

FOR LEASE

# THE NEMOURS BUILDING

1007 N. ORANGE STREET  
WILMINGTON, DE 19801



The Buccini/Pollin Group  
OWNER • BUILDER • MANAGER

[www.cbre.us/nemours](http://www.cbre.us/nemours)

CBRE

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## PROPERTY HIGHLIGHTS

- Description:** Landmark 551,488 rentable square foot 14-story office, retail, and residential building.
- Construction:** Original construction (steel frame with finished concrete floor slabs and granite facade) completed in phases in 1936 and 1941. Designed by Thompson & Binger, Inc. for the Wilmington Automobile Company and E.I. du Pont de Nemours & Company.
- Renovations:** In January 2002, ownership completed a \$34 million full building renovation which included construction of 85 furnished apartments, office lobby improvements, installation of ground floor retail space, and construction of a new outdoor plaza. Elevator cabs were completely refinished to include new interior finishes and modernized mechanical equipment. Enhancements were also made to electrical, HVAC, sprinkler, fire alarm and telecommunications systems. Exterior façade was restored and existing windows were replaced with new energy efficient windows and a new street level streetscape design.
- Ground Level Refurbishment:** In October 2014, ownership completed improvements totaling over \$2.5 million, including: upgrades to the office lobby wall finishes, lighting and flooring; modifications to exterior plaza and motor court; refurbishment of the residential units; and construction of ground-level Starbucks Coffee.
- Ceiling Heights:** Typical slab to slab 12' – 6"; Slab to finish ceiling 8'6"; Lobby 20'
- Floor Load:** Approximately 125 lbs PSF live load
- Voice & Data Cabling:**
- Customization of system per occupants needs
  - Risers are supported by several carriers including: Verizon, Sprint, Comcast and WhyFly
  - Satellite accessible
- Electric:** 7 watts of 120/208 volt electric power available per RSF (net of Air Conditioning consumption)

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**PROPERTY HIGHLIGHTS**

- HVAC:** VAV System
- Elevators:** Four (4) new state-of-the art high-speed microprocessor passenger elevators and two (2) new freight elevators. The cabs were refinished with new wood veneer panels, illuminated ceilings with polished bronze frames.
- Security:** State of the art security system including closed circuit television system at entry/exit doors and elevators. Card access system for remote lobby entrances. Night/weekend escort service available to and from parking or transportation service.
- Parking:** The Park BPG Garage is located at 12<sup>th</sup> & Orange Streets.
- Transportation:** Bus stop located directly in front of the project . Downtown service available at West & 11<sup>th</sup> Streets. Rodney Square only two blocks away.
- Loading Dock:** Full Service loading dock was constructed simultaneously with the completion of the parking garage. Additional loading dock area is located on the 11<sup>th</sup> Street.
- Life Safety:** Fully sprinklered and ADA compliant throughout. The fire alarm control panel utilizes a microprocessor based, analog-addressable system.

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## CURRENT TENANTS

Bessemer Trust

Casarino Christman Shalk Ransom & Doss, PA

Chemours

Delaware Claims Processing Facility

Greenberg Traurig

Marshall Dennehey Warner Coleman & Goggin

Morgan Lewis

Novak Druce Connolly Bove & Quigg

Ratner Prestia

Springfield College

State of Delaware

U.S. Attorney's Office

U.S. Government

USI Insurance Services, LLC

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## ON-SITE AMENITIES

- Easy access to I-95 and a prestigious location adjacent to the Hotel DuPont.
- Park BPG Garage is located at 12<sup>th</sup> & Orange Streets.
- Flexible co-working space and suites available in The Mill, 4<sup>th</sup> Floor.
- LuxiaSuites – features luxuriously appointed, fully furnished studio, one and two bedroom apartments for corporate executive housing.
- Reliable Copy Center, operates 24/7.
- Auditorium to seat 200 people.
- Conference center with boardroom facilities.
- Café Mezzanote restaurant.
- Starbucks
- Private passenger drop-off area on the 10<sup>th</sup> Street side of the property.
- Bus service that stops on 11<sup>th</sup> Street at the Brandywine Building.
- Banking with ATM through the Louviers Credit Union.
- CoreTen & CrossFit, featuring state-of-the-art equipment, group fitness classes, on-site locker rooms, and personal training.



Entrance



In-store



Lobby



Motor Court

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**LEASE TERMS**

- **Lease Rental Rate:** \$22.00 plus electric
- **Annual Escalation:** 3.0%
- **Lease Term:** 5, 10 or 15 year lease terms
- **Operating Expenses:** Included as a Base Year
- **Real Estate Taxes:** Included as a Base Year
- **Tenant Improvement Allowance:** Negotiable

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**AVAILABLE SPACE**

FLOOR	VACANCY	COMMENTS
Ground Floor	11,372 SF	Second generation office space
Ground Floor	785 SF	Second generation office space
1 <sup>st</sup> Floor	2,808 SF	Second generation office space
2 <sup>nd</sup> Floor	*4,149 SF	Second generation office space
2 <sup>nd</sup> Floor	*4,045 SF	Second generation office space
2 <sup>nd</sup> Floor	*1,909 SF *Suites can be combined for a total of 10,103 SF	Second generation office space
2 <sup>nd</sup> Floor	1,752 SF	Second generation office space
5 <sup>th</sup> Floor	751 SF	Shell condition
7 <sup>th</sup> Floor	32,480 SF	Second generation office space
8 <sup>th</sup> Floor	29,945 SF (Available 2/1/19)	High-end law firm build-out space
9 <sup>th</sup> Floor	29,945 SF (Available 2/1/19)	High-end law firm build-out space
11 <sup>th</sup> Floor	**4,432 SF (Available 2/1/19)	Second generation office space
11 <sup>th</sup> Floor	**4,387 SF **Suites can be combined for a total of 8,819 SF	Second generation law firm space
11 <sup>th</sup> Floor	3,552 SF (Available 2/1/19)	Second generation office space
12 <sup>th</sup> Floor	4,454 SF	Second generation office space
14 <sup>th</sup> Floor	16,291 SF (Available 2/1/19)	Second generation office space
<b>TOTAL</b>	<b>153,057 SF</b>	

