



**For Lease: 35,500 SF +/- (Divisible to 8,750 SF)**

**12 Reads Way**

**New Castle, DE 19720**

## Property Highlights

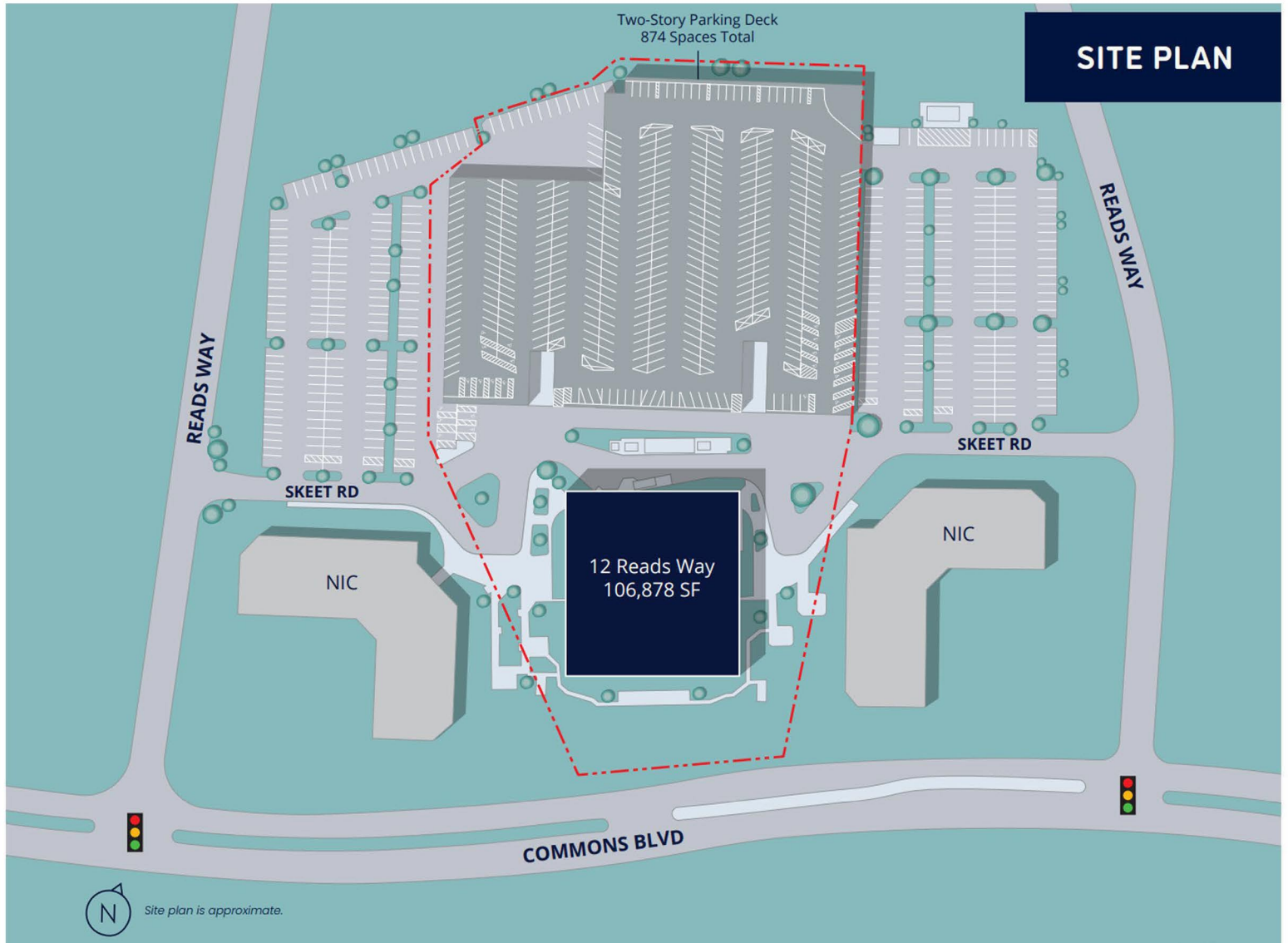
- 3rd Floor
- Total Available: 35,500 SF +/- (Divisible to 8,750 SF)
- Ideal for Call Centers, Corporate Offices, or Medical Use
- Redundant Battery Back-up Power, ensuring uninterrupted operations
- Generous Parking - 910 parking spots with 8.2 spaces per 1,000
- Full building backup generator
- (3) 2,500 lb passenger elevators
- 112 individual water source heat pumps, 6 roof units, 416-ton cooling tower
- Flexible layout in a prime location
- Zoned BP - Business Park, New Castle County
- Parking Garage with 910 parking stalls

For information, please contact:

