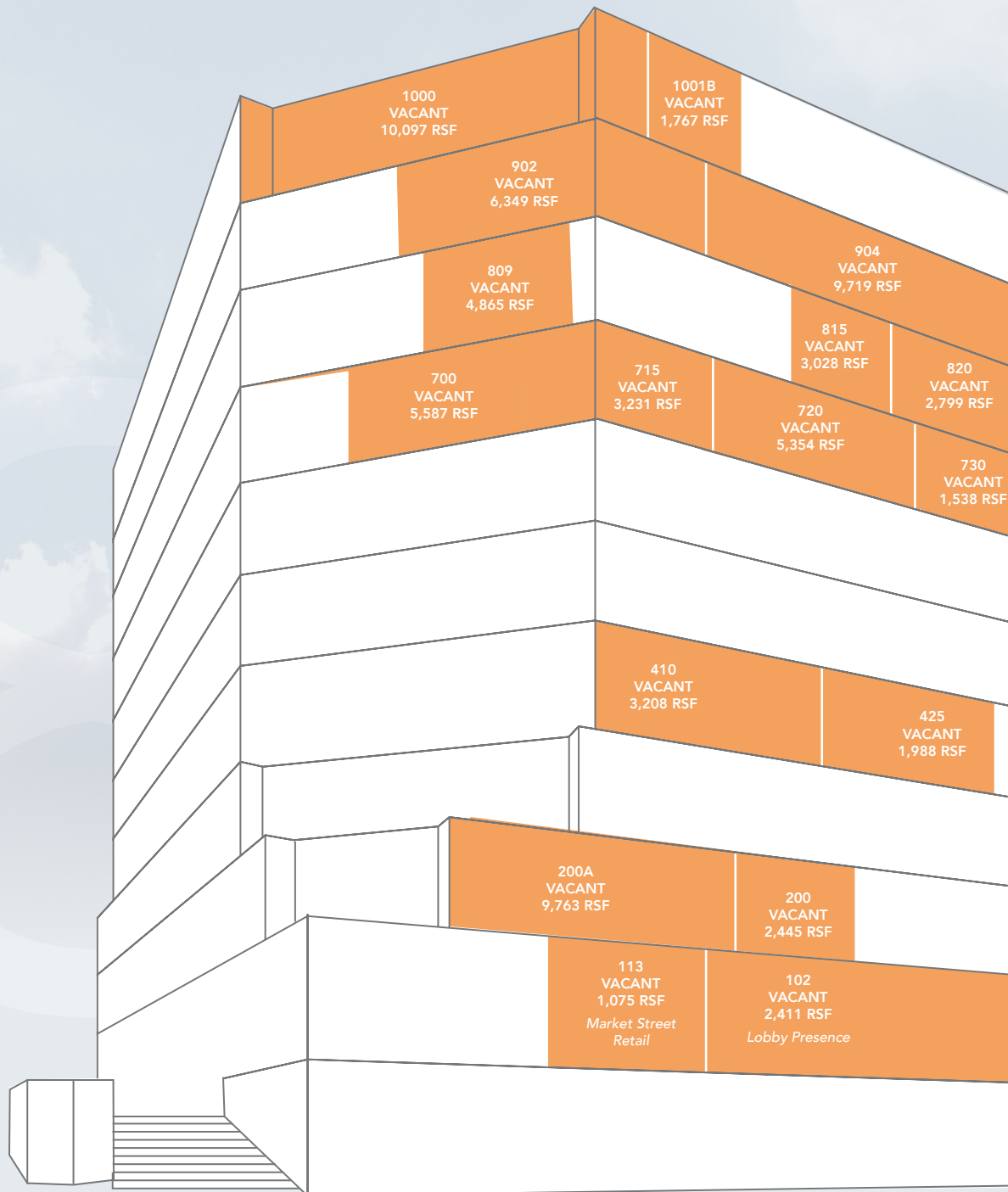
1. Amtrak (Interstate Rail)
2. SEPTA Regional – R2
3. Greyhound Bus Service
4. DART Wilmington Central Hub



