GATES BUILDING

100,671 SF CLASS A CREATIVE OFFICE

100 S WEST STREET, WILMINGTON, DE



PETTINARO

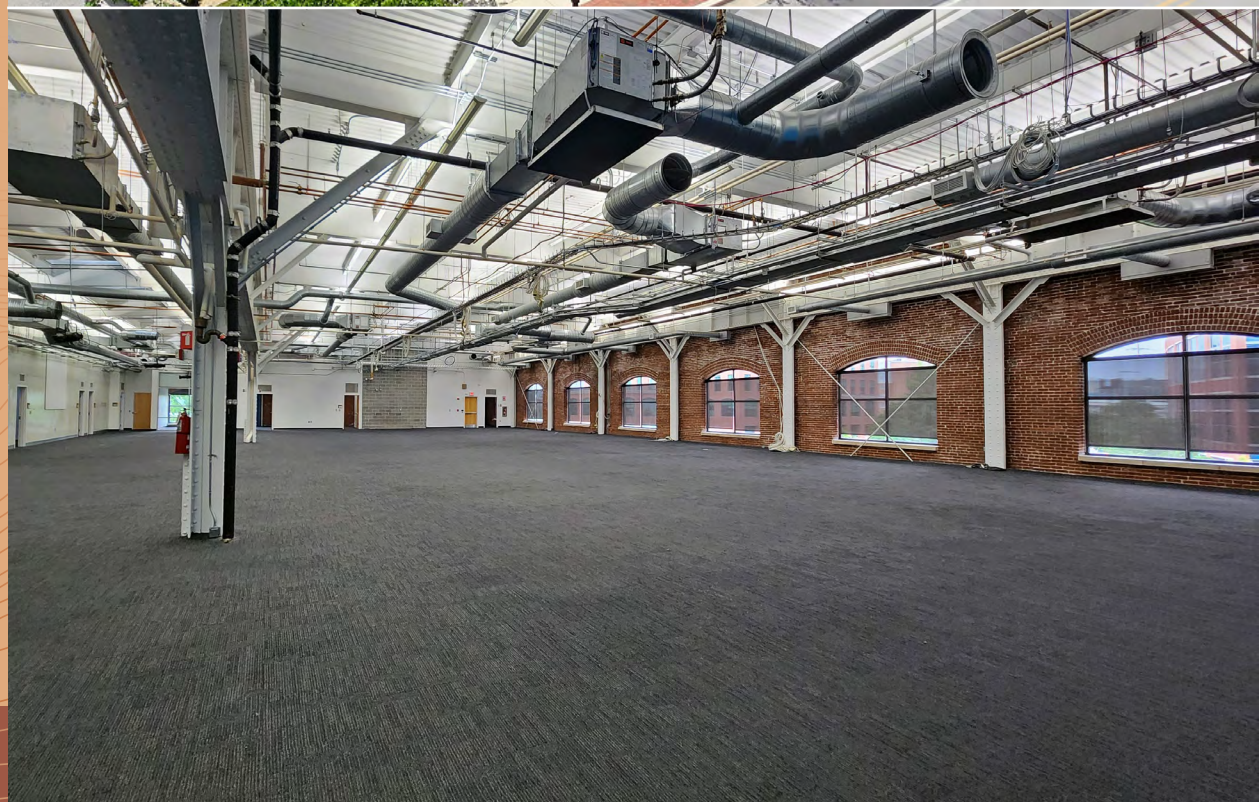
JLL

RIVERFRONT WORKSPACE REIMAGINED

Originally built in 1910 as an industrial boiler shop, the Gates Building was transformed in 1999 into creative Class A office space. Today, the waterfront property offers 100,671 SF of flexible workspace designed for how modern companies operate.

