



### PROPERTY DESCRIPTION

**Rare, New Castle, Delaware medical office for lease or sale.** Exceptional location on high traffic, main thoroughfare Route 273 (Christiana Road), just east of Route 1 and I-95.

### PROPERTY DETAILS

- **Available Space:** 4,000 SF - 8,000 SF (Formerly Christiana Care space)
- **Minimum Divisible:** 4,000 SF
- **Lease Rate:** \$20/SF + Electric
- **Sale Price:** Please contact leasing agent
- **Lot Size:** 10.61 Acres
- **Building Size:** 10,000 SF (100'x100')
- **Traffic Counts:** 35,000+ AADT
- **Parking:** 6:1ratio
- **Year Built:** 1989
- **Parcel #:** 10-029.10-122
- **Zoning:**
  - ST-UDC (Suburban Transition)
  - CN-UDC (Commercial Neighborhood)
- **Taxes:** \$12,144
- 28 private offices
- Excess parking in adjacent lot (see exhibit)
- Primary commuter route



For More Information, Contact:

Gordon Winegar  
gwinegar@dsmre.com  
302.283.1800 Office  
302.757.5353 Cell

Dan Wham  
dwham@dsmre.com  
302.283.1800 Office  
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**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
dsmre.com



MEDICAL OFFICE | ROUTE 273

239 Christiana Road  
New Castle, DE 19720

OFFICE BUILDING  
FOR LEASE



Plenty of parking!