**David Heaney**  
Principal  
C: (302)228-2242  
[dth@healthcarefs.com](mailto:dth@healthcarefs.com)

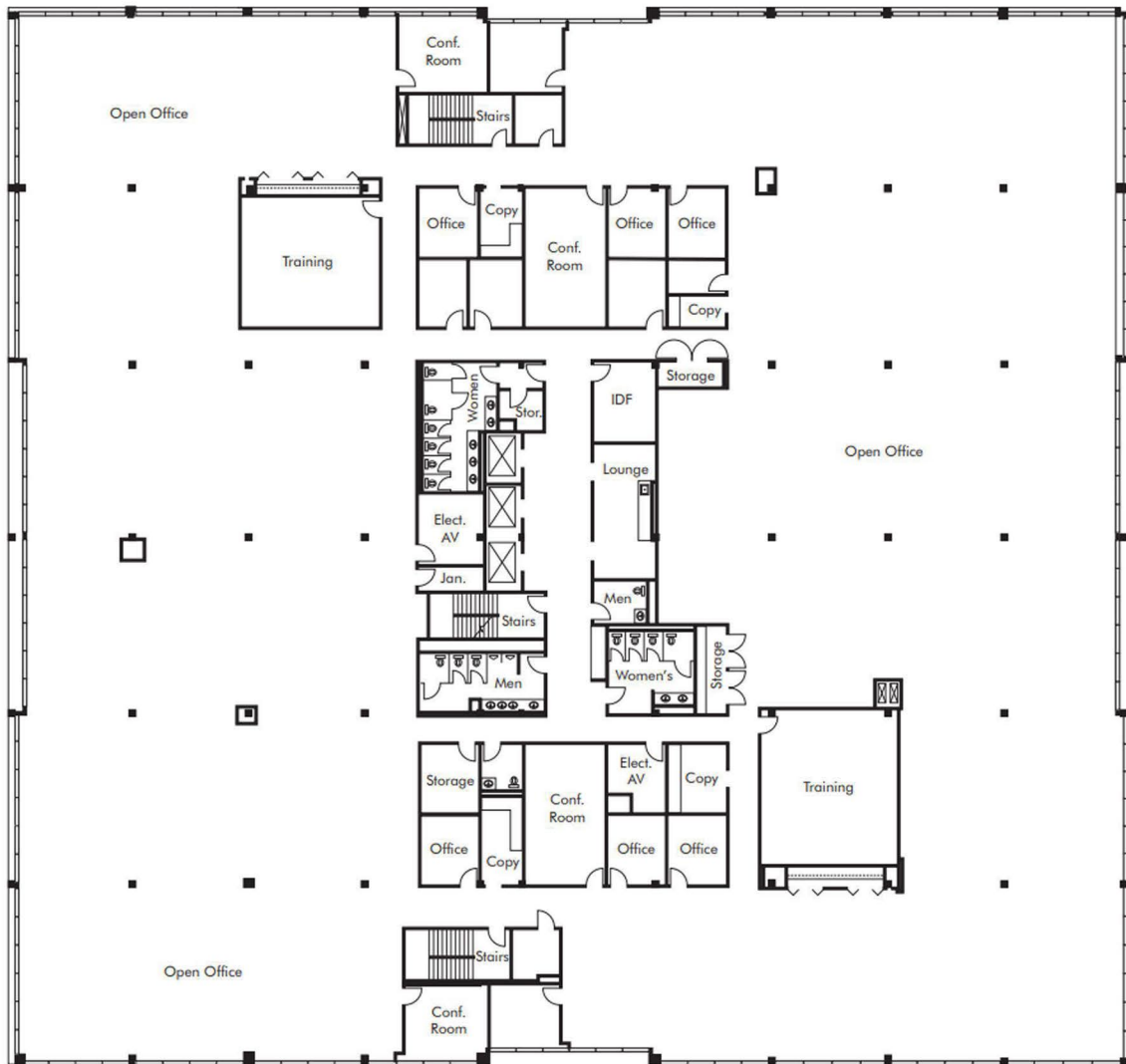
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## Floor Plan - 3rd Floor