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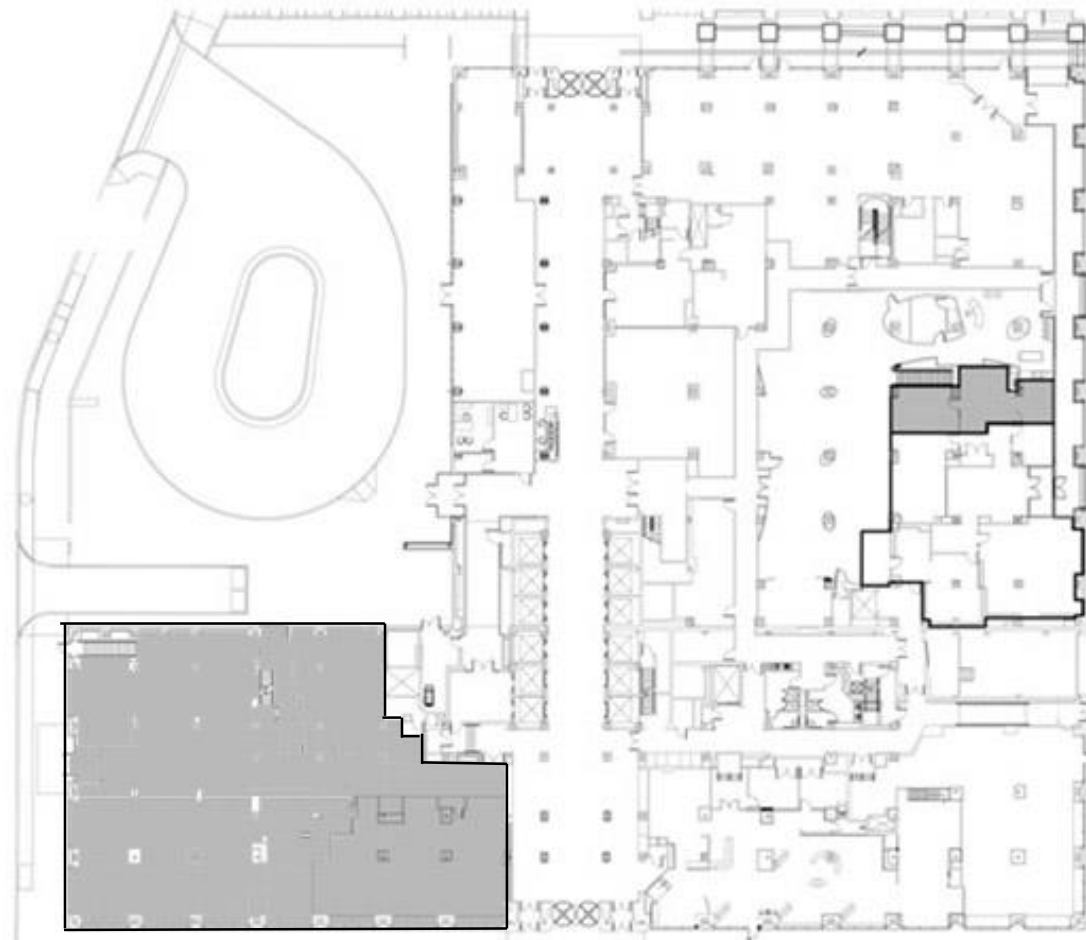
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## GROUND FLOOR PLAN



785 RSF AVAILABLE

11,372 RSF AVAILABLE



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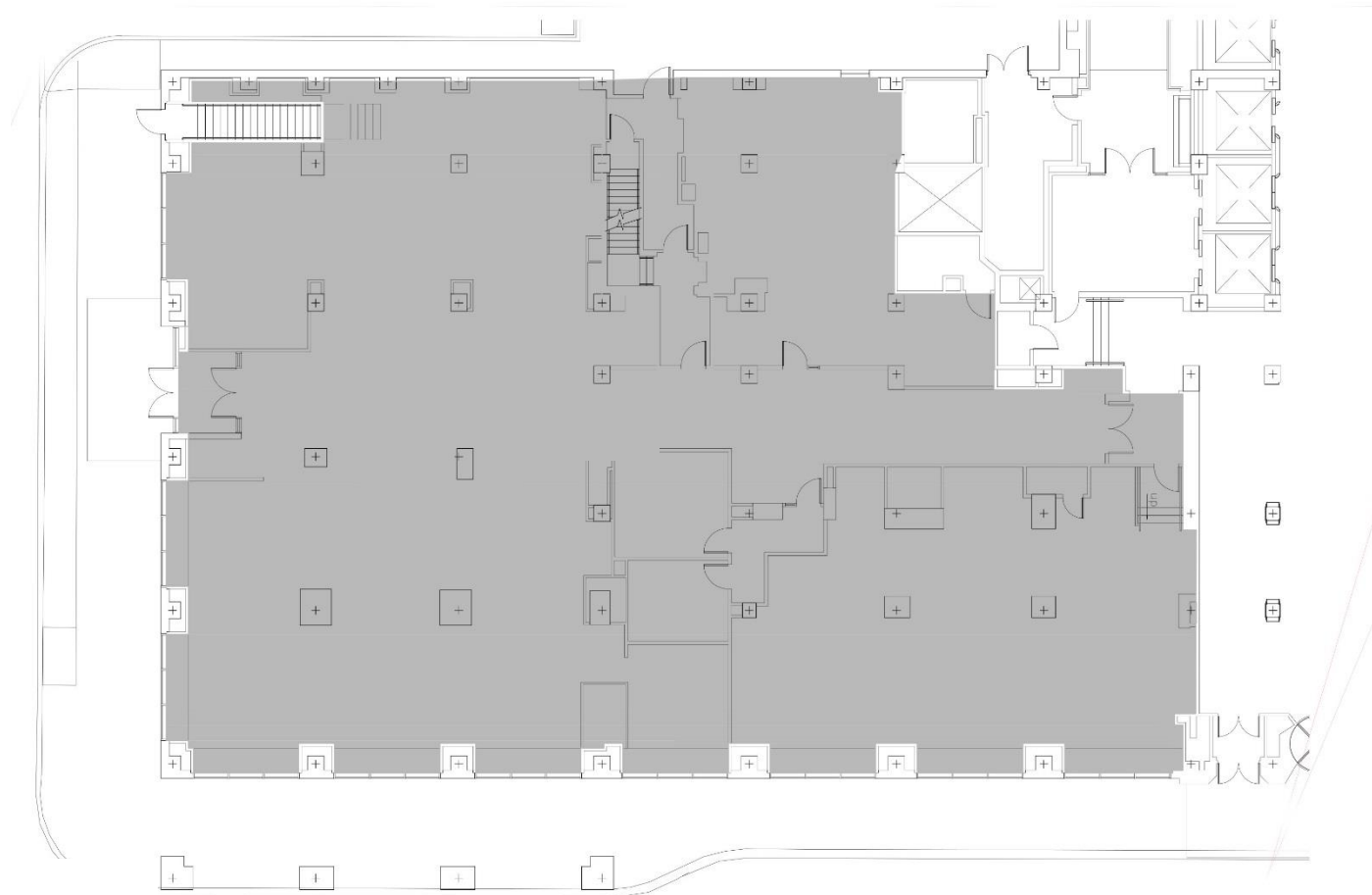
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## GROUND FLOOR PLAN