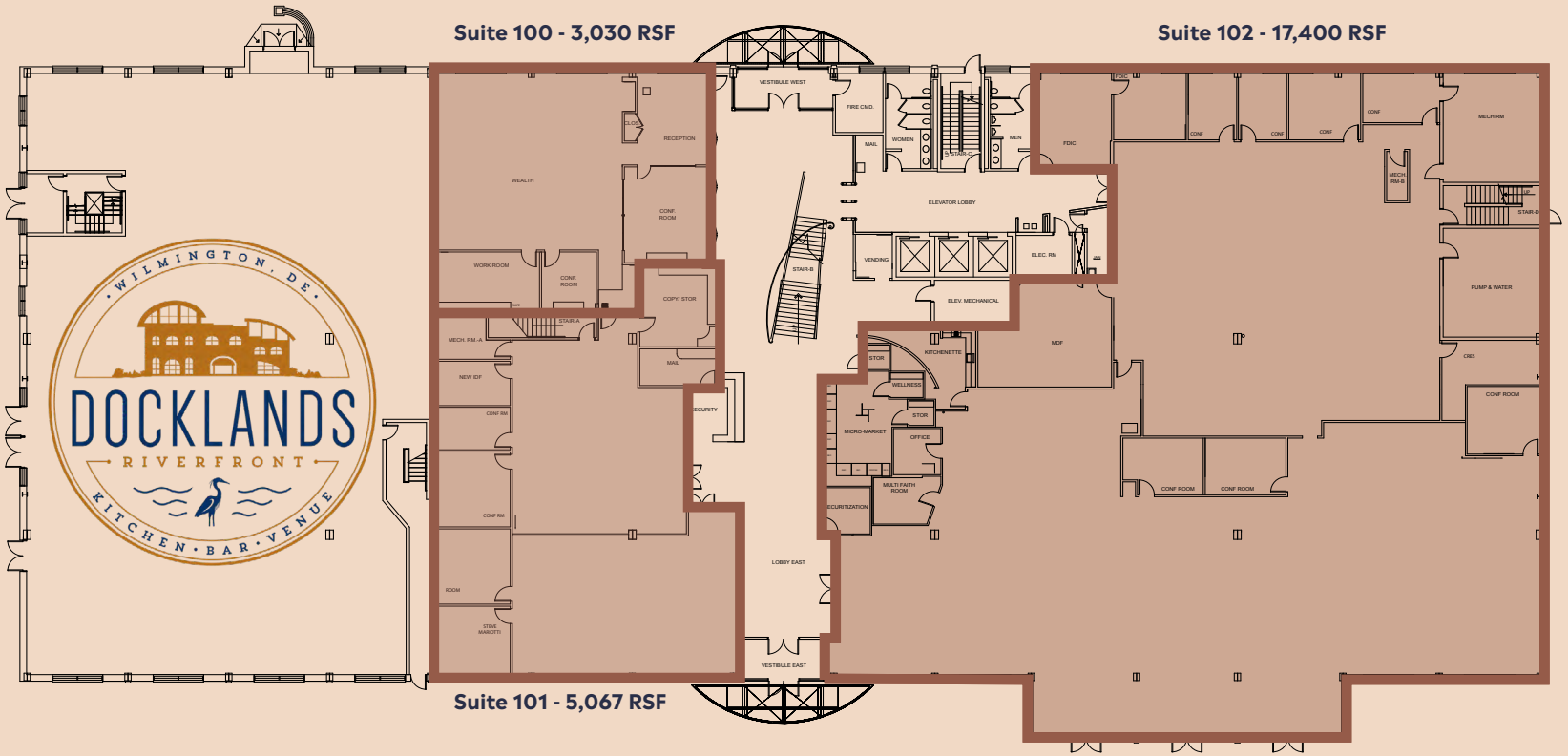
- **SPACES UP TO 31,633 SF WITH DIVISIBLE OPTIONS AVAILABLE**
- **OPEN FLOOR PLATES FOR FLEXIBLE PLANNING**
- **HIGH-SPEED FIBER CONNECTIVITY AND BACKUP POWER**
- **SURFACE AND COVERED PARKING AVAILABLE**
- **ESTABLISHED AND WELL-CAPITALIZED OWNERSHIP**