Parking



Market St Shopping Corridor



FLOOR

10

9

Up to 16,068 RSF can be combined

8

Up to 5,827 RSF can be combined

7

Up to 15,710 RSF can be combined

6

5

4

Up to 5,196 RSF can be combined

3

2

1 Street Level - Market Street

AVAILABLE SPACE

STREET LEVEL

Market Street Retail

Suite 113 - 1,075 RSF

King Street Retail

Suite 110 - 702 RSF

FIRST FLOOR

Suite 111A - 950 RSF
(Storage)

SECOND FLOOR

Suite 200A - 9,763 RSF

Suite 210 - 9,796 RSF

FOURTH FLOOR

Suite 410 - 3,208 RSF

Suite 425 - 1,988 RSF
Ready to go space

SEVENTH FLOOR

Suite 700 - 5,568 RSF

Suite 715 - 2,350 RSF

Suite 720 - 5,354 RSF

Suite 730 - 1,549 RSF

Total

15,710 RSF (can be combined)

EIGHTH FLOOR

Suite 800 - 1,782 RSF
(can be combined @ 15,402 RSF)

Suite 805 - 2,586 RSF

Suite 809 - 4,862 RSF

Suite 815 - 2,996 RSF

Suite 820 - 4,958 RSF

NINTH FLOOR

Suite 900 - 1,138 RSF

Suite 902 - 9,075 RSF

Suite 904 - 9,720 RSF

Total

20,283 RSF (full floor available)

