

OFFICE BUILDING FOR LEASE

**1326 N
KING ST**

Wilmington, DE 19801

JOSEPH LATINA, SIOR
Managing Principal
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OFFICE BUILDING FOR LEASE
1326 N KING ST
Wilmington, DE 19801



PROPERTY DESCRIPTION

Professional office opportunity in the heart of Downtown Wilmington. This property combines two buildings into one cohesive office space (4,326 +/- square feet on multiple levels) with a flexible layout ideal for law firms, financial services, consulting firms, or other professional users. Previously used as a law office, it features multiple private offices, conference rooms, reception areas, and storage, providing a balance of collaborative and private work areas. Located near the Courthouse, Government Center, major employers, dining, and public transportation, it offers excellent convenience and visibility in Wilmington's business district.

PROPERTY HIGHLIGHTS

- Planned Exterior Renovations
- Ideal Downtown Wilmington Location near Courthouse & Legal District
- Existing Layout Suited for Professional Office Use
- Multiple Private Offices, Conference Rooms, Reception and Client Waiting Area
- Easy Access to I-95, I-495, and Public Transit

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	4,326 +/- SF

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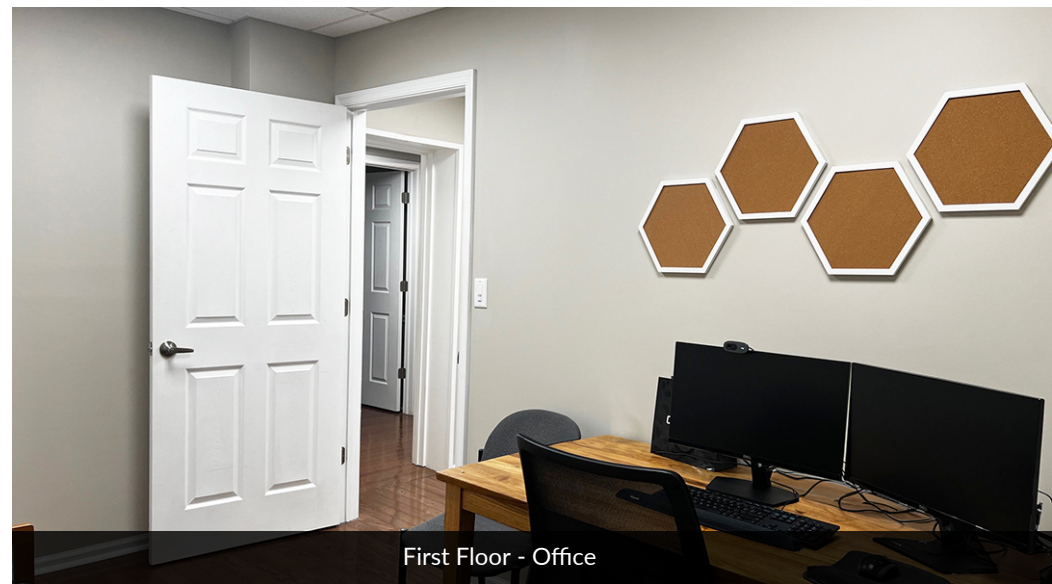
First Floor - Reception Area



