

OFFICE SPACES FOR LEASE  
DOWNTOWN WILMINGTON  
OFFICE BUILDING

# 800 N KING STREET

Wilmington, DE 19801

**JOSEPH LATINA, SIOR**

Managing Principal

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**ZACH REMPFER**

Sales & Leasing

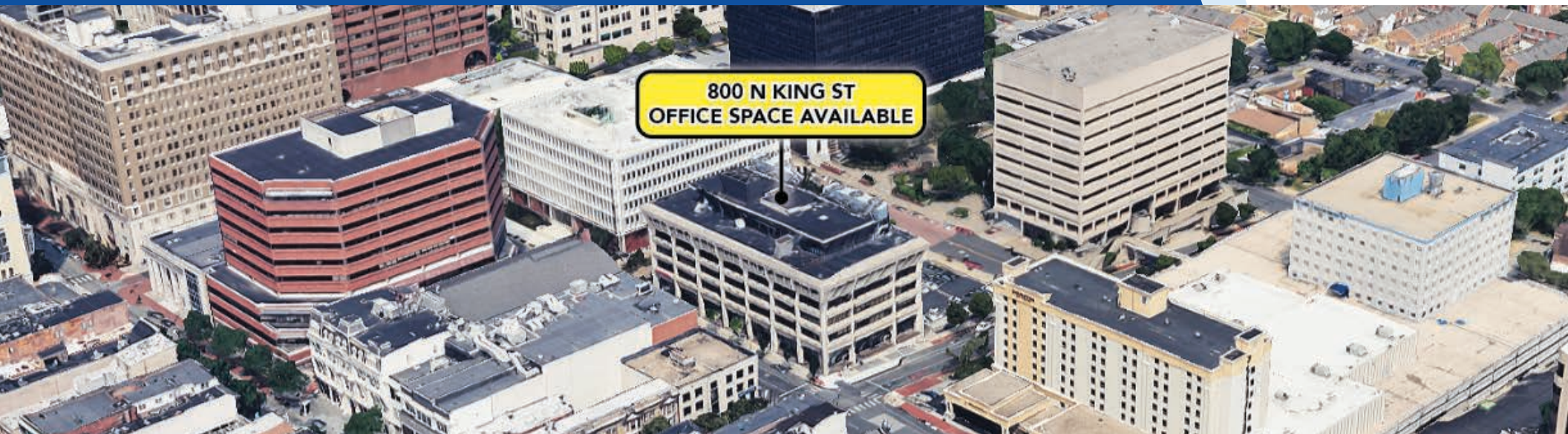
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## PROPERTY DESCRIPTION

Find the ideal workspace for your business at 800 N King Street, located in the heart of Downtown Wilmington. This premier office building offers a range of suites to suit businesses of all sizes – from move-in-ready spaces to customizable, build-to-suit options on the fourth and fifth floors. Whether you're a growing startup or an established company seeking expansion, this building has the flexibility and convenience you'll need for your business.

## PROPERTY HIGHLIGHTS

- Prime location in Downtown Wilmington, with easy access to major transportation
- Modern amenities, including high-speed internet and updated HVAC systems
- Secure entry and 24/7 building access
- On-site parking for tenants and visitors
- Nearby dining, retail, and professional services