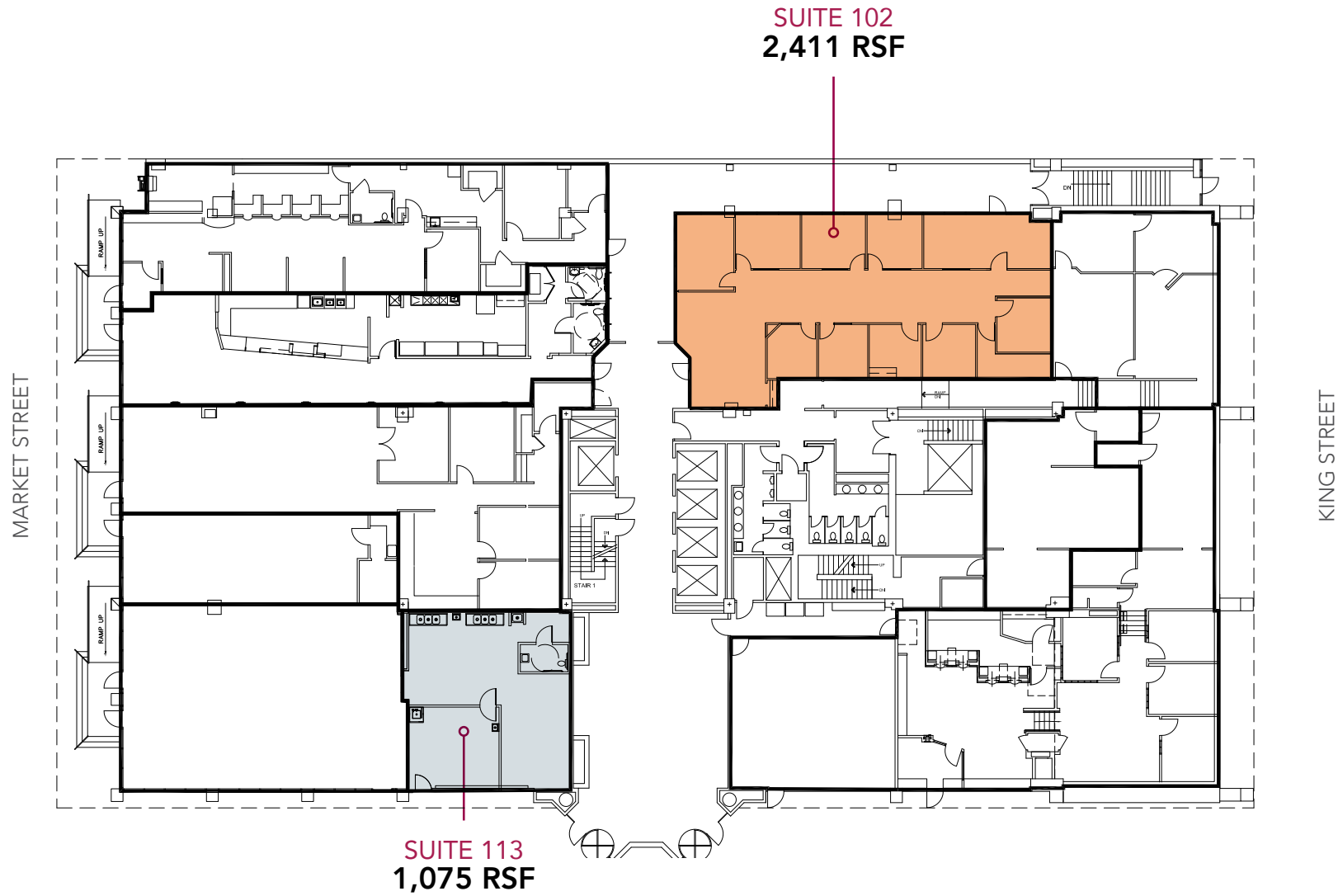
TENTH FLOOR

Suite 1000 - 10,097 RSF

Suite 1001B - 1,767 RSF
Ready to go space