First Floor - Conference Room #1



First Floor - Conference Room #2



First Floor - Office

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First Floor - Office

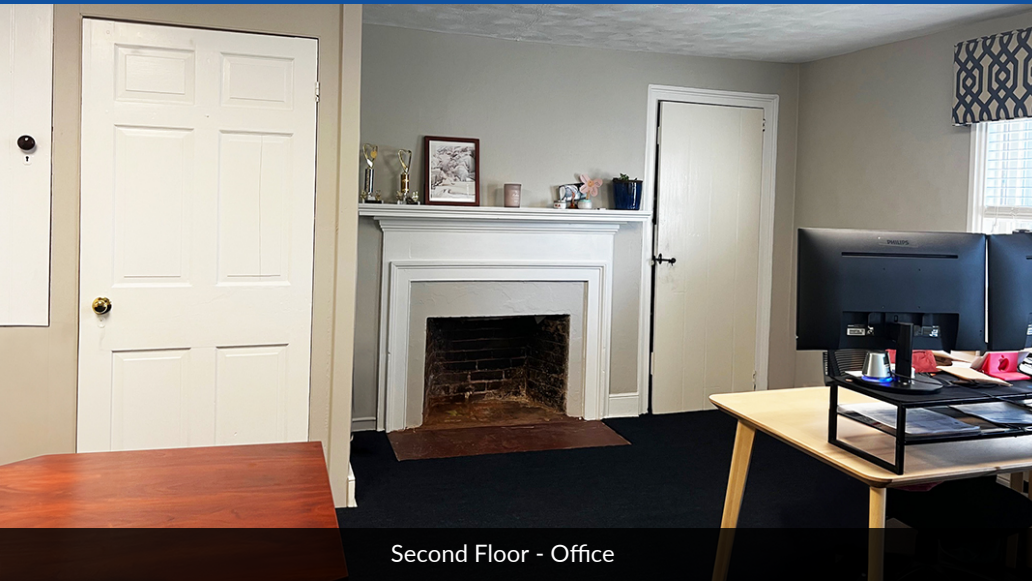


First Floor - Office

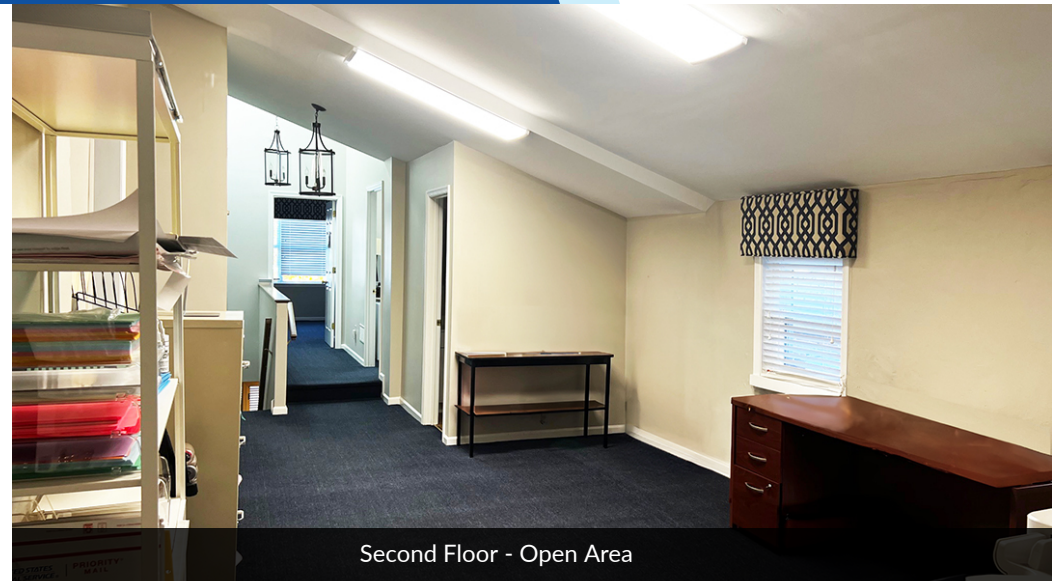
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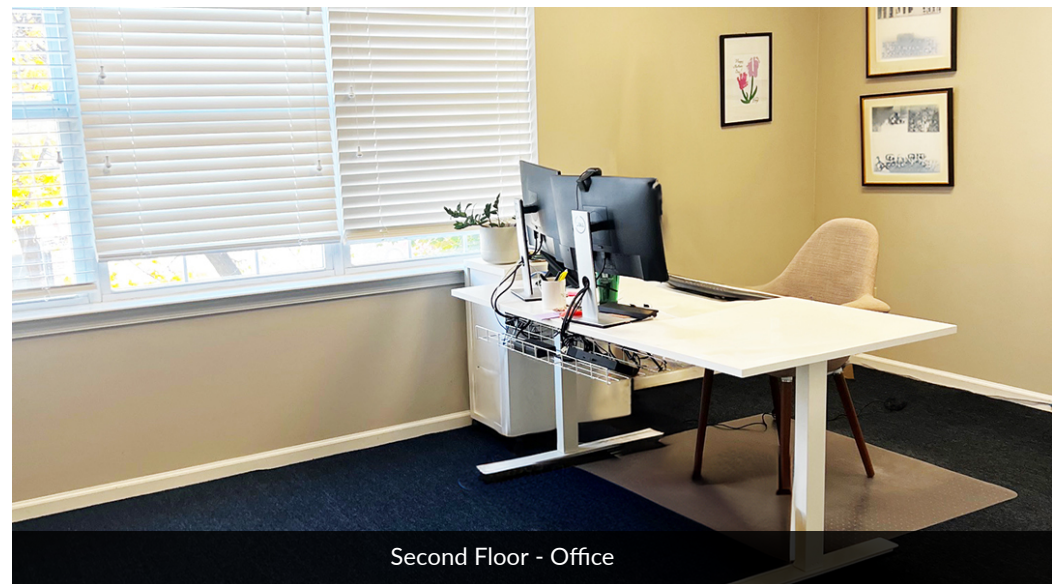
Second Floor - Office



