



Space for Lease in
Premier Wilmington Riverfront
Office Building

CSC STATION®

112 S French Street
Wilmington, DE 19801



EXCLUSIVELY LISTED BY GREG ELLIS, CCIM

PATTERSON-WOODS COMMERCIAL PROPERTIES
3801 Kennett Pike, D-100, Wilmington, DE 19807

302-622-3500
www.pattersonwoods.com

PROPERTY OVERVIEW

Two-level office space (Floors 5 & 6) in historic Pennsylvania Railroad building. Excellent opportunity for shared office spaces with flexible leasing options. Perfect for businesses that want to be near the train station and Wilmington CBD. Floors 1, 2 & 4 of the building have been converted to a dynamic, flexible co-working space and innovation hub named CSC Station.

OFFERING SUMMARY

Available SF:	Flexible
5 th Floor Space:	8,136 SF
6 th Floor Space:	4,843 SF
Lease Rate:	Negotiable

HIGHLIGHTS

Temporary Space: looking for short-term offices while you await a more permanent location, working on a new deal/project, renovations, etc. or...

Flexible Space: team may grow rapidly and want flexibility for the right amount of space for the right length of time

- Modular divider capabilities with modern open vibe for coworking amongst your peers
- Space recently renovated and move-in condition
- Open and airy concept with flexible options for furniture
- Off-street parking lot available
- Immediately adjacent to Wilmington's AMTRAK/SEPTA station
- First two floors host a co-working station and innovation hub run by CSC
- CSC Station memberships available to tenant (www.cscstation.com)
- Building wired for high-speed business Internet
- Excellent location in the Riverfront area