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Tax Parcel Map- 10.61 Acres



Additional Parking

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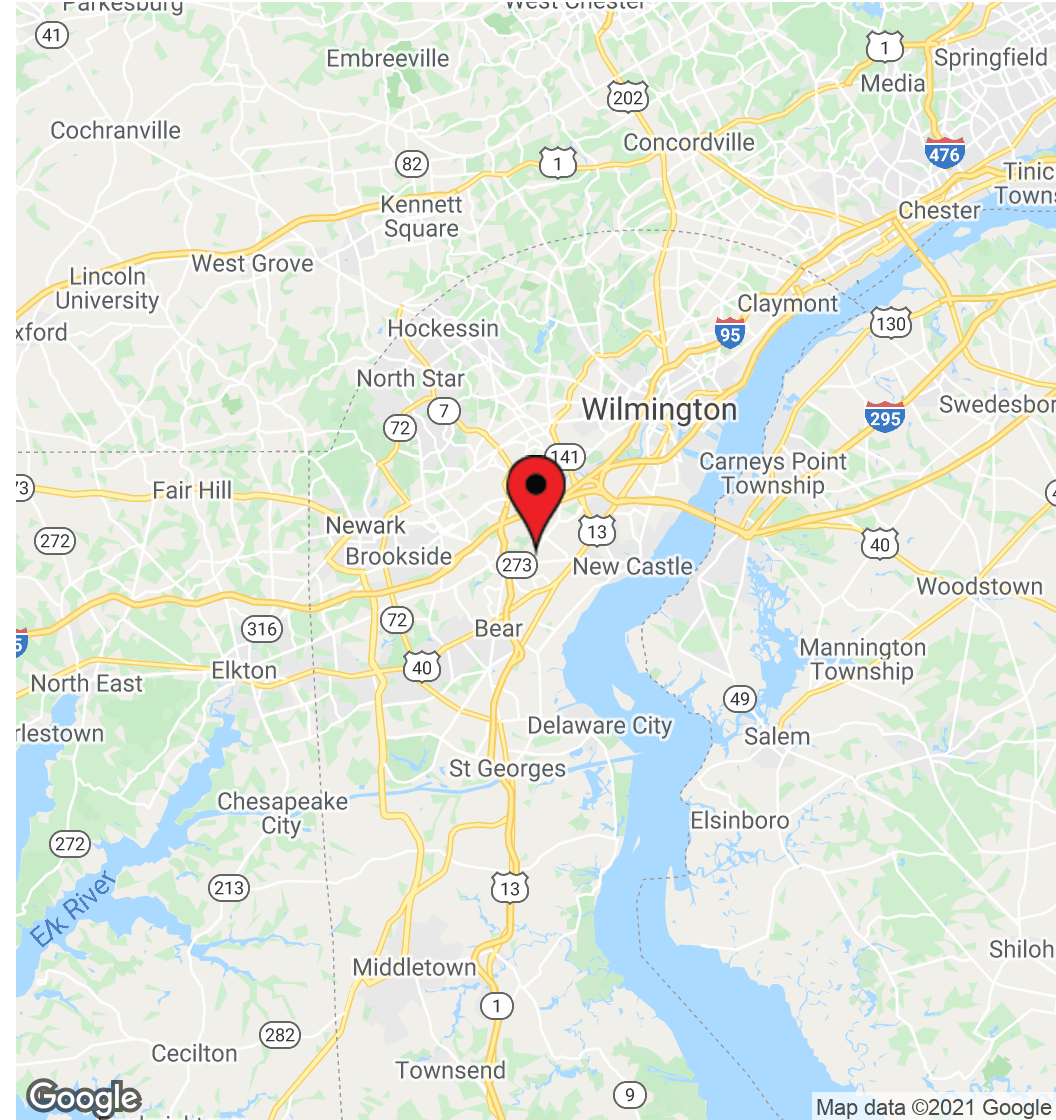
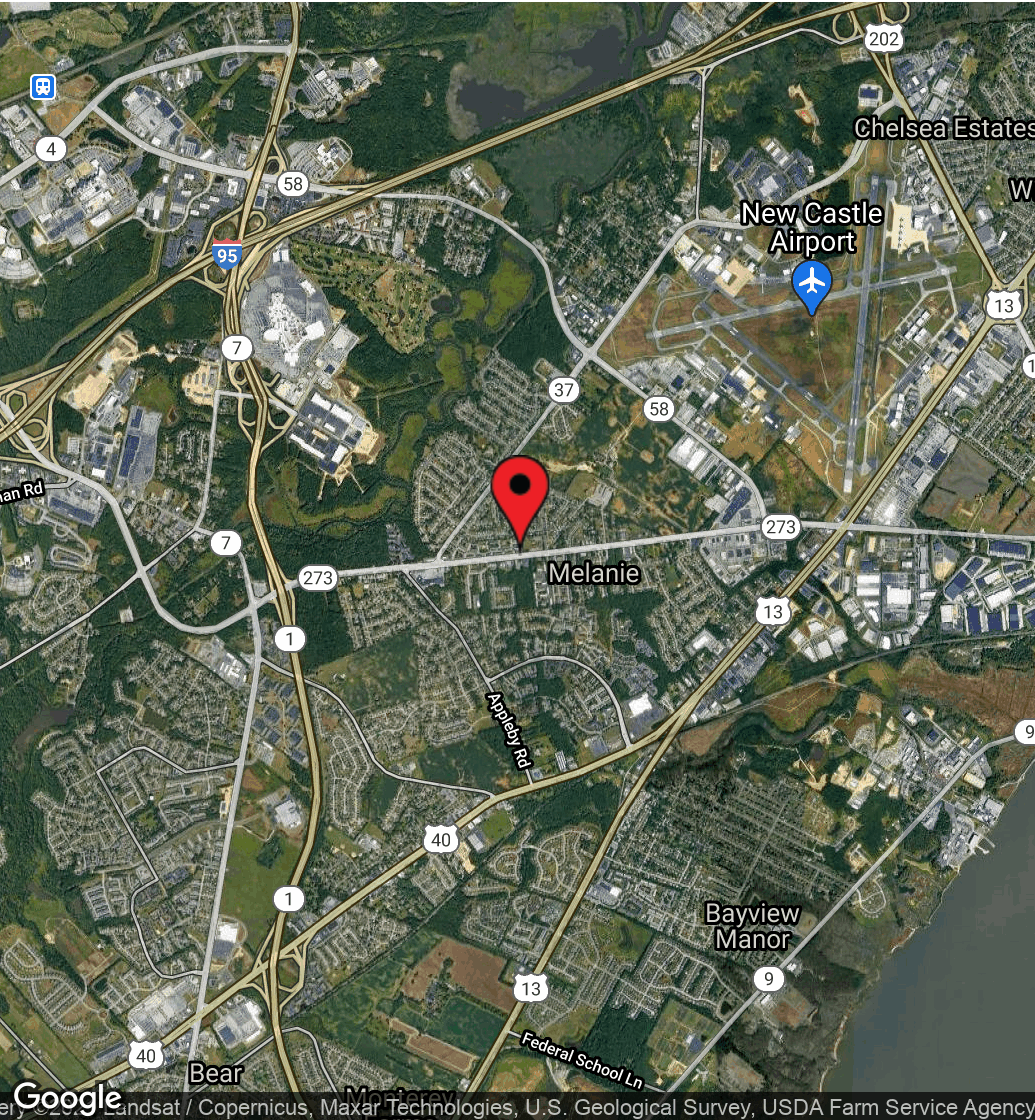
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