Second Floor - Open Area



Second Floor - Kitchen



Second Floor - Office

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Second Floor - Office



Second Floor - Bathroom

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Third Floor - Office



Third Floor - Office

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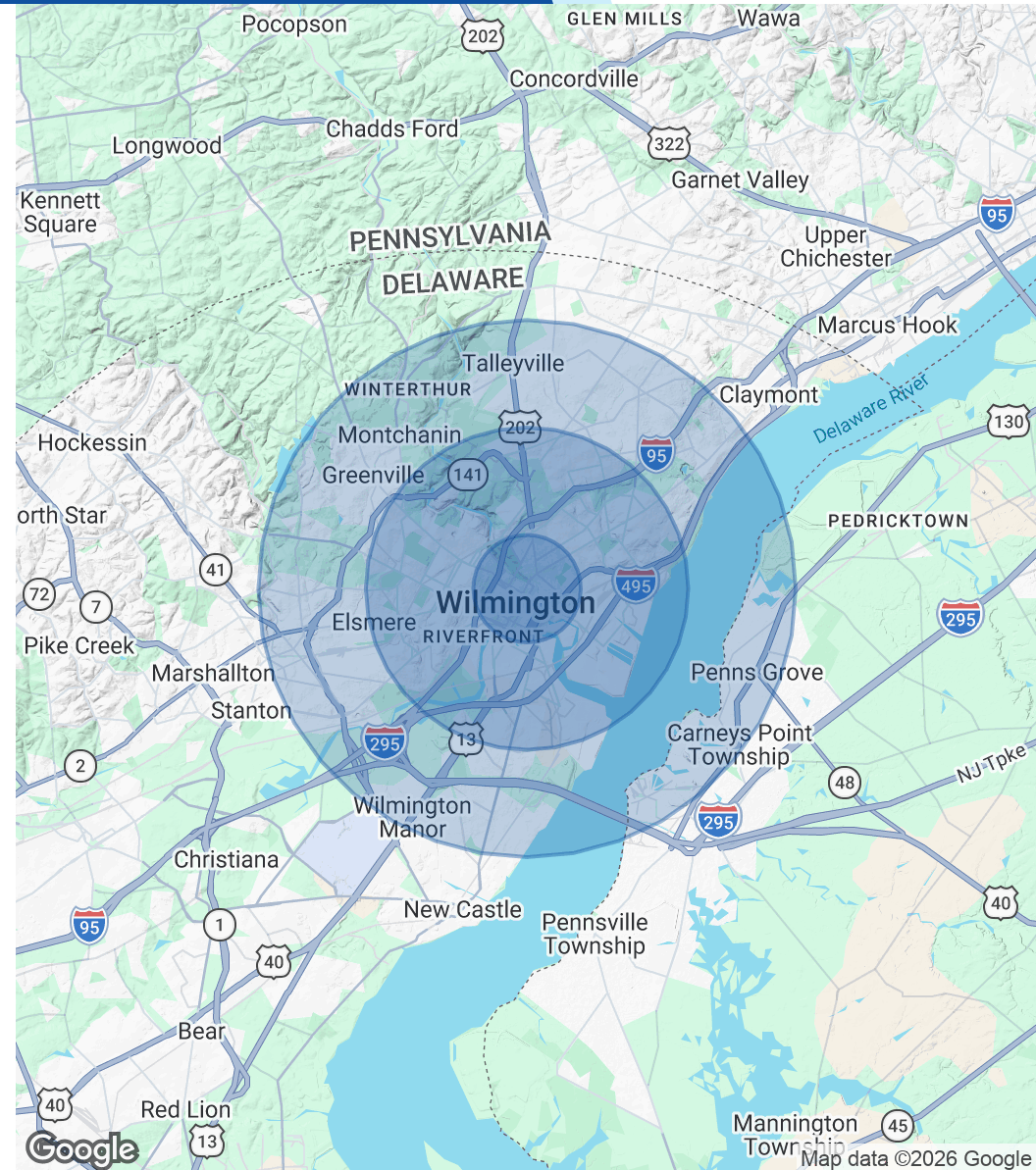
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	34,112	110,821	183,117
Average Age	39	40	41
Average Age (Male)	37	39	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,911	47,245	75,611
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$63,875	\$80,749	\$93,402
Average House Value	\$226,052	\$299,948	\$334,779

2020 American Community Survey (ACS)



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