11,372 RSF AVAILABLE

FOR LEASE

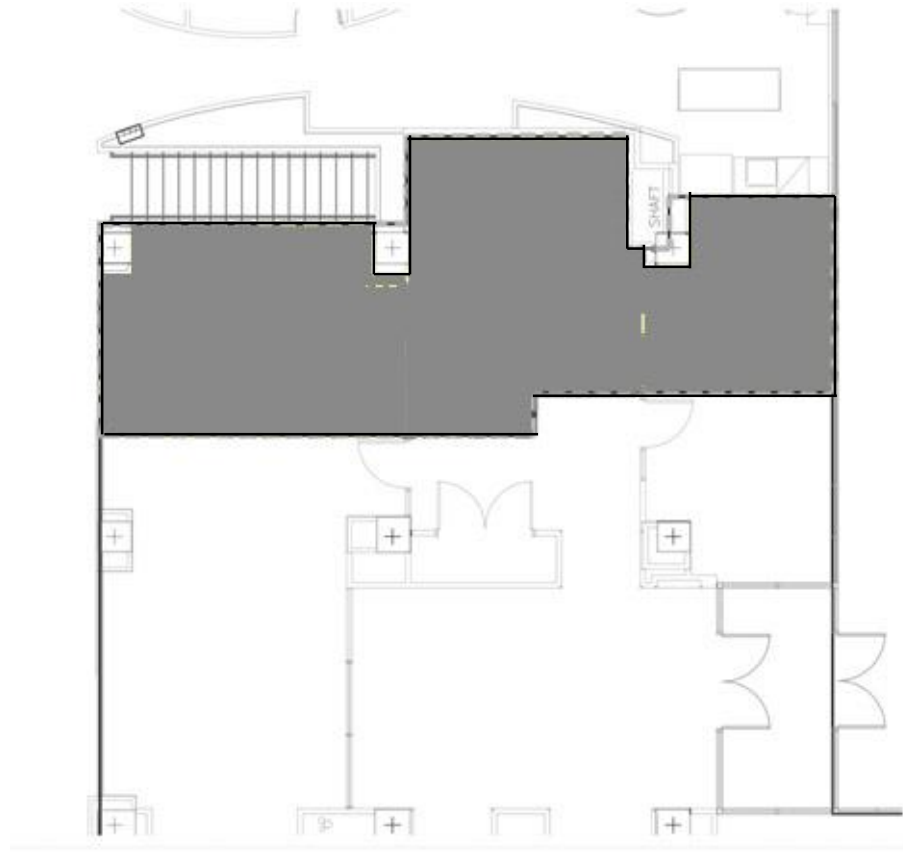
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## GROUND FLOOR PLAN

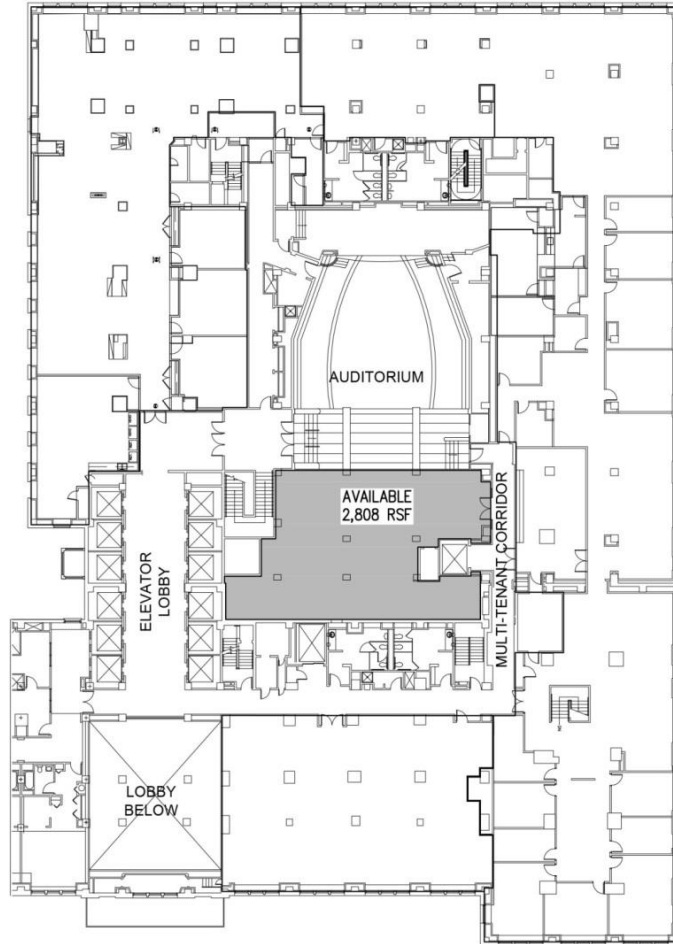


785 RSF AVAILABLE

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 **1<sup>ST</sup> FLOOR PLAN**