FIRST FLOOR

± 25,497 SF AVAILABLE

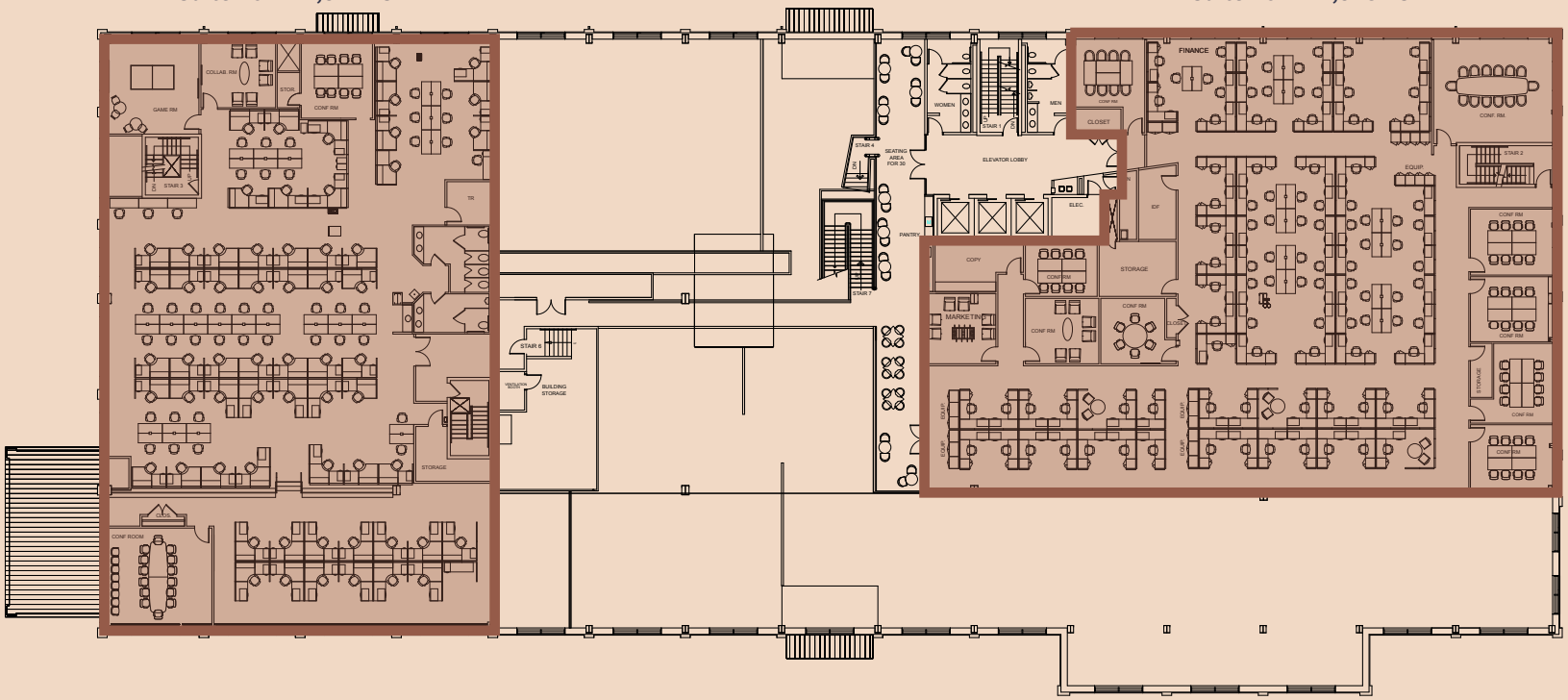


SECOND FLOOR

± 25,327 SF AVAILABLE

Suite 201 - 12,629 RSF