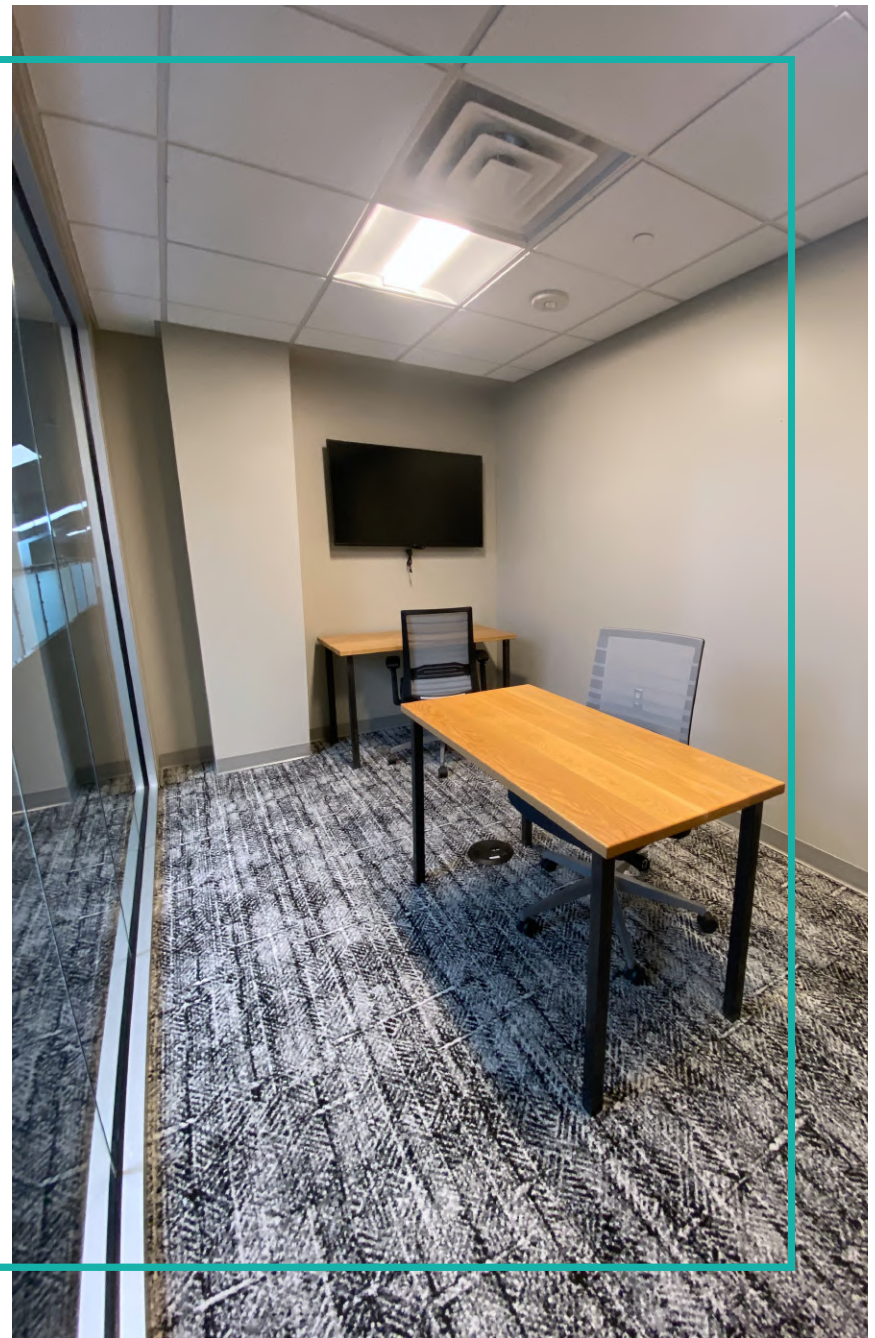
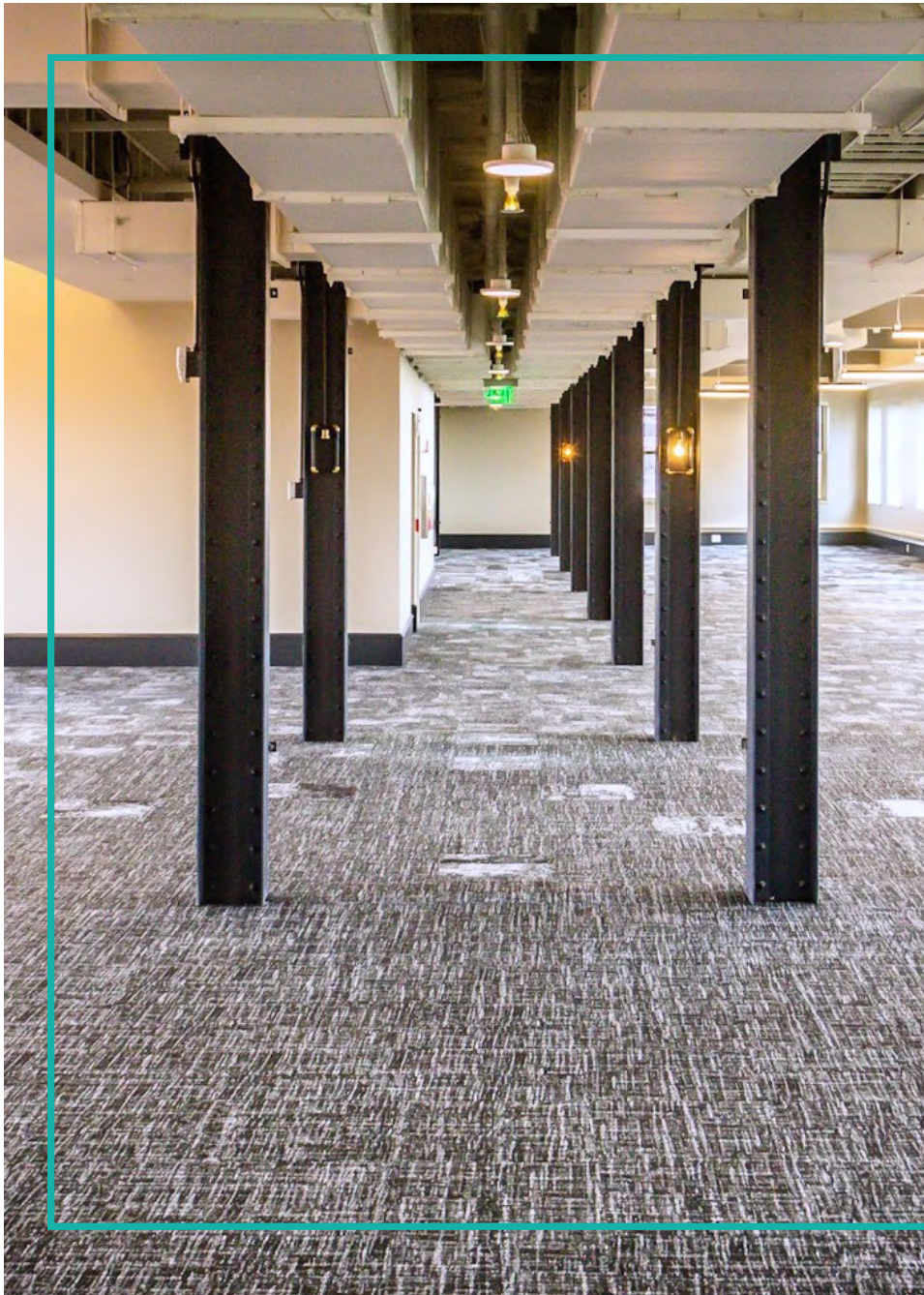