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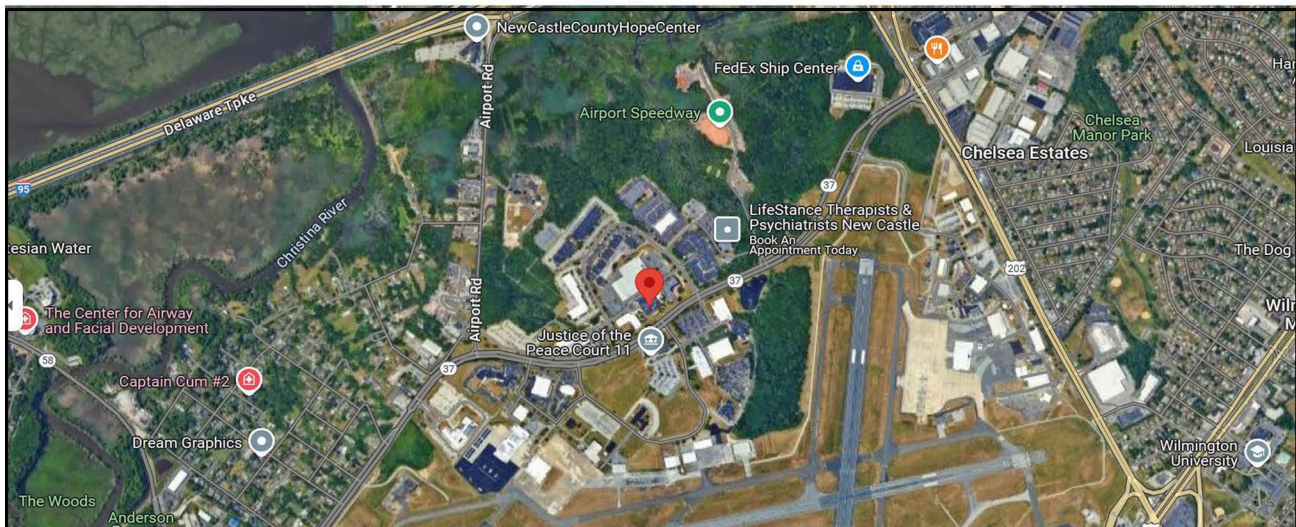
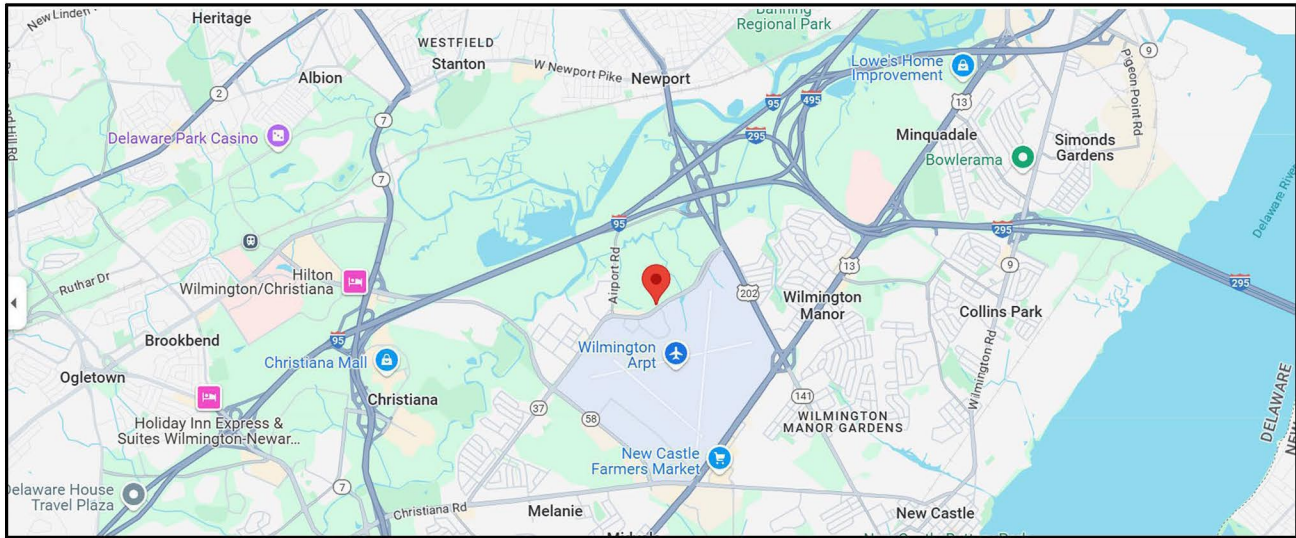
## Demographics

**Population: 71,758**

**Median Household Income: \$49,968**

**Wilmington Median Age: 37**

**Professional, Science, & Tech Businesses: 14.3%**



Looking for the perfect space to grow your business? This expansive and flexible commercial office space offers endless possibilities, whether you're looking to set up a call center, corporate office, or medical facility. Located on the third floor of a prestigious building within the sought-after New Castle Corporate Commons, the space can be divided into smaller units starting at 8,750 square feet, giving you the flexibility to customize the layout for your unique needs.

The property features beautifully landscaped grounds, including flowering trees, a serene lake with fountains, and ample parking for tenants and visitors. With reliable power and easy access to major transportation routes via a four-lane avenue, this location offers excellent connectivity to key regional hubs. Don't miss the opportunity to secure this high-quality office space. Contact us to schedule a tour or inquire for more details!