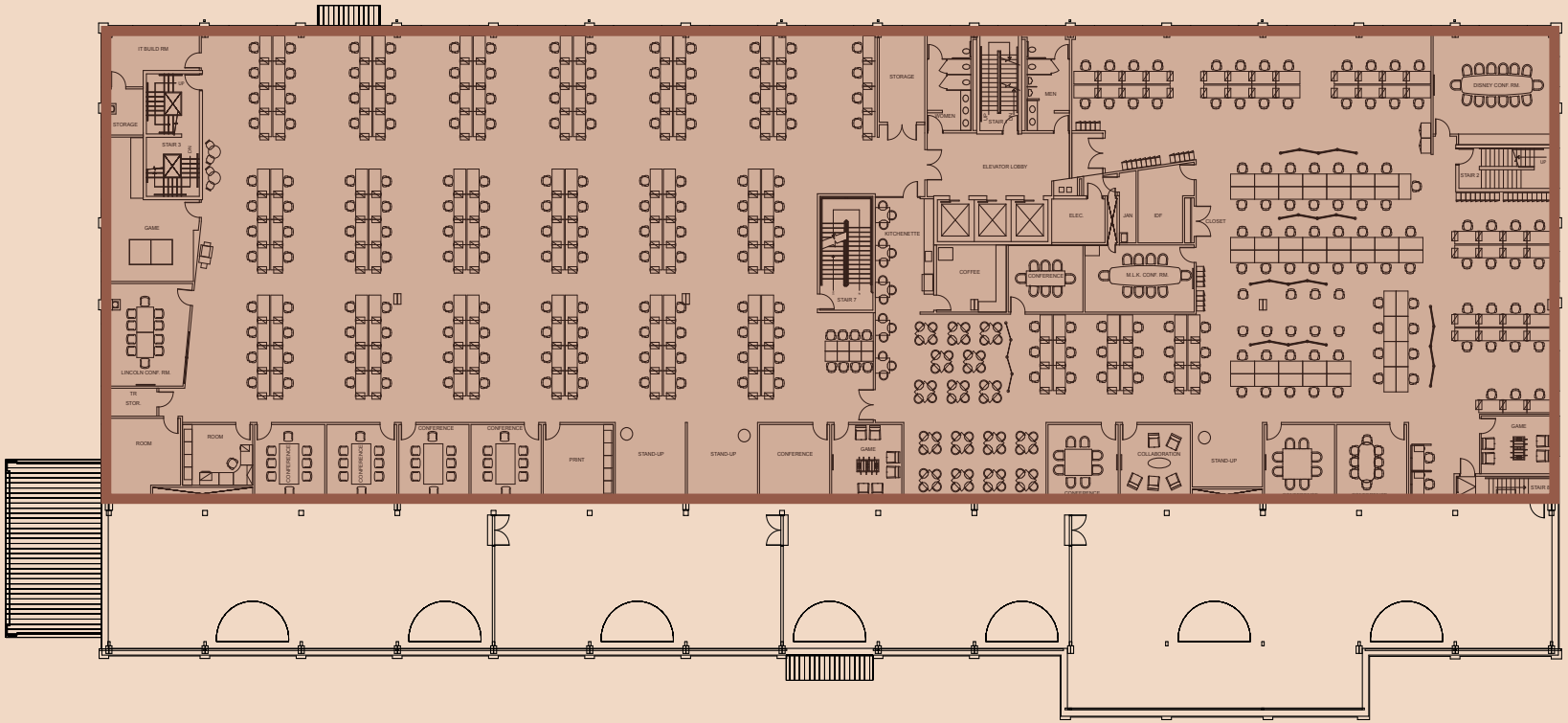
Suite 202 - 12,698 RSF



Furniture and layout shown are for space planning and illustrative purposes only.