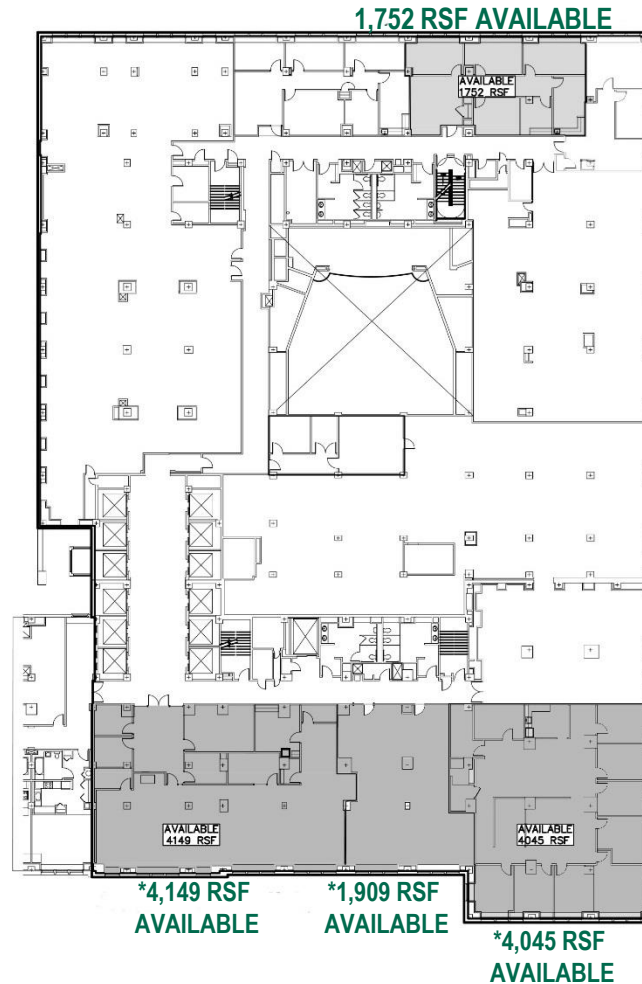


**2,808 RSF AVAILABLE**

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 **2<sup>ND</sup> FLOOR PLAN**



**\*SUITES CAN BE COMBINED  
FOR A TOTAL OF  
10,103 SF**

**11,855 RSF AVAILABLE**

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## 2<sup>ND</sup> FLOOR PLAN

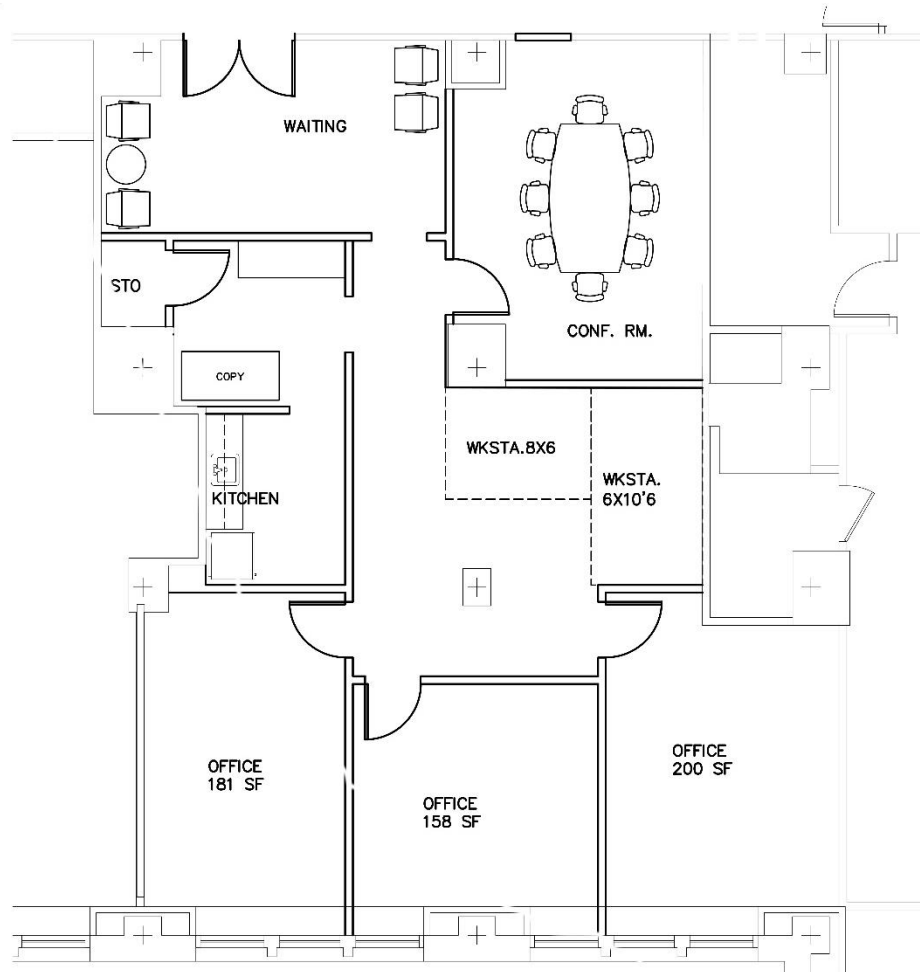


4,149 RSF AVAILABLE

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 **2<sup>ND</sup> FLOOR PLAN**



**1,909 RSF AVAILABLE**

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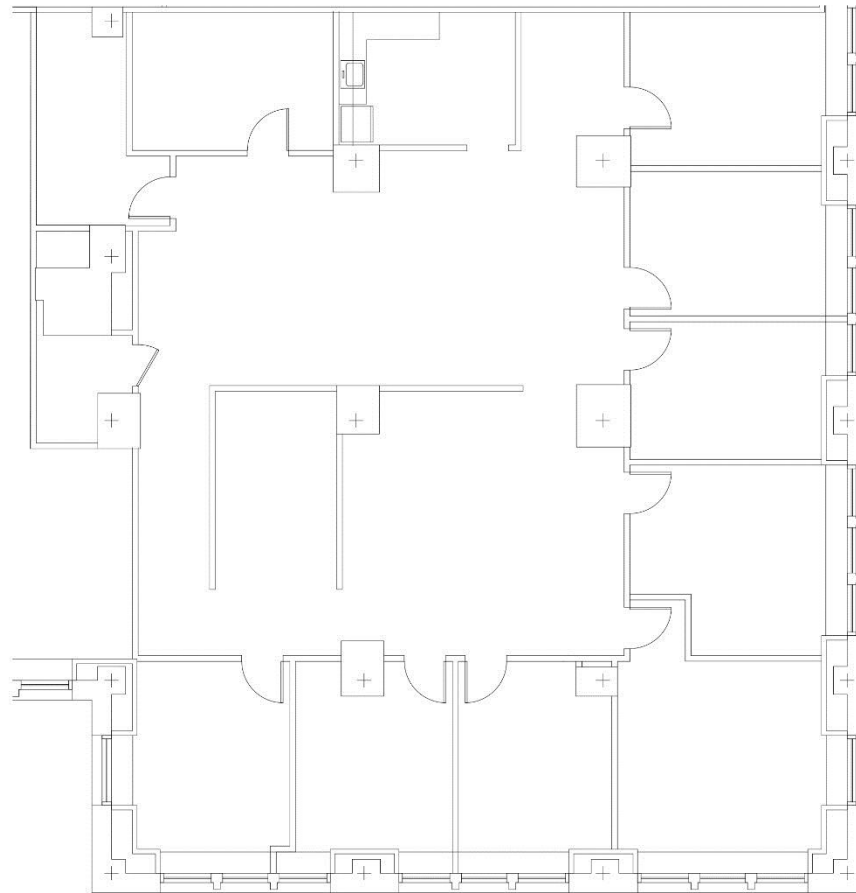
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## 2<sup>ND</sup> FLOOR PLAN



