

# 1000 1000 N WEST

Multiple Spaces For Lease

State-of-the-art Amenities



# Property Management



BPG | 360 is a full-service real estate asset and property management company that compliments the Buccini Pollin Group's commercial portfolio. The company actively manages seven million square feet of commercial properties in the Maryland-Pennsylvania office corridor, which includes properties owned by both BPG and third-party landlords. BPG | 360 provides best-in-class service to the owners we represent, the tenants we serve, the vendor partnerships we cultivate, and the fellow associates we work with every day.

BPG | 360's commercial operations team is made up of experienced professionals with both real estate and mechanical backgrounds, ensuring we can effectively handle all aspects of property management. The team brings together top executives with experiences from the nation's leading real estate companies and pairs their institutional backgrounds with an entrepreneurial and tenant-focused approach.

The team maximizes the value of its assets with a hands-on, progressive management style, enhancing financial performance through increased operating efficiency, asset repositioning, and rehabilitation strategies. The BPG | 360 team carefully designs custom strategic plans to meet the challenges and opportunities faced by each property while optimizing value and performance based on the owner's specific goals.

# Property Fact Sheet



**Description:** Landmark 411,271 rentable square foot 18 story office and retail building.

## Construction:

- Original construction (steel frame with finished concrete floor slabs and granite facade) completed in 1970
- Designed by Kling Lindquist Architects for E.I. du Pont de Nemours & Company

**Renovations:** Property was renovated in 2013. This included new lobby finishes, complete renovation of elevator cabs, installation of security card readers at elevators, new common area finishes, new exterior entrances and exterior landscaping.

**Lobby:** Comprehensive re-design included removal of the existing glass curtain walls to create a grand atrium and access way from West Street to the City Center Plaza. The original lobby granite and bronze work was restored and a new reception desk was installed. The existing brick flooring was removed and a custom designed terrazzo flooring installed.

**Ceiling Heights:** Typical slab to slab 13'; Slab to finish ceiling 8'6"; Lobby 20'+

**Floor Load:** Approximately 50 lbs PSF live load

**Electric:** 6 watts of 120/208 volt electric power available per RSF (net of Air Conditioning consumption)

## Voice & Data Cabling:

- Customization of system per occupants needs
- Risers are supported by several carriers including Verizon, Sprint, Comcast Business and DSL Back-up
- Satellite accessible

# Property Fact Sheet



**HVAC:** VAV System

**Elevators:** Nine (9) state-of-the art high-speed microprocessor passenger and one (1) freight elevator. The cabs were refinished with new veneer panels, illuminated ceilings with art glass panels in polished bronze frames, and new terrazzo floors.

**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.

**Transportation:** Bus stop located directly in front of the building. Downtown service available at West & 11th Streets. Rodney Square bus stop located only two blocks away.

**Loading Dock:** Full Service loading dock was constructed in conjunction with the parking garage. The loading dock is located beneath the parking garage and is accessible via the underground walkway.

**Life Safety:** Fully sprinklered and ADA compliant throughout. The fire alarm control panel utilizes a microprocessor based, analog-addressable system.

**Location:** Located adjacent to the Hotel DuPont, 221 W. Tenth, and Rodney Square. Easy access to and from a 665 unit parking facility located directly across from the building. Adjacent and accessible via an underground walkway to the 221 W. Tenth.

**Current Tenants:** Citibank, Buccini Pollin Group, Fairsquare Financial, Today Media, Cooch & Taylor, Smith, Katzenstein & Jenkins, LLP, Regus



# Fitwel Certification



Fitwel is the world's leading certification system committed to building health for all®. Generated by expert analysis of 5,600+ academic research studies, Fitwel is implementing a vision for a healthier future where all buildings and communities are enhanced to strengthen health and well-being.

Fitwel was originally created by the U.S. Centers for Disease Control (CDC) and Prevention and U.S. General Services Administration. The CDC remains the research and evaluation partner for Fitwel. The Center for Active Design was selected as the licensed operator of Fitwel, charged with expanding Fitwel to the global market.

## Fitwel's Seven Health Impact Categories

**Impacts Surrounding Community Health:** Strategies that impact surrounding community health, effectively broadening the impact of development projects past the health of on-site occupants—reaching those who live, work, play, or learn in the neighboring areas.

