

300 DELAWARE AVENUE

Property Fact Sheet



General Site Information

Location	City of Wilmington – 300 Delaware Avenue is located on Delaware Avenue, between West Street and Tatnall Street and is 30 minutes from Philadelphia International Airport and a 14 minute walk to the Wilmington Train Station.	
Description	17-story building, 1 st floor retail and lobby, 16 floors office, penthouse and basement	
Owner	Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly traded, full-service, integrated real estate companies in the United States with a core focus in the Philadelphia, Washington, D.C., and Austin markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio comprising 180 properties and 24.9 million square feet as of March 31, 2019, which excludes assets held for sale. Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. For more information, please visit www.brandywinerealty.com .	
Property Manager	Brandywine Realty Trust is the Building's owner and property manager. Leasing, Property Management, Maintenance and Janitorial are located is on-site.	
	Jean Sitler	Vice President, Portfolio Management
	Denise Ross	Leasing Representative
	Esther Wyatt	Assistant Property Manager
	Mike Majewski	Chief Building Engineer

General Building Information

Architect	Harold A. Berry
Original Builder	Zutz/JMB/Weiner
Total Square Feet	298,071 Rentable Square Feet
Floor Area	17,441 RSF (typical)
Floors	19 (Basement, Lobby, Office, Penthouse)
Year Built/Renovated	1969 / 2005
Zoning	C-4

Construction & Building Systems

Basic Construction	Steel Framing
Floors	Poured concrete with reinforced steel
Floor Load	50 PSF
Column Spacing	24 ft. on center

Exterior	Dryvit exterior at lower level and roof band; metal panels elsewhere; single pane windows
Windows	Bronze glass with reflective solar film Mullion Spacing: 10 ft whole, 3 panes (31-inch, 48-inch, 31-inch)
Roof	EPDM Roof Membrane – New in 2018

Mechanical Detail

HVAC	The central plant system is comprised of 2 chillers, plate heat exchanger, 2 boilers, 5 air handlers and 3 return fans. Steam for the central heating system is supplied by two (2) natural gas-fired steam boilers located in a penthouse mechanical room. The boilers each have rated input capacity of 10,500,000 BTUH. Chilled water for the central cooling system is supplied by two (2) water-cooled chillers located in a penthouse mechanical room. The chillers have nominal ratings of 600 tons. The chillers are cooled by three (3) stainless steel cooling tower cells which have nominal ratings of 400 tons each.			
Plumbing	The plumbing systems include a 6” main, separate 6” Standpipe for fire pump. All incoming water service, the hot and cold water piping systems and the sanitary sewer and vent system. The domestic water distribution piping is copper and the sanitary sewer piping is cast iron. Water meters are located in the lower level mechanical room. Two (2) sewage ejector lift-stations are located in the lower level mechanical room. Two (2) sewage ejector lift-stations are located in the lower level. Three (3) water booster pumps are also located in the lower level.			
Electrical	The Building is served by two separate, redundant 13,200 volt electrical feeds from the Delmarva Power grid. The electrical supply lines run underground to transformers and electrical meters. Each substation converts the 13,200 volt electrical service to an electrical service size of 4,000-Amps, 277/480-Volt, three-phase, four-wire alternating current (AC). Circuit breaker panels and stepdown transformers are located throughout the Building.			
Elevator Service	There are 6 Montgomery KONE cable driven elevators, 3,500 lb capacity, which travel at 700 feet per minute. One of the 6 elevators is the designated freight elevator with a 4,000 lb capacity.			
Utilities	Electric	Delmarva Power		
	Gas	Delmarva Power		
	Water/Sewer	City of Wilmington		
	Phone/Data	Comcast, Verizon and others		
Operating Expenses	<u>2018 Actual</u>		<u>2019 Budgeted</u>	
	Real Estate Taxes	\$2.32	Real Estate Taxes	\$2.39
	Electric	\$1.77	Electric	\$1.74
	CAM	\$4.52	CAM	\$4.91

Emergency Systems

Fire Protection	The building has a wet pipe and dry pipe sprinkler system. Fire department hose valves and connections are located in the stairways. Portable fire extinguishers and smoke detectors are located in the common areas.
Lighting	Emergency lighting in stairs, corridors and exists for egress lighting.
Security	24-Hour Security Guard with security desk located in the lobby.

On-Site Services & Amenities

Main Lobby	First floor common area features a marble lobby with security desk, electronic tenant directory, conference room for tenant use, mail facilities, The Rat Pack Bistro Café, TD Bank and PNC Bank Branches.
Loading Dock	Located off of West Street, the dock features a 14 ft door entry connecting to a service corridor that brings you to the main lobby and freight elevator.

Other Building Services

- On-site Leasing, Property Management, Maintenance & Janitorial
- 24/7 Security Guard
- Rat Pack Bistro Café
- Lobby access to TD Bank and PNC Bank branches
- Conveniently located in the center of the city close to local amenities including:
 - Starbucks
 - Brew HaHa
 - Hotel DuPont
 - De.Co Food Court
 - Tonic Restaurant
 - PureBread Deli
 - Girard & Fair (wine & fresh food grocery)
 - US Post Office
 - Rodney Square
 - Wilmington Library
 - Sheraton Suites
 - Hotel DuPont
 - Residence Inn by Marriott Downtown
 - Grand Opera House
 - Playhouse Theatre
 - Delaware Theatre Company
 - The Wilmington Riverfront

Contact Information

For more information please call Brandywine Realty Trust at 302-655-5900.