

LEASE

**Omega Professional Center
Building K Omega Drive
Newark, Delaware 19713**

First Floor Medical Suite +/-2,840 SF.



Property Overview

- Located in Building K - Omega Medical Center a +/-15,218 sf Medical Building
- First Floor Medical Suite
- +/-2,840 Rentable Square Feet.
- \$27.50/sf. Full Service – Net Janitorial
- Improvement Allowance Negotiable

Suite Features:

- 3 Exam Rooms
- 3 Rest Rooms
- Doctor's office
- Conference room
- Large waiting area
- Reception area
- Plenty of room to expand exam rooms, open space,

Local Area:

- Just minutes away from I95, Rt1, Rt7 and other high-capacity aerial roads
- Excellent parking all around
- Shared Traffic Light with CCHS Main Campus

Demographic Highlights

This property benefits from a strong and expanding 2026 demographic profile, with over 20,000 residents within one mile and nearly 240,000 residents within a five-mile radius. Household incomes remain well above regional and national averages, supporting demand for medical, professional office, and service-oriented uses. The dense population base combined with strong income levels makes this location highly attractive for both owner-users and investors seeking long-term stability and growth.

The information presented is believed to be accurate, but the users must verify it for their own satisfaction. Price and availability are subject to change without prior notice. The Seller's broker, any cooperating broker, and any salesperson working with either are representing the Seller's best interests and have fiduciary responsibilities to Seller, but are obligated to treat all parties fairly.

Contact:

John Roach

roach@musicommercial.com

Office: 302-594-1000 x102

Fax: 302-594-1005

Musi Commercial Properties, Inc

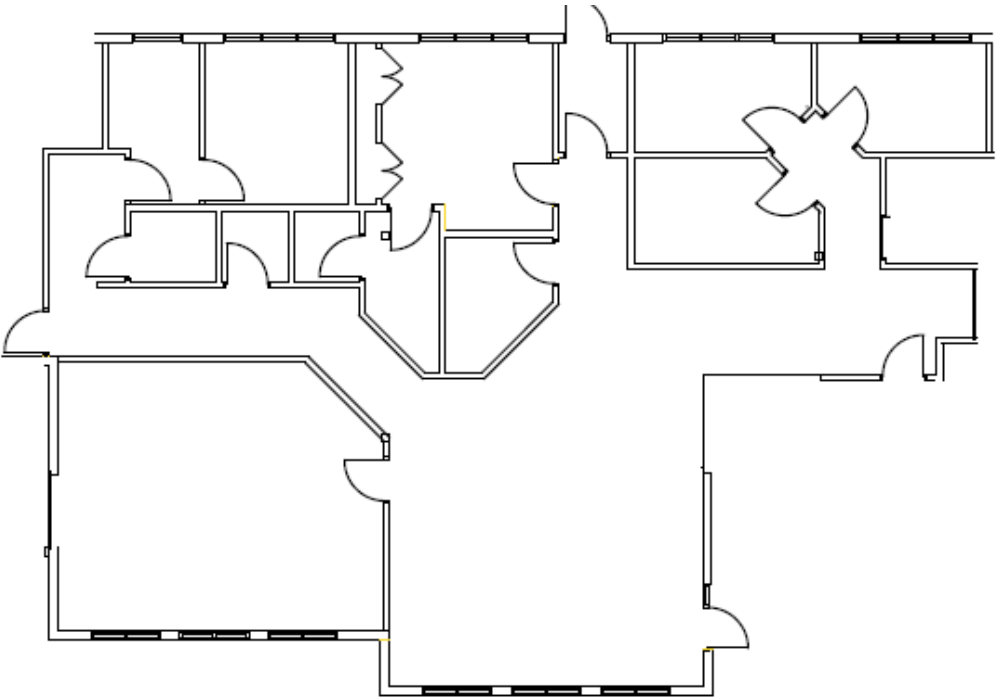
5700 Kennett Pike

Centreville, DE 19807

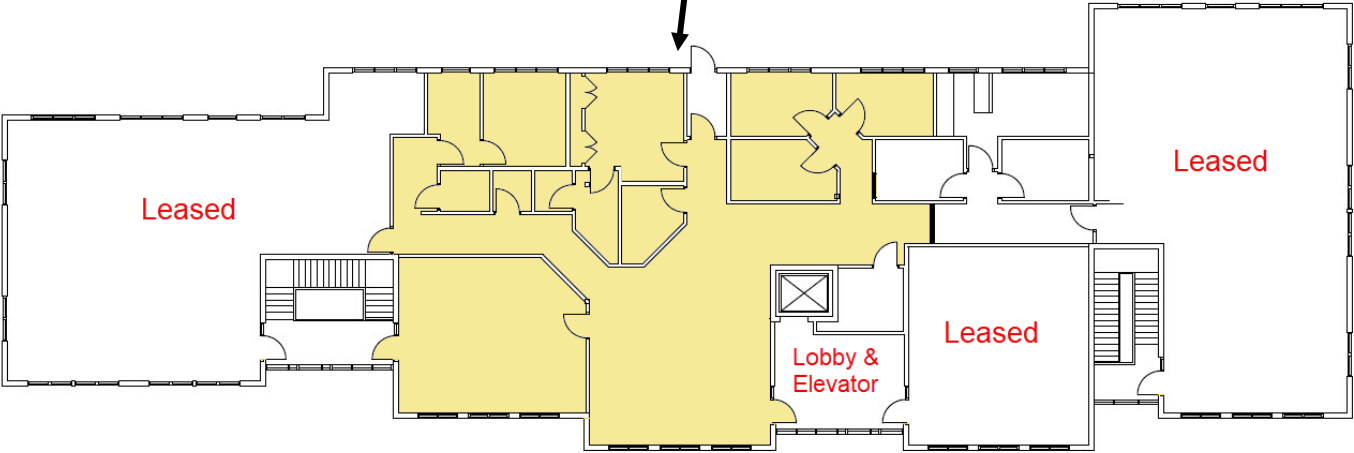
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Available Space - +/-2,840 sf



First Floor Suite Location



Front Entrance