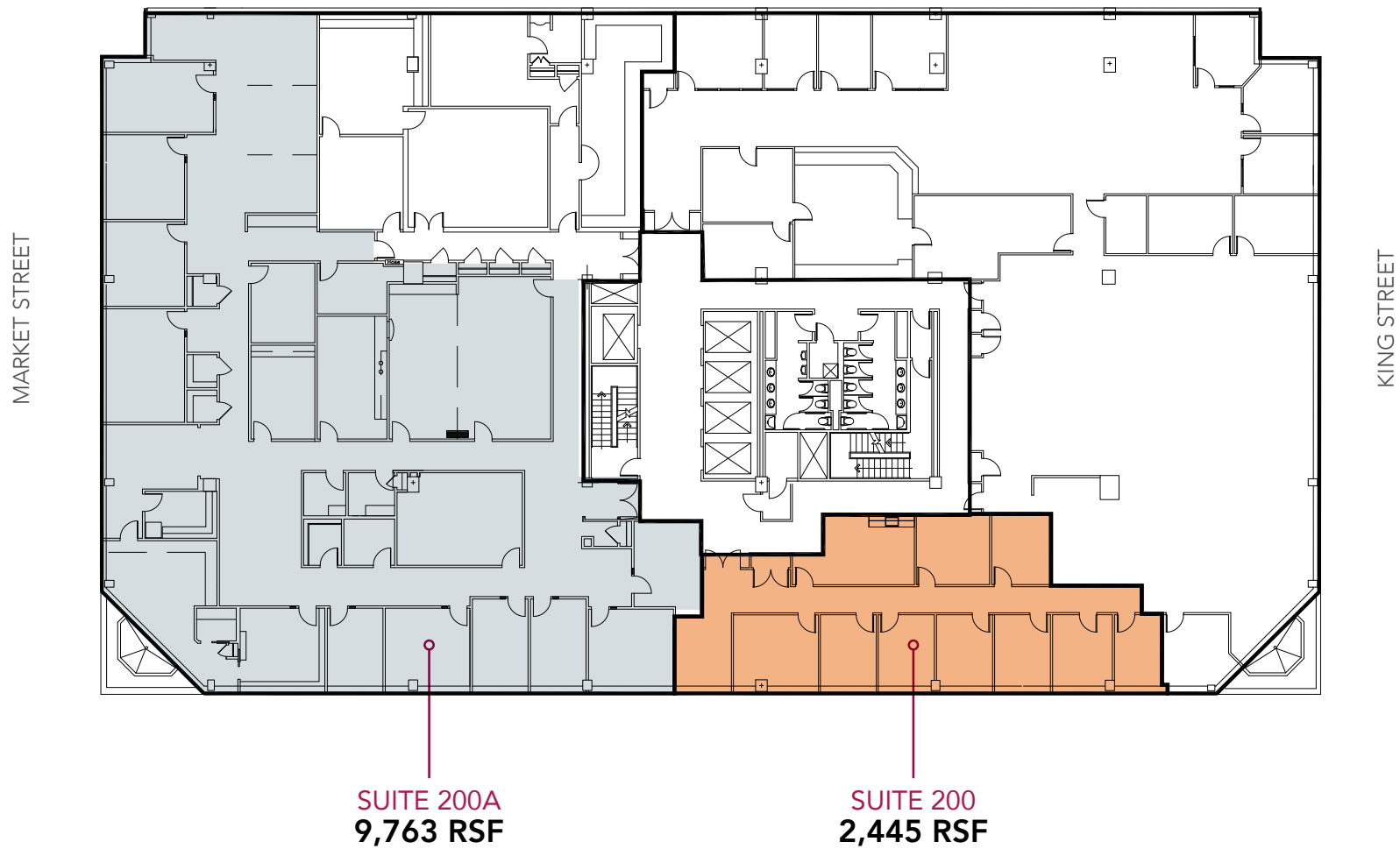
FIRST FLOOR

Suite 102 & 113



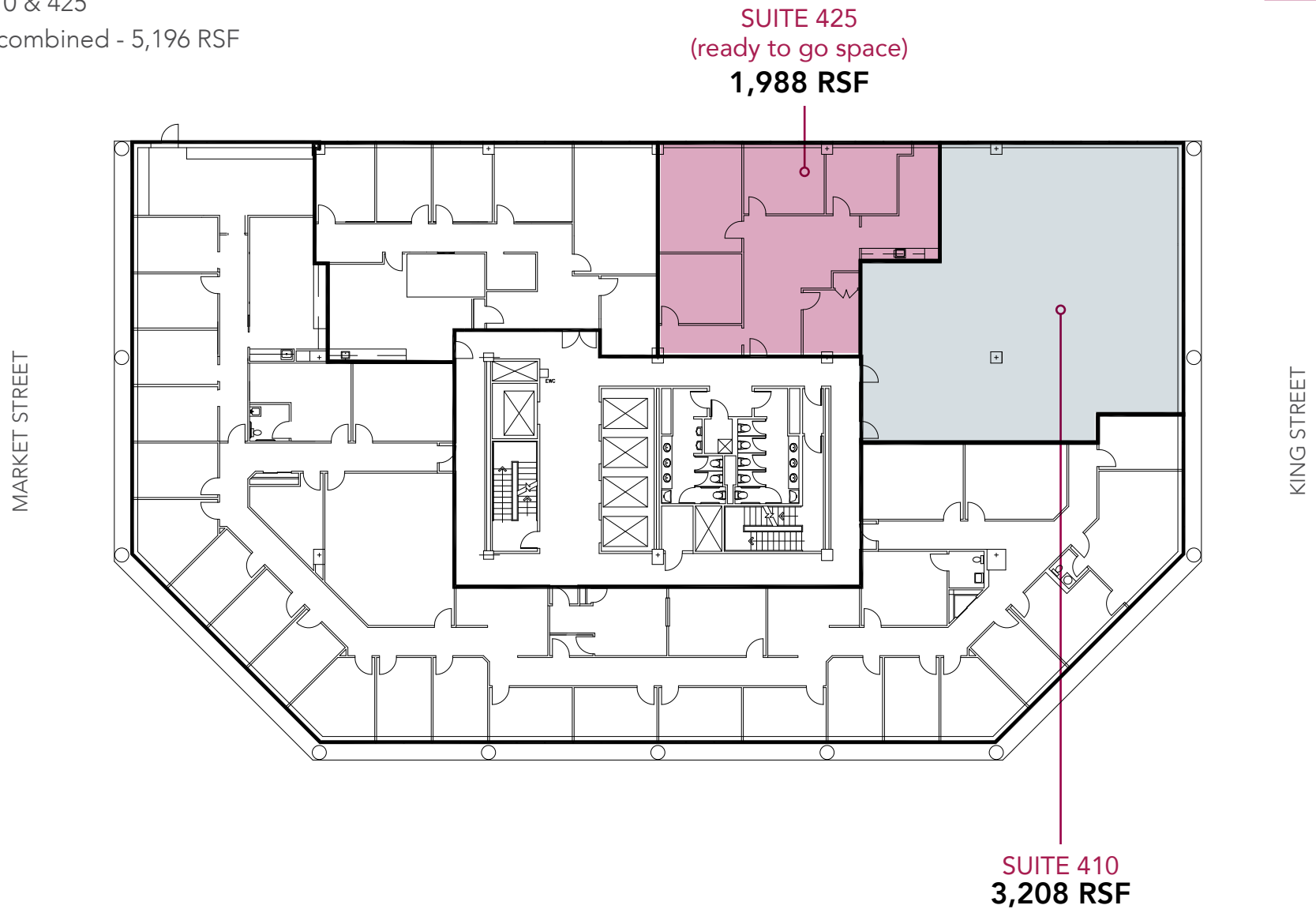
SECOND FLOOR