4,045 RSF AVAILABLE

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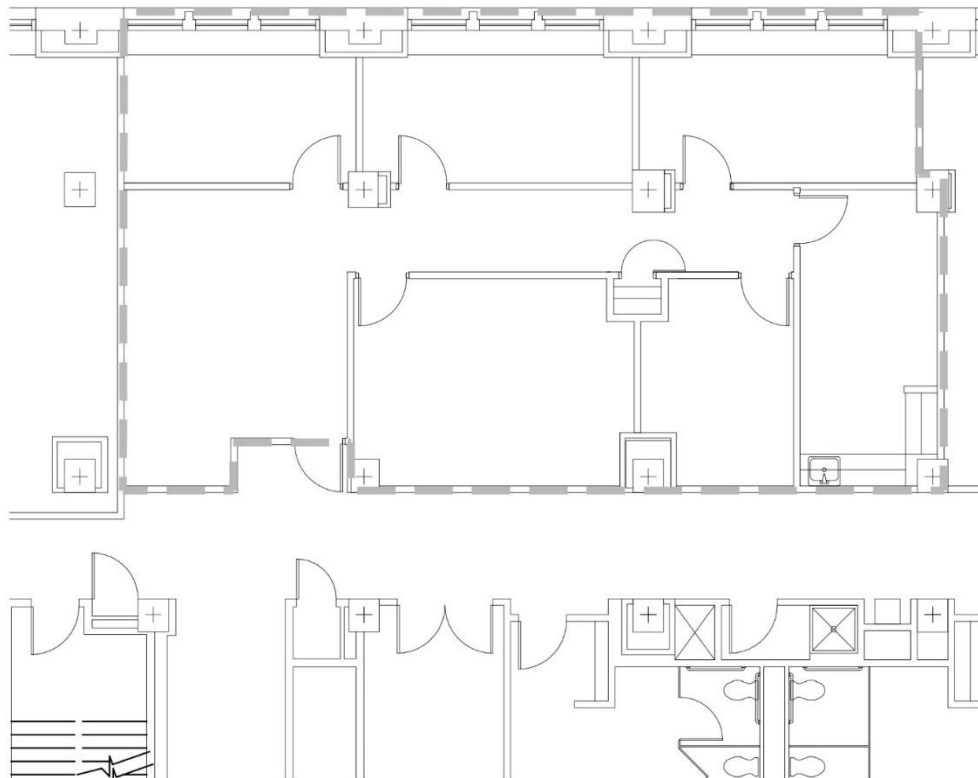
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## 2<sup>ND</sup> FLOOR PLAN



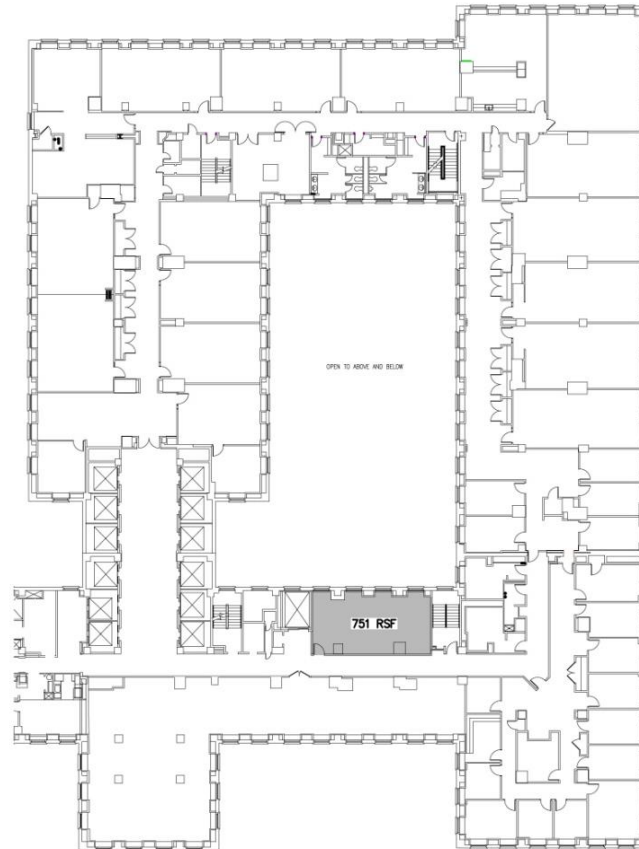
1,752 RSF AVAILABLE



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 **5<sup>TH</sup> FLOOR PLAN**