## OFFERING SUMMARY

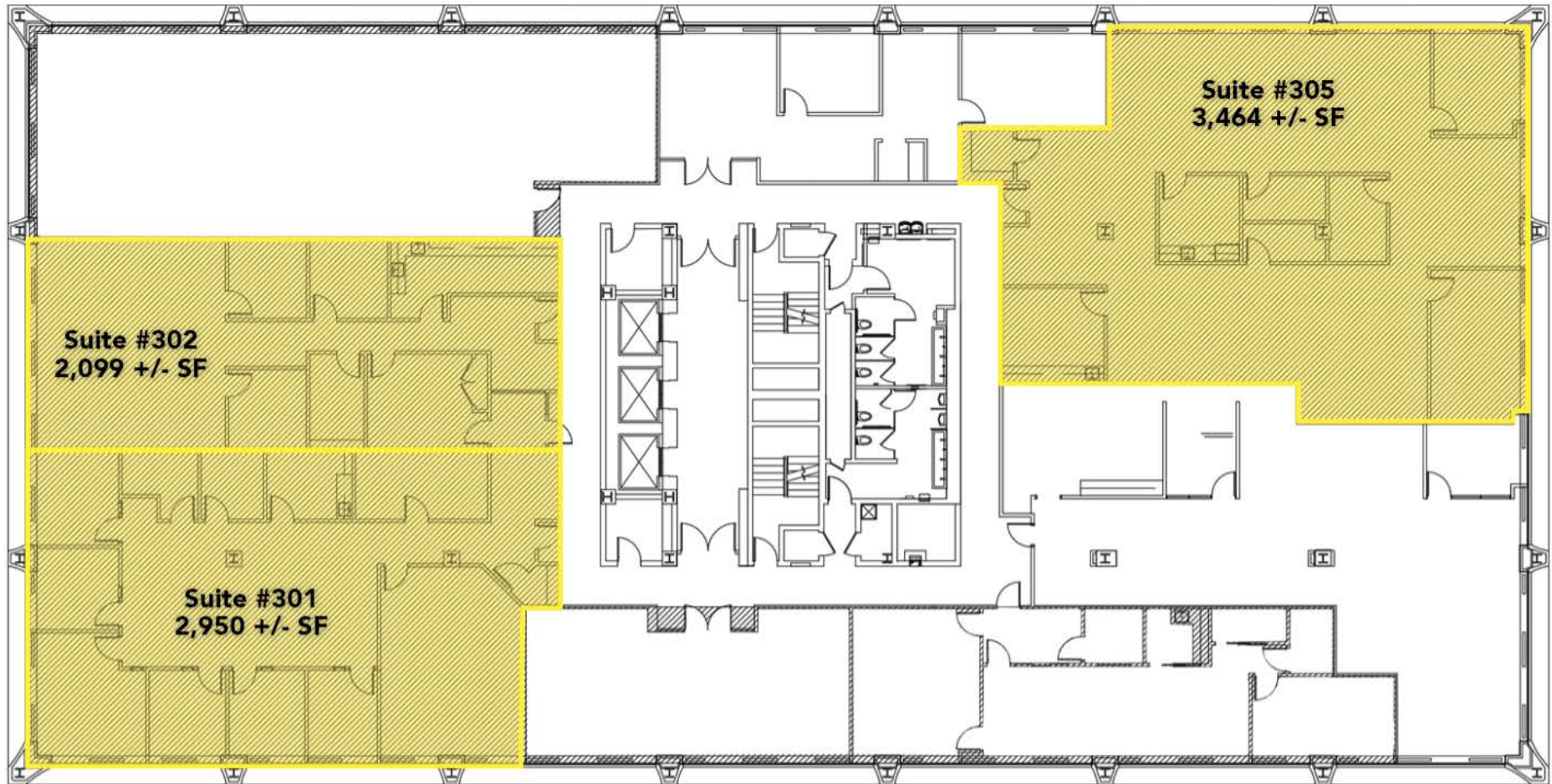
Lease Rate:	\$24.00 SF/yr (Gross)
Number of Units:	5
Suite #301	2,950 +/- SF
Suite #302	2,099 +/- SF
Suite #305	3,464 +/- SF
Floor #4	15,470 +/- SF
Floor #5	15,470 +/- SF

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3rd Floor: Suites #301, #302 and #305

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Suite #301 - Available 2,950 +/- SF



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Suite #302 - Available 2,099 +/- SF



Suite #302 - Available 2,099 +/- SF



Suite #302 - Available 2,099 +/- SF

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Suite #305 - Available 3,464 +/- SF