Suites 200 & 200A



FOURTH FLOOR

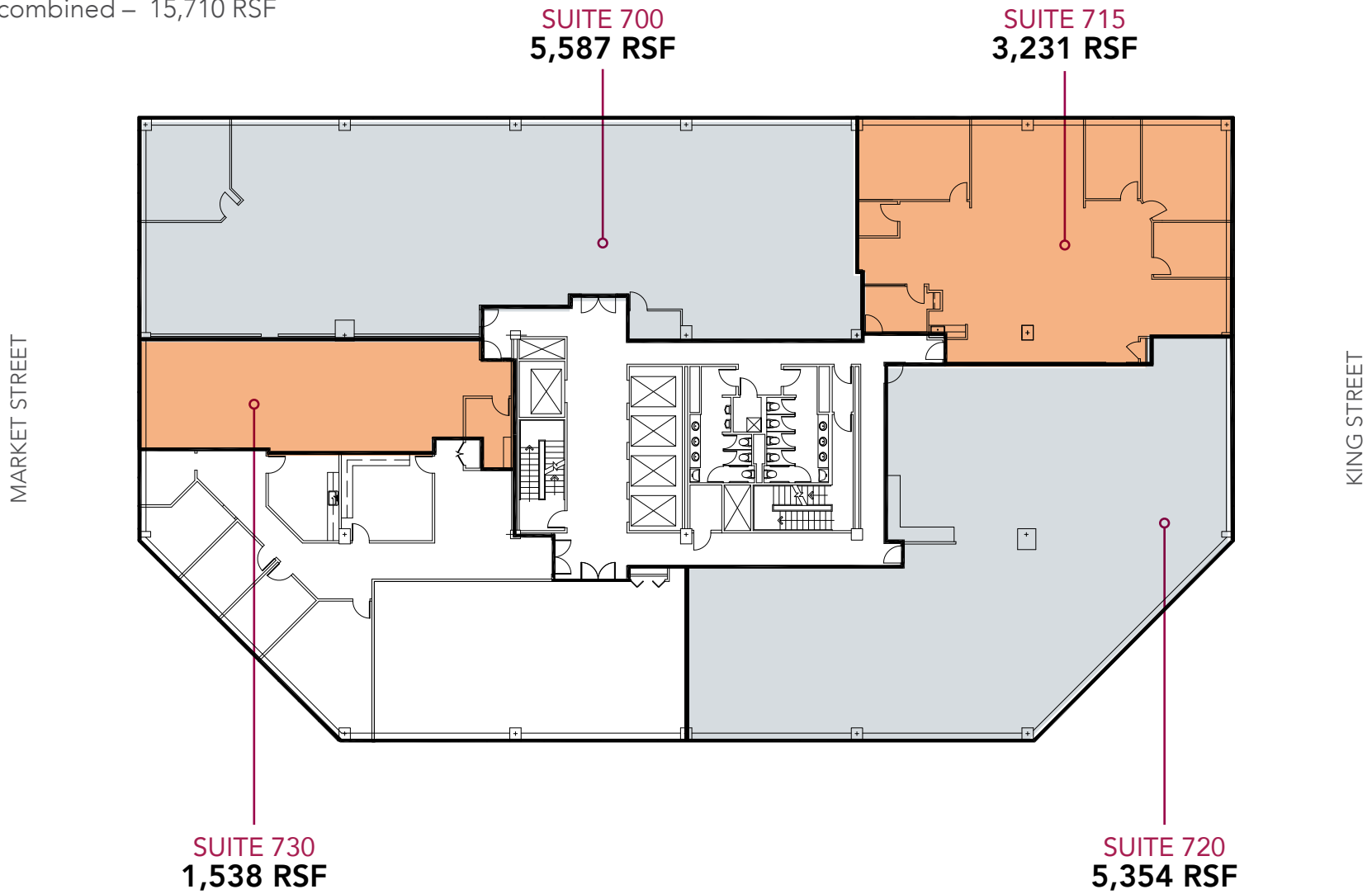
Suite 410 & 425
can be combined - 5,196 RSF