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5th Floor

8,250 SF

Completely refurbished / renovated
May 2022

Immediate availability

Breathtaking views of the
Wilmington Riverfront overlooking
the Christina River

Kitchen / Social Café

Conference Room

Storage

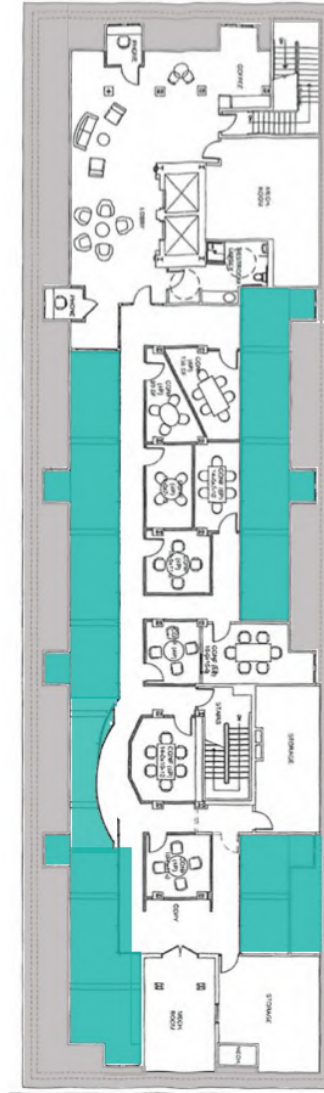
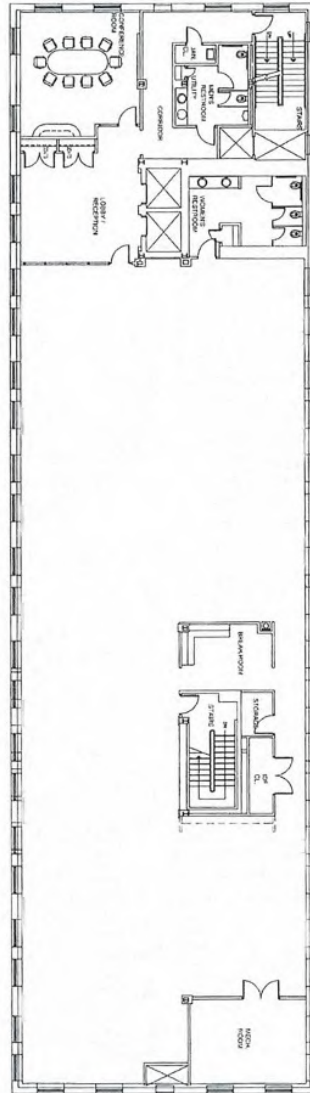
Off-street parking

Building secure access via cell
phone

Temporary Space: looking for
short-term offices while you await a
more permanent location, working
on a new deal/project,
renovations, etc. or...

Flexible Space: team may grow
rapidly and want flexibility for the
right amount of space for the right
length of time

Modular divider capabilities with
modern open vibe for coworking
amongst your peers



6th Floor

4,843 SF

The shaded areas in blue indicate
high ceilings and open views to the
5th floor below

Private spaces – offices and
conference room

Furniture is shown for illustrative purposes only. The space is unfurnished.