**Reduces Morbidity and Absenteeism:** Strategies that reduce morbidity and absenteeism, thereby promoting decreased rates of chronic disease and mental health conditions—e.g., a healthy office with reductions in disease transmission and fewer missed days of work.

**Supports Social Equity for Vulnerable Populations:** Strategies that support social equity for vulnerable populations, including children, elderly, disabled, or socio-economically disadvantaged persons—e.g., increasing access to health-promoting opportunities through universal accessibility, pricing incentives for healthier food options, targeted health-promoting amenities, and enhanced access to public transportation.

**Instills Feelings of Well-Being:** Strategies that instill feelings of well-being and promote inclusion, relaxation, and perceptions of safety—e.g., rejuvenating and clean spaces, an enhanced connection to nature, and opportunities for social engagement.

**Enhances Access to Healthy Food:** Strategies that enhance access to healthy foods provide occupants with expanded availability to fruits, vegetables, and other nutritious food options—e.g., diversifying outlets and sources of food, promoting healthier choices, and reducing the cost of healthier options through pricing incentives.

**Promotes Occupant Safety:** Strategies that promote occupant safety—e.g., decreasing the risk of crime and injury, protecting bicyclists and pedestrians from vehicular traffic, and increasing stair safety.

**Increases Physical Activity:** Strategies that increase physical activity and incorporate opportunities for movement into everyday life—e.g., encouraging active transportation, promoting stair use, or expanding access to indoor and outdoor fitness areas and equipment.

# Ground Floor Amenity Space



Tiered Seating and 12 Foot Video Wall



Three Conference Rooms



Private Work Booths



Grab & Go Vending Marketplace



# 1000 N West

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WEST WEST



Exterior of 1000 N West



Elevator Lobby



West Street Lobby Entrance



BPG Common Area

# Available Space



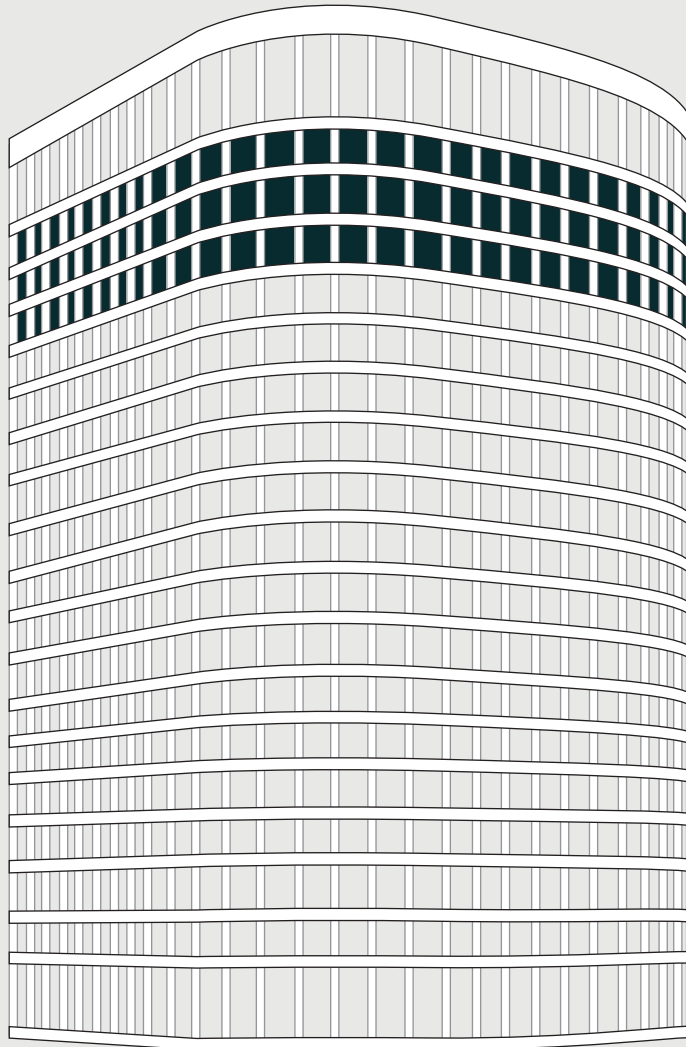
Floor	Available RSF
16th Floor	22,926 RSF
17th Floor	22,926 RSF
18th Floor	22,778 RSF