SEVENTH FLOOR

Suite 700, 715, 720 & 730

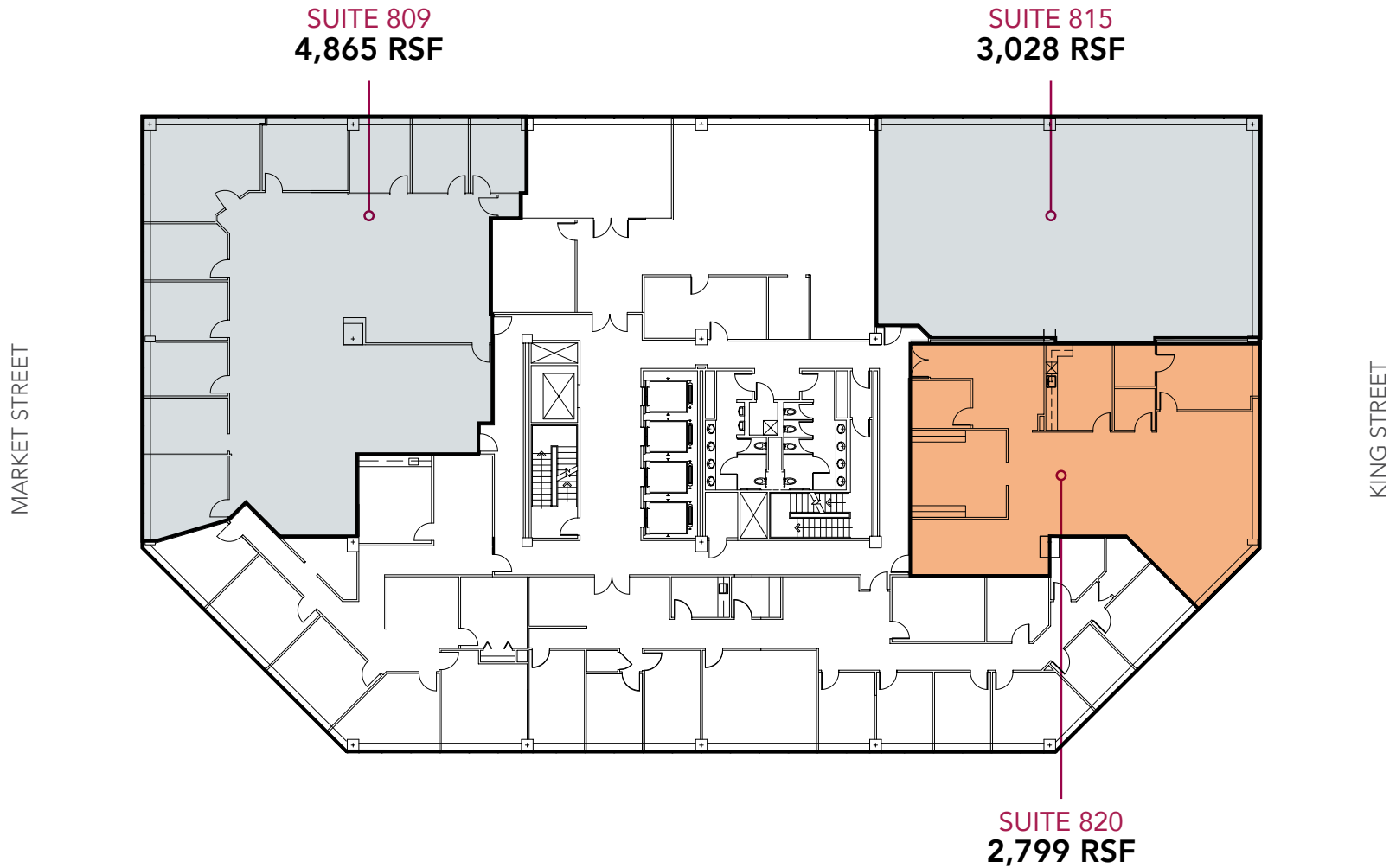
Can be combined – 15,710 RSF



