

1220 MARKET STREET

Building Information

Address: 1220 N. Market Street – Wilmington, DE 19801

Owner: 1220 N. Market LLC

Year Built: 1983, Renovations completed by Summer 2003

Building Size: 98,723 +/- SF

Floor Size: 10,265 +/- SF

Number of Floors: 11

Space Available:	Floor	SF (+/-)	Comments
	1	2,787	Available Immediately
	3	3,601	Available Immediately
	4	5,488	Available Immediately
	6	4,762	Available Immediately
	7	5,050	Available Immediately
	8	2,311	Available Immediately
(Interconnected with monument stair)	9	10,265	Available Immediately
(Interconnected with monument stair)	10	10,265	Available Immediately
	Penthouse Storage	2,606	Available Immediately

Rate: \$25.00 Full Service

HVAC: Heat pump system

Operating & Tax Expenses (2005 estimated amounts) \$6.90 operating and \$2.15 taxes per rentable square foot

Number of Elevators: 3 Dover elevators consisting of two (2) 3,000 pound geared traction elevators and one (1) 3,500 pound capacity elevator.

Security: Combination of contracted security personnel and electronic access with video cameras that record 24-hours per day.

Parking: Numerous private and public parking facilities located within a two-block radius.

Building Features:

- Boutique building with dominant exposure for small to mid-size firms.
- Concrete and glass exterior
- Building signage available
- Efficient space design
- Standard nine foot ceilings
- Efficient floor layout with large, unobstructed window views and a high ratio of window line to floor area
- Monumental staircase connects top two floors
- NO charge for normal electric service
- NO charge for standard after hours heating and air conditioning services

Electrical Service: 2000 AMP, 277/480 volt, 60 Hz 3-Phase service. Lighting is 227/480 volts.

1220 MARKET STREET

Building Information

Building Renovations

A major capital improvement program is underway and will include the following:

- Complete redesign of building entrance and lobby area (finished)
- New tenant common areas, elevator lobbies and restrooms (in progress)
- Upgraded elevator finishes (finished)
- New exterior landscaping and signage (finished)
- Redesign of streetscape areas (finished)
- New cardkey security system (finished)
- Energy management system (in progress)

Amenities:

Tenants at 1220 Market Street will enjoy numerous amenities as follows:

- Located in the heart of Wilmington's Central Business District
- Adjacent to Hercules Plaza, Chase Manhattan Centre and MBNA's World Headquarters
- Two blocks from the Hotel DuPont and Rodney Square
- Kirkwood Fitness Club, Dry Cleaners, and Daycare facilities within one block from facility
- Abundant parking within a two block radius

Current Tenants:

- Marshall, Dennehey, Warner, Coleman & Goggin, Inc.
- Akin & Herron
- Law Offices of Richard R. Weir, Jr.
- Atlantic Title
- Cypress Capital Management, Inc.
- Fiduciary Trust International
- T.D. Waterhouse Securities
- M & T Bank Trust Company of Delaware
- RAL Group
- Westover Capital
- Montchanin Capital
- Scott Trade