**751 RSF AVAILABLE**

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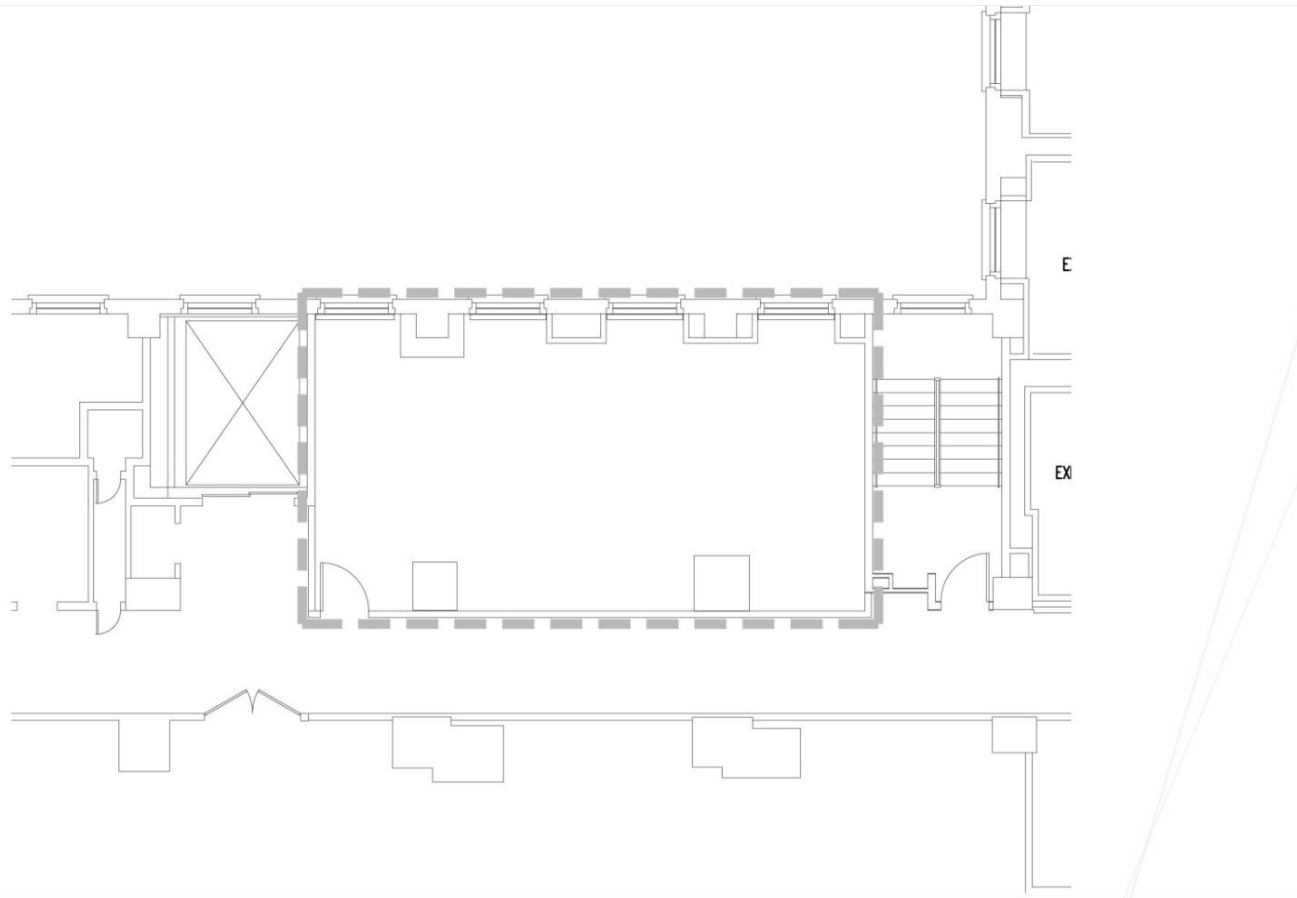
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## 5<sup>TH</sup> FLOOR PLAN

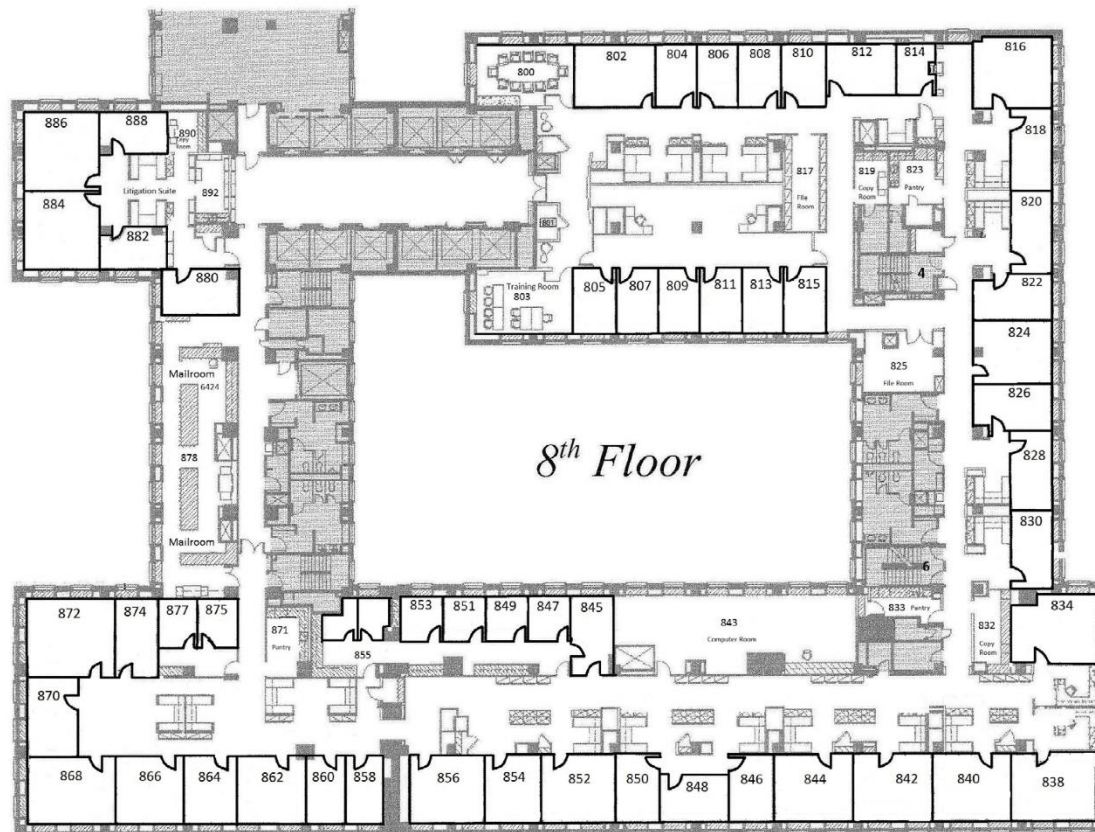


751 RSF AVAILABLE

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 **8<sup>TH</sup> FLOOR PLAN**