EIGHTH FLOOR

Suites 809, 815 & 820

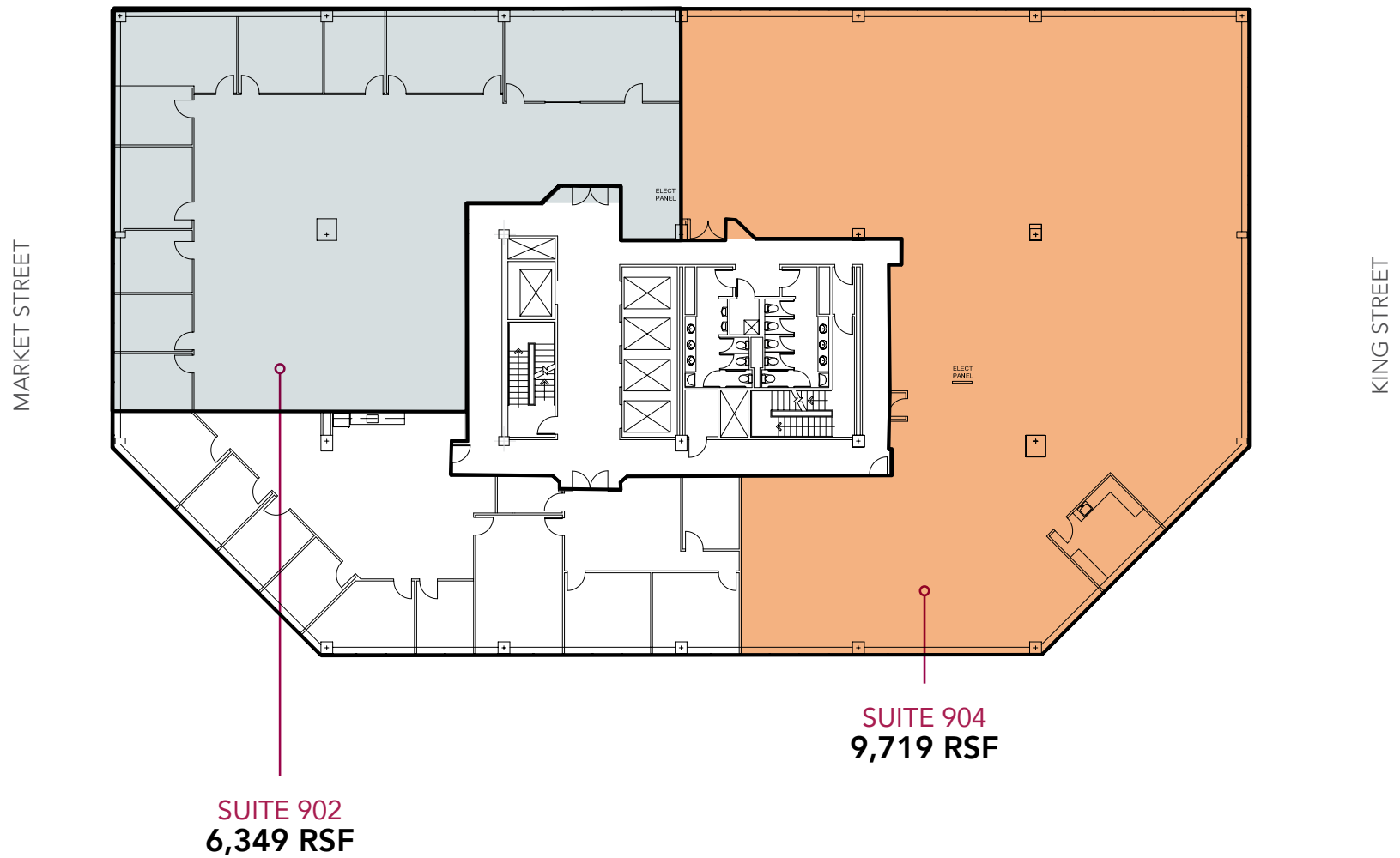
815 & 820 can be combined to create 5,827 RSF