Suite #305 - Available 3,464 +/- SF

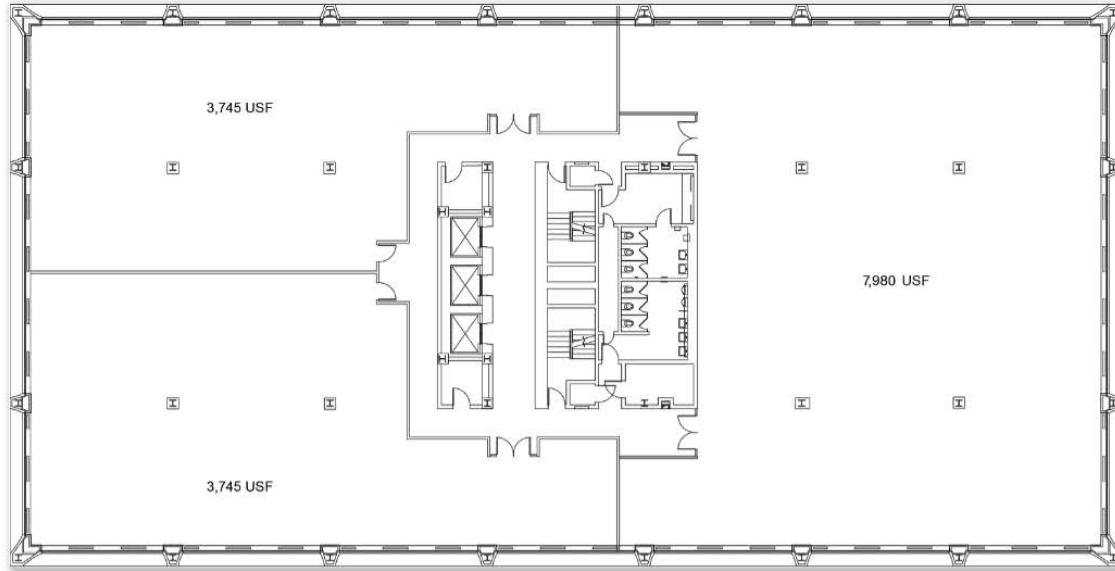


Suite #305 - Available 3,464 +/- SF

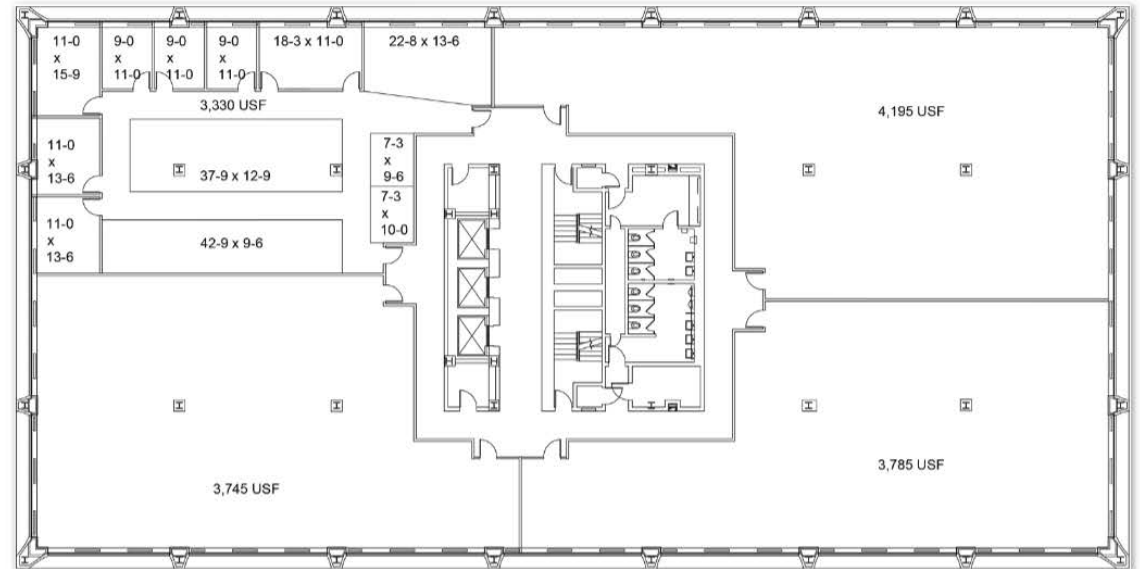
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**4th and 5th Floors  
Build-to-Suit Suite Options**



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Floor #4 - Available 15,470 +/- SF