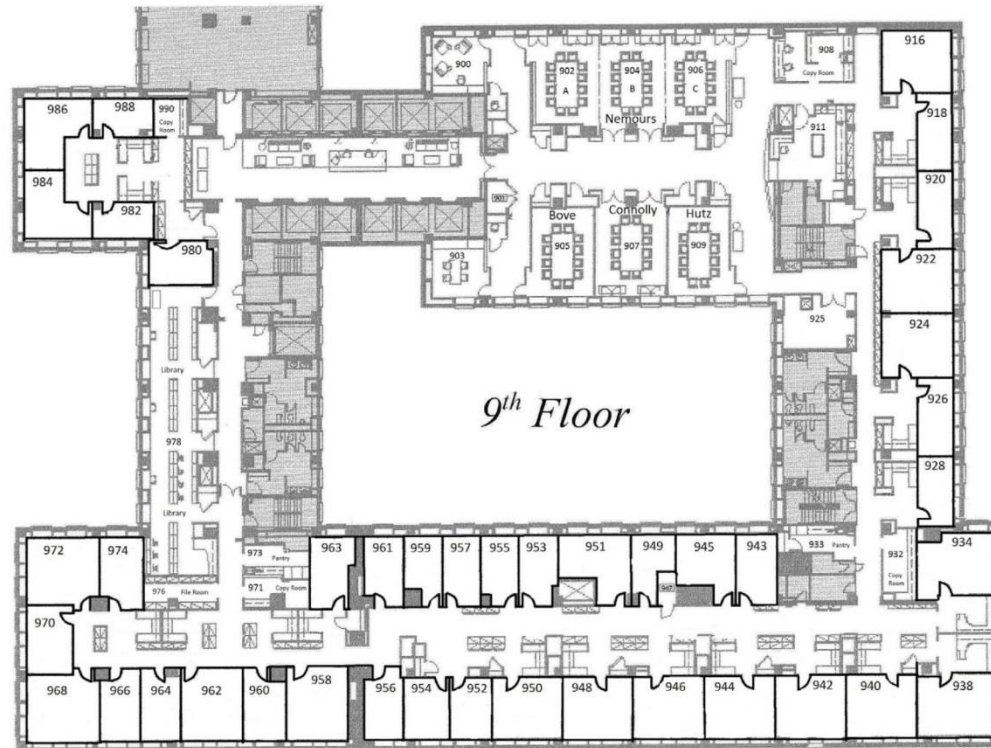


**29,945 RSF**  
**AVAILABLE 2/1/19**

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 **9<sup>TH</sup> FLOOR PLAN**

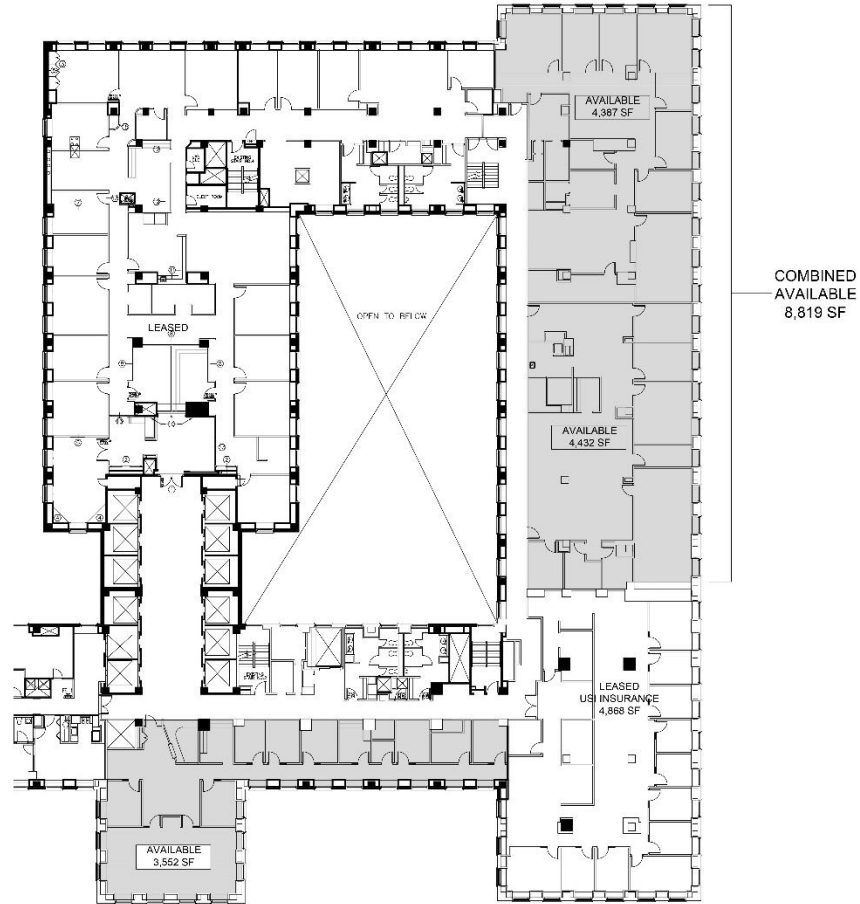


**29,945 RSF**  
**AVAILABLE 2/1/19**

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 **11<sup>TH</sup> FLOOR PLAN**

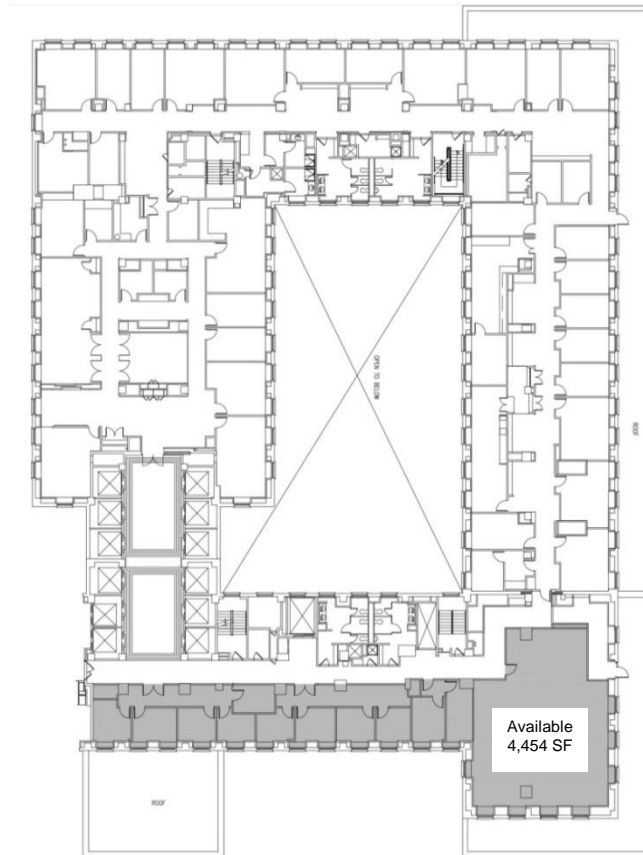


**12,371 RSF AVAILABLE**

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 **12<sup>TH</sup> FLOOR PLAN**