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CSC STATION BUILDING AMMENITIES



**Outside
seating area**



**Immediate access to
Amtrak, SEPTA
Regional Rail**



**Reliable
high-speed Wi-Fi**



**Conference, huddle,
and Quiet rooms**



**Concierge
service**



**Phone
booths**



**Black and white
printing**



**Complimentary
water and coffee**



**Wellness
room**



**Cafe
seating**



**Parking
available**



**Bike
racks**



**Mail and
package handling**



**Network and
meet up events**



**Onsite
security**

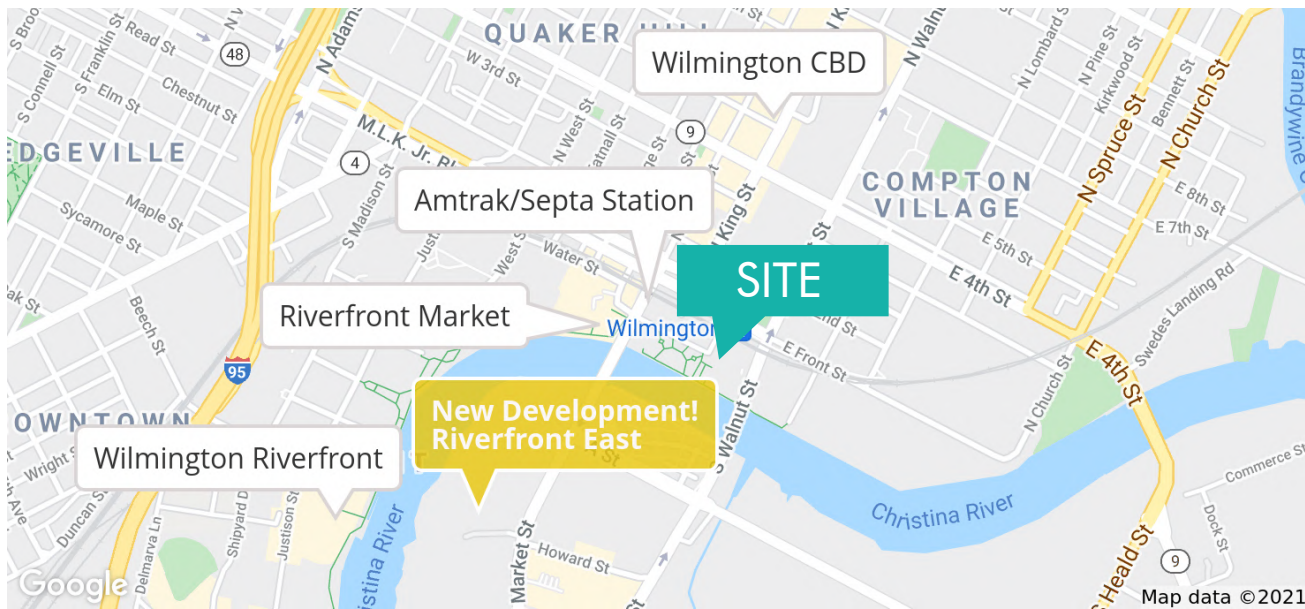


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- Located steps away from Wilmington's train station, providing immediate access to Amtrak and SEPTA rail, is minutes from I-95 and has off-street parking.
- In the heart of the action, from James Beard-nominated restaurants, to eclectic shopping, to parks.
- Close to NYC, Philly and DC – all less than 90 minutes from the office.
- Steps away from Wilmington's lively Riverfront filled with restaurants, theaters, museums, hotels, walking and bike paths, and even a wildlife refuge. All right outside your door.