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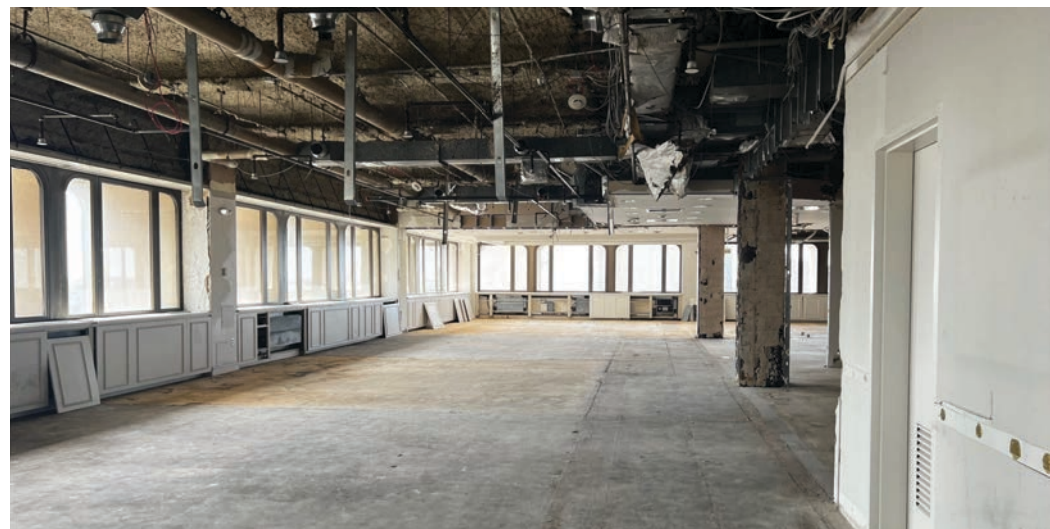
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Floor #5 - Available 15,470 +/- SF



Floor #5 - Available 15,470 +/- SF



Floor #5 - Available 15,470 +/- SF

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**4th and 5th Floors**  
**Concept Renderings with Open Stairs and Open Work Spaces**

**Up to 30,940 +/- SF Available on Two Floors**

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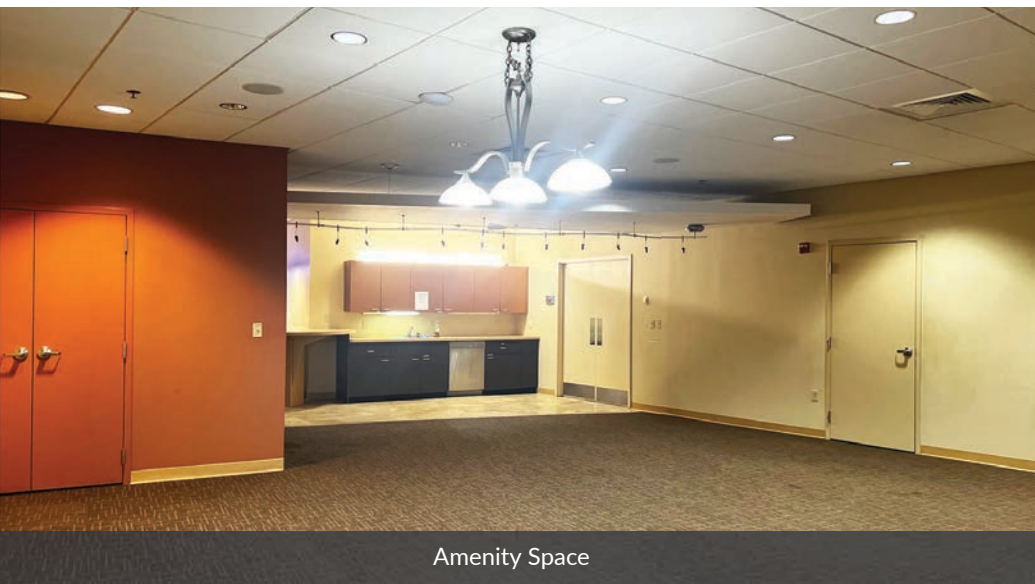
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Amenity Space