**4,454 RSF AVAILABLE**

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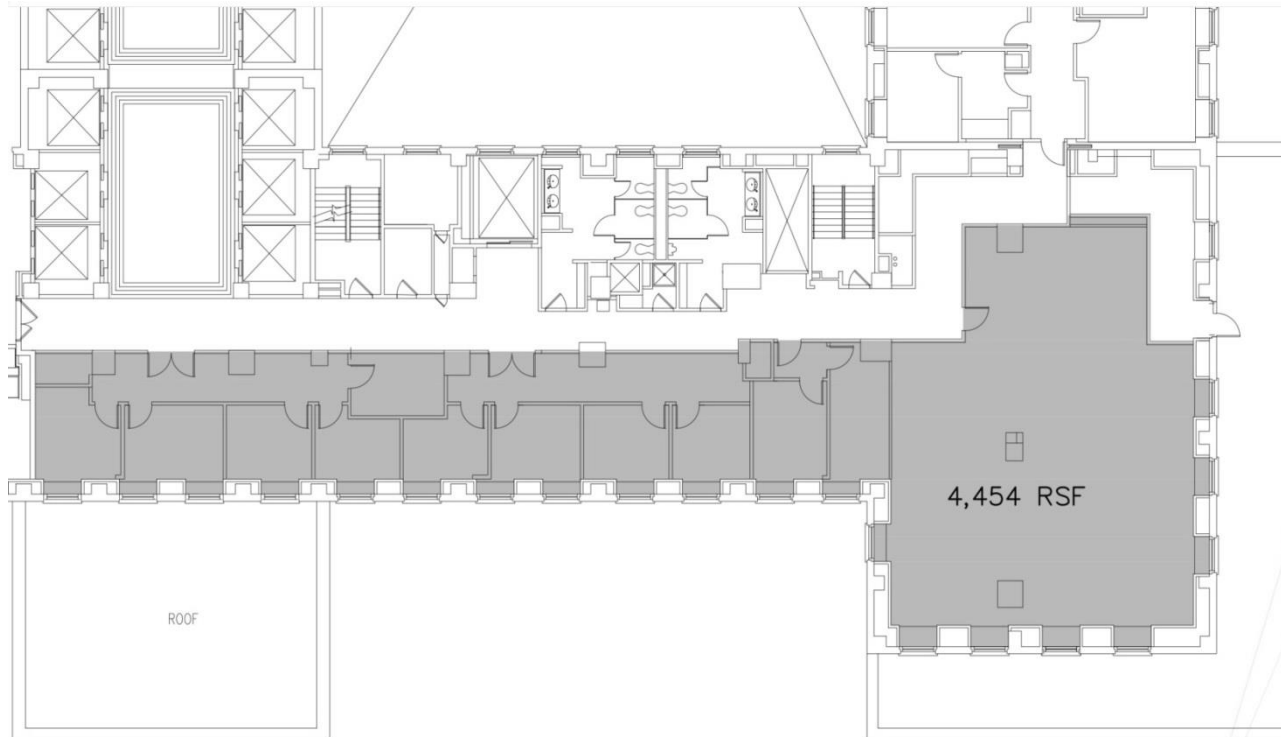
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## 12<sup>TH</sup> FLOOR PLAN

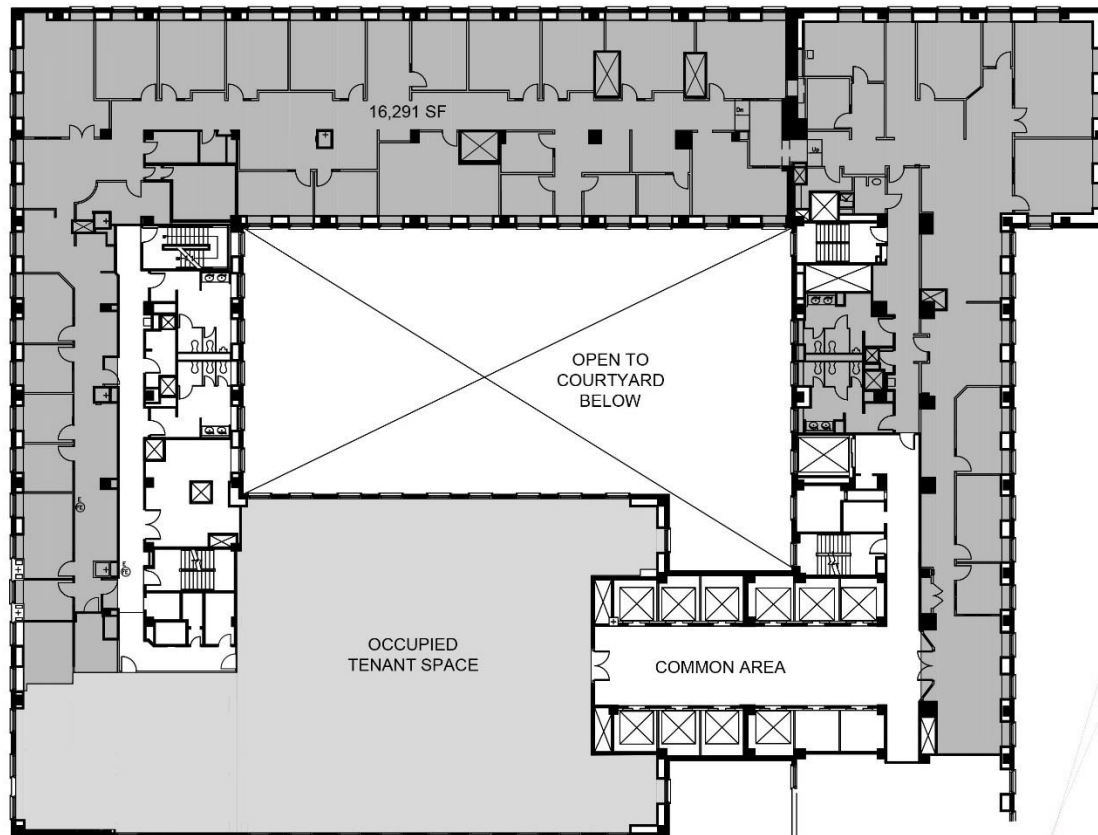


4,454 RSF AVAILABLE

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 **14<sup>TH</sup> FLOOR PLAN**



**16,291 RSF**  
**AVAILABLE 2/1/19**



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**CONTACT US**

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Licensed Real Estate Broker

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