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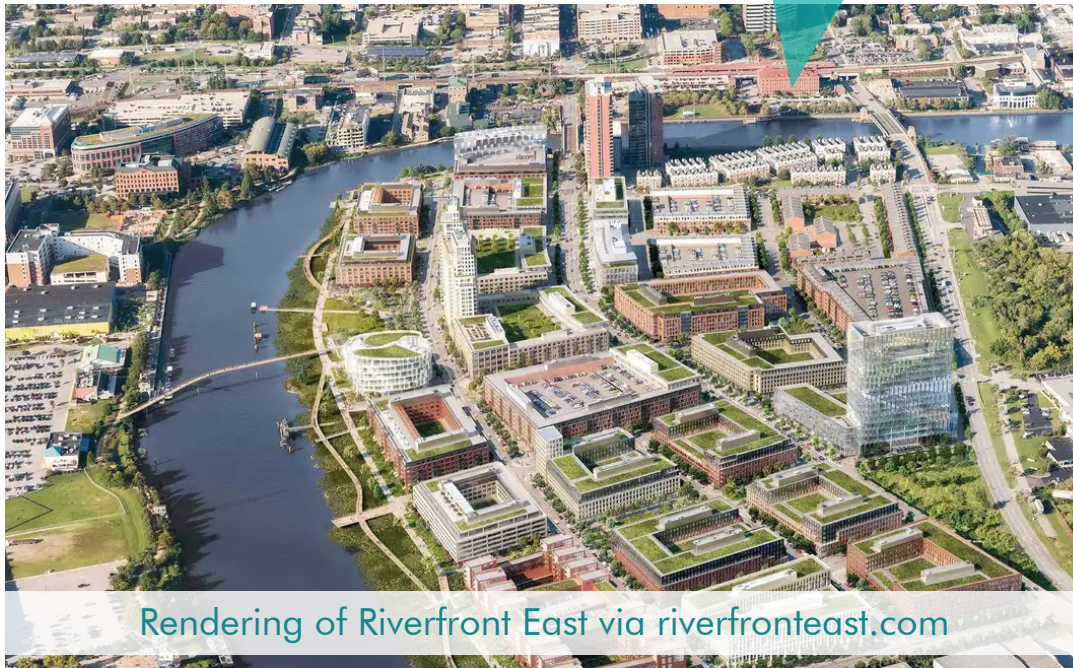
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RIVERFRONT EAST

via riverfronteast.com

CSC Station



Rendering of Riverfront East via riverfronteast.com

The future of Riverfront development is growing along a bend in the Christina.

Riverfront East is the converging point of downtown Wilmington and the current Wilmington, Delaware, Riverfront —**86 acres of mixed-use opportunity** to build a vibrant, bustling and sustainable urban community. A place for businesses to thrive and lives to flourish. At the completion of Riverfront East, individuals and families will have the opportunity to **live, work and play** in a uniquely Wilmington community that fits a diversity of lifestyles.

1.9

MILLION SQ. FT.
OF OFFICE SPACE

4.7

MILLION SQ. FT.
OF RESIDENTIAL SPACE

350

THOUSAND SQ. FT.
OF RETAIL SPACE

8,900

STRUCTURED
PARKING SPACES

650

SPACES OF
ON-STREET PARKING

4

KEY
PARKS

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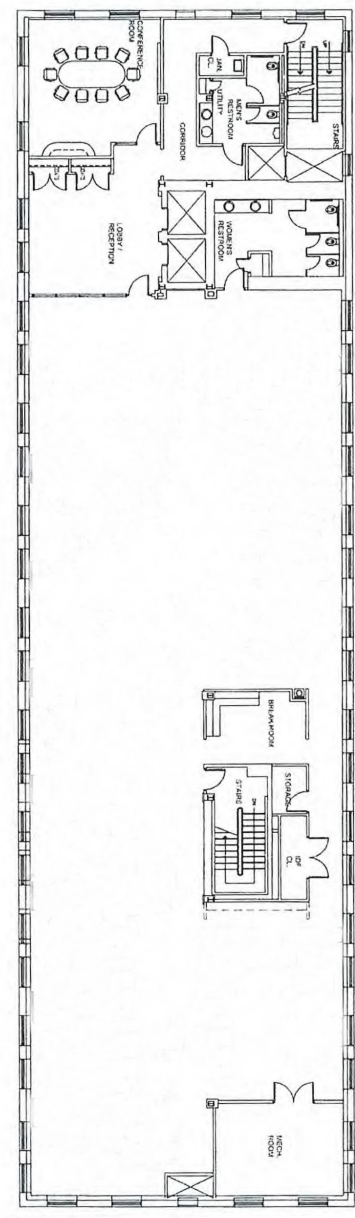
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5TH FLOOR
8,136 SF



6TH FLOOR
4,843 SF

The shaded areas in blue indicate high ceilings & open view to the 5th floor below.

Spaces may be leased separately or combined for a total of 12,979 SF.