Amenity Space



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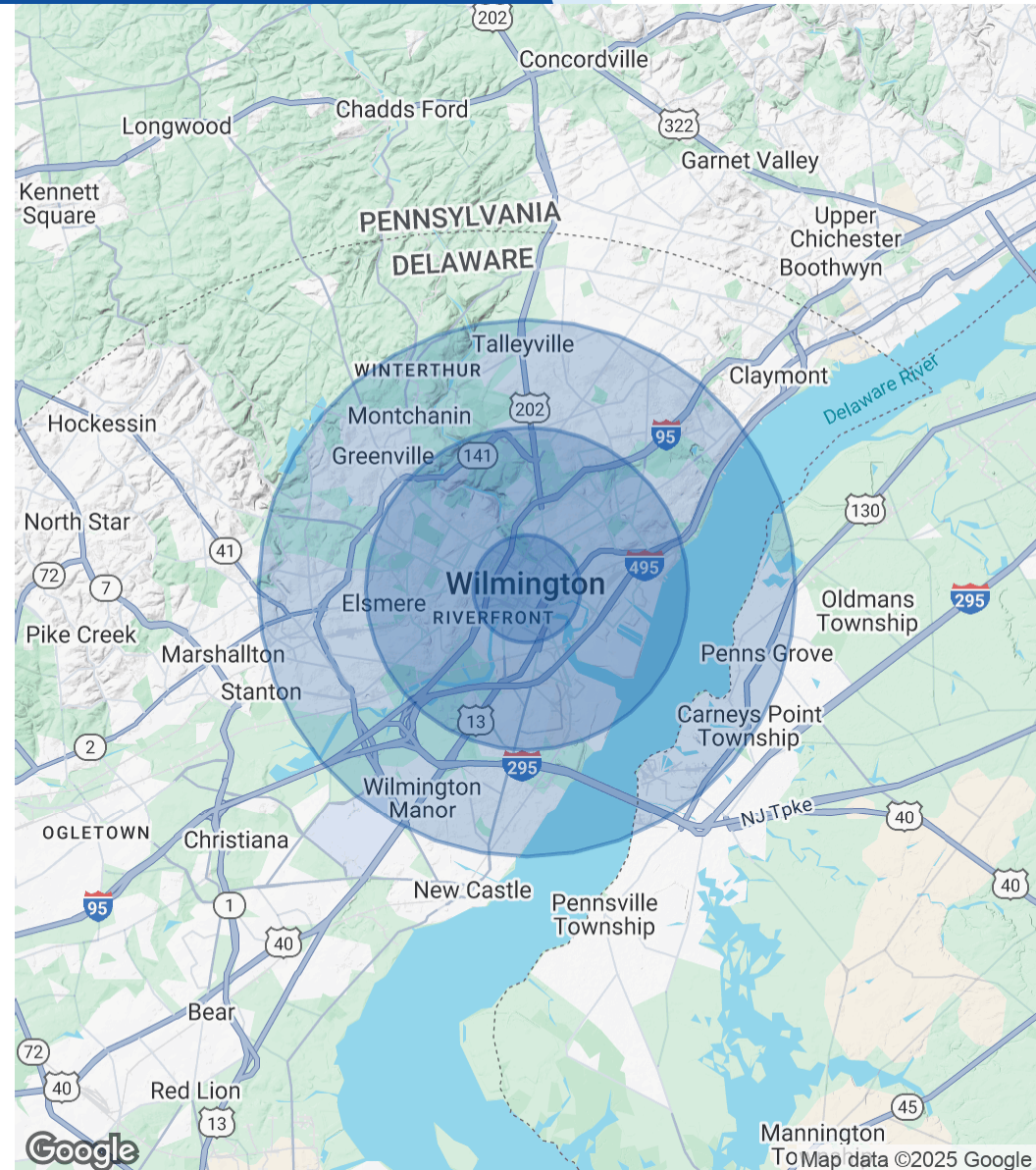
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	31,740	108,449	191,643
<b>Average Age</b>	38	40	41
<b>Average Age (Male)</b>	37	38	40
<b>Average Age (Female)</b>	39	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	13,728	45,896	78,893
<b># of Persons per HH</b>	2.3	2.4	2.4
<b>Average HH Income</b>	\$64,351	\$78,532	\$93,434
<b>Average House Value</b>	\$215,579	\$291,950	\$331,558

Demographics data derived from AlphaMap



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