**Total: 68,778 RSF**



# Stacking Plan

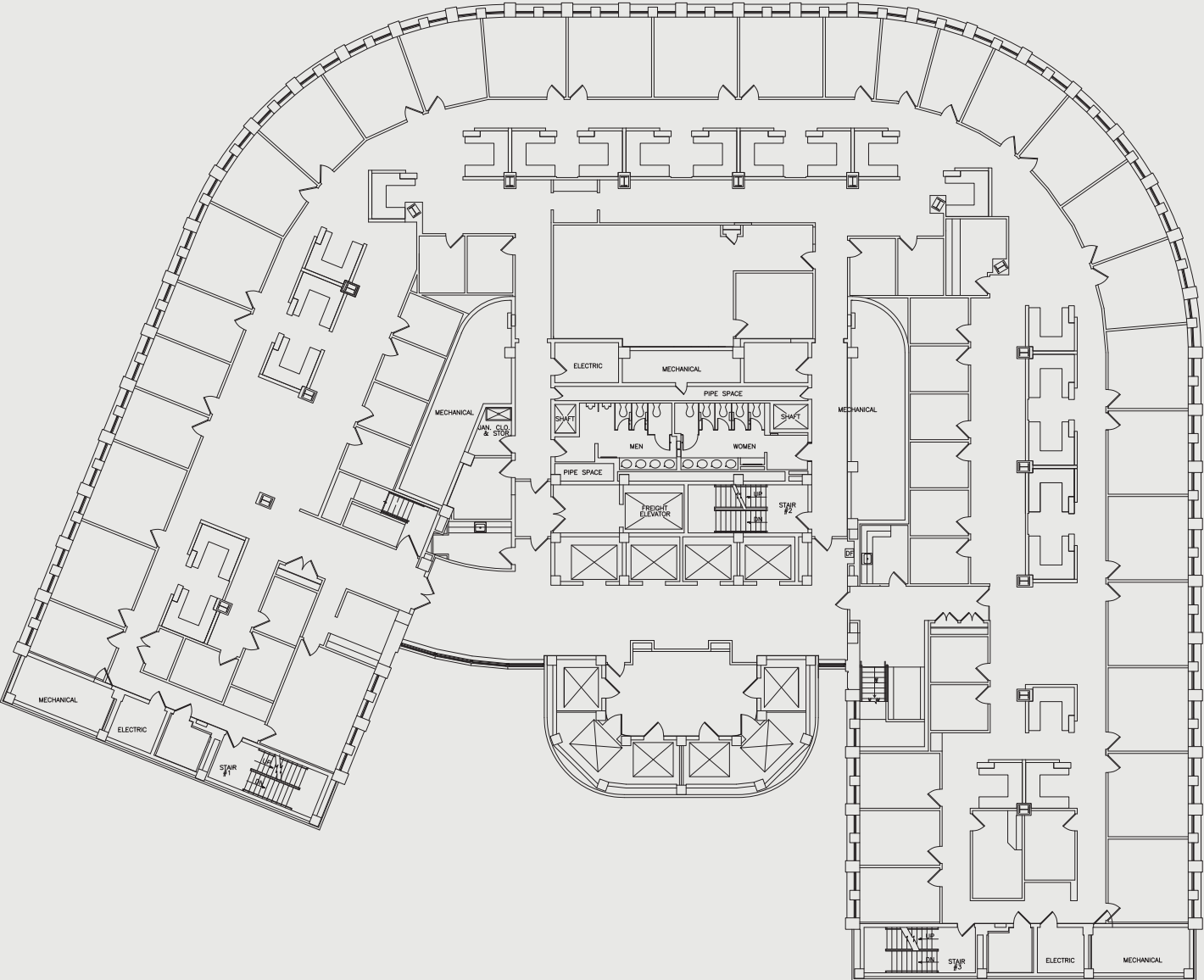
1000 1000 N  
WEST WEST



Floor 18:	22,926 SF Available
Floor 17:	22,926 SF Available
Floor 16:	22,926 SF Available
Floor 15:	Leased
Floor 14:	Leased
Floor 12:	Leased
Floor 11:	Leased
Floor 10:	Leased
Floor 9:	Leased
Floor 8:	Leased
Floor 7:	Leased
Floor 6:	Leased
Floor 5:	Leased
Floor 4:	Leased
Floor 3:	Leased
Floor 2:	Leased
Floor 1:	Leased
Ground Floor:	Leased
Total:	68,778 SF Available