THIRD FLOOR

± 31,633 SF AVAILABLE



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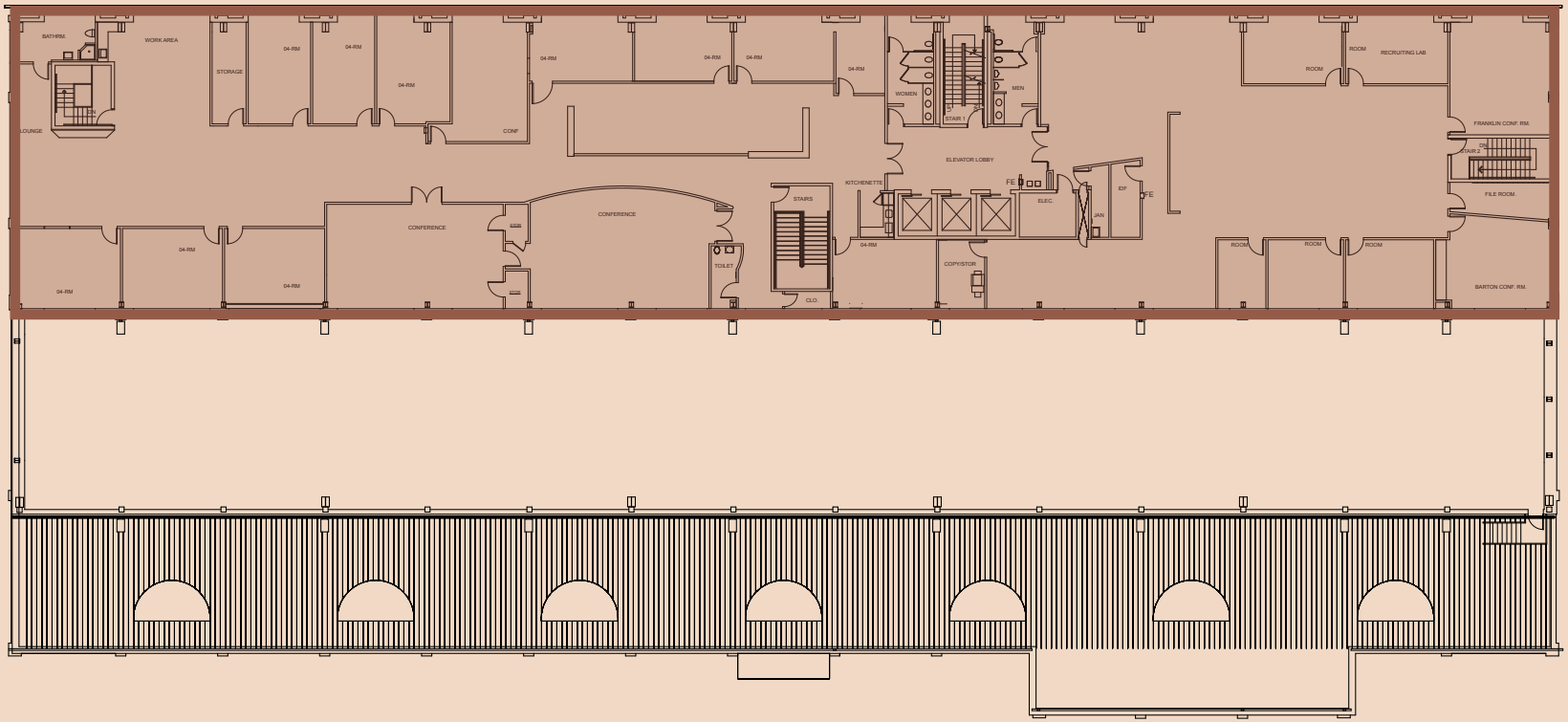
FOURTH FLOOR

± 18,214 SF AVAILABLE



URBAN CONVENIENCE, SUBURBAN ACCESSIBILITY

Gates Building combines downtown walkability with regional connectivity. I-95 access supports suburban commuters while Amtrak and Wilmington Airport serve regional travelers. Riverfront dining options, Blue Rocks Stadium, and Christina Riverwalk, only steps away.

- **IMMEDIATE ACCESS TO I-95 CORRIDOR**
- **10-MINUTE WALK TO WILMINGTON AMTRAK STATION**
- **15-MINUTE WALK TO DOWNTOWN WILMINGTON**
- **12-MINUTE DRIVE TO WILMINGTON AIRPORT**







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