



FOR LEASE

201 Little Falls Drive

Wilmington, DE 19808



OFFICE BUILDING FOR LEASE

OFFERING SUMMARY

Available SF: 25,600 SF

Lease Rate: Negotiable

Year Built: 2008

[Click for Virtual Tour](#)

For more information, please contact:

Greg Ellis, CCIM

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PROPERTY OVERVIEW

Rare single-story freestanding office building opportunity in desirable location. Mostly open office area with high ceilings, skylights and significant glass lines. Desirable location between Wilmington and Hockessin within minutes of Route 141.

PROPERTY HIGHLIGHTS

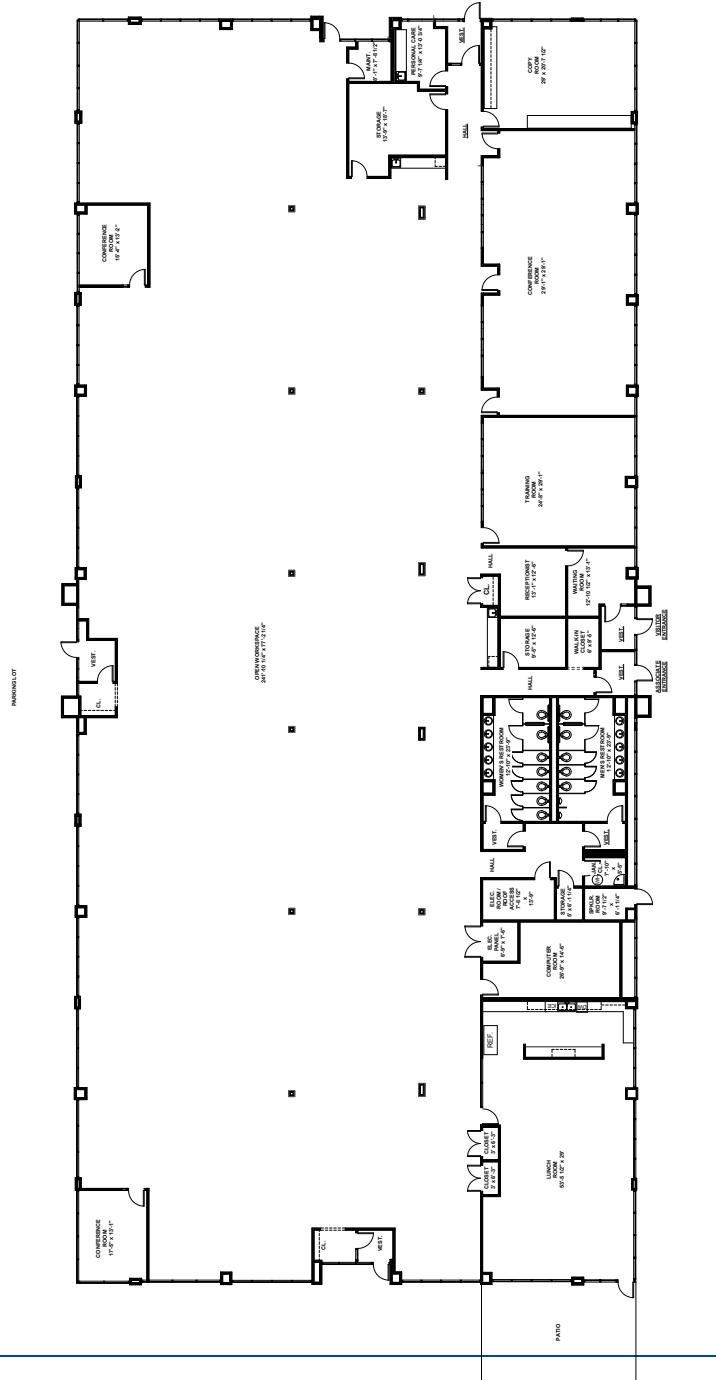
- 147 Parking Spaces: 5.74 per 1,000 SF
- Large Break room with outdoor patio
- Large Conference/Training Rooms
- Capers & Lemons within walking distance and Children of America child care facility located across the street
- Barley Mill Plaza within 5 min drive
- Surrounded by green space and walking trails
- LEED Gold 2009 – U.S. Green Building Council



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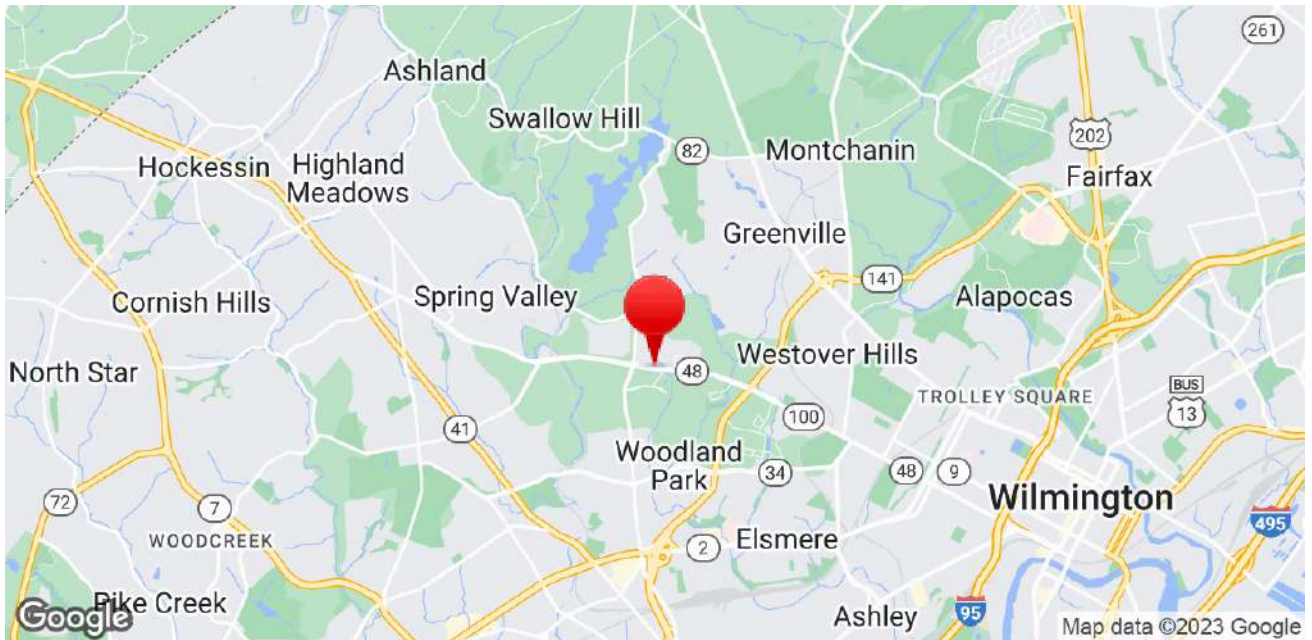
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