NINTH FLOOR

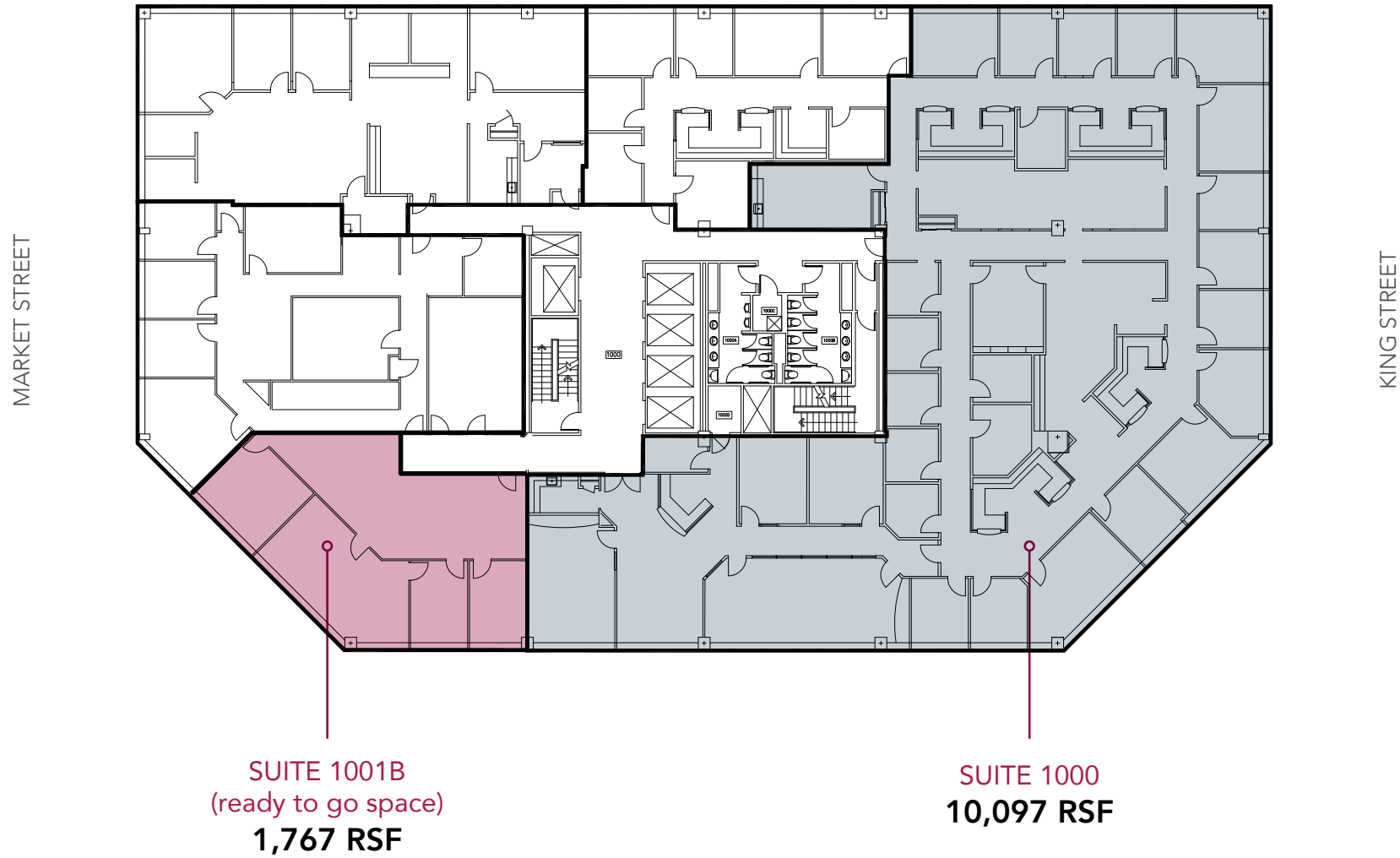
Suite 902 & 904

Can be combined to 16,068 RSF



TENTH FLOOR

Suites 1000, 1001B





Chopp Holdings is a privately-owned real estate investment, development and management company. The vertically integrated company currently manages over 1,000,000 sf, comprised of 20 office and retail properties in New Jersey and New York. The team has been actively developing and managing commercial real estate in New York and New Jersey since 2009, and prides themselves on their focus, hands-on management style, attention to detail, and deep relationships with tenants and industry professionals.



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