# Floor Plan: 16th Floor

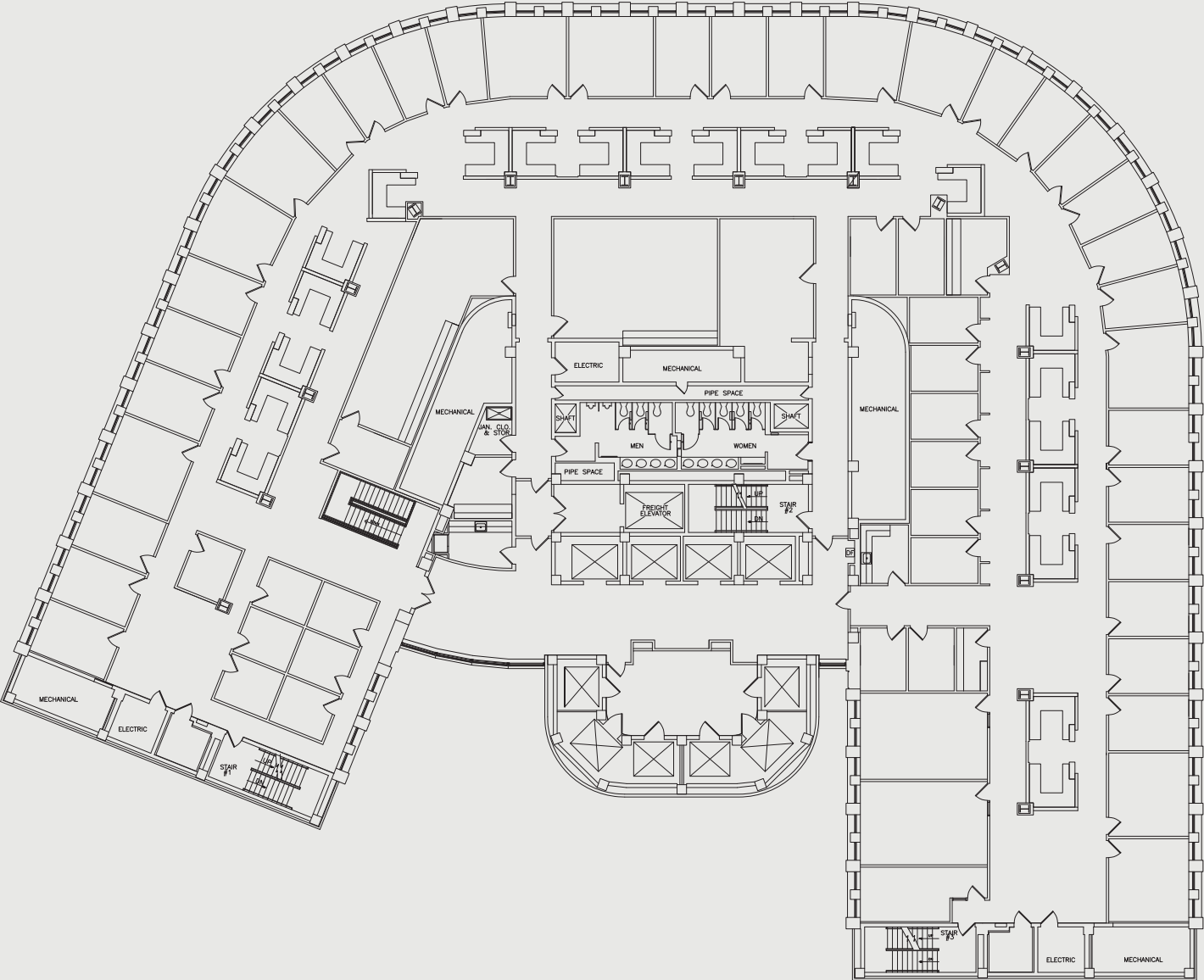
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22,226 RSF

# Floor Plan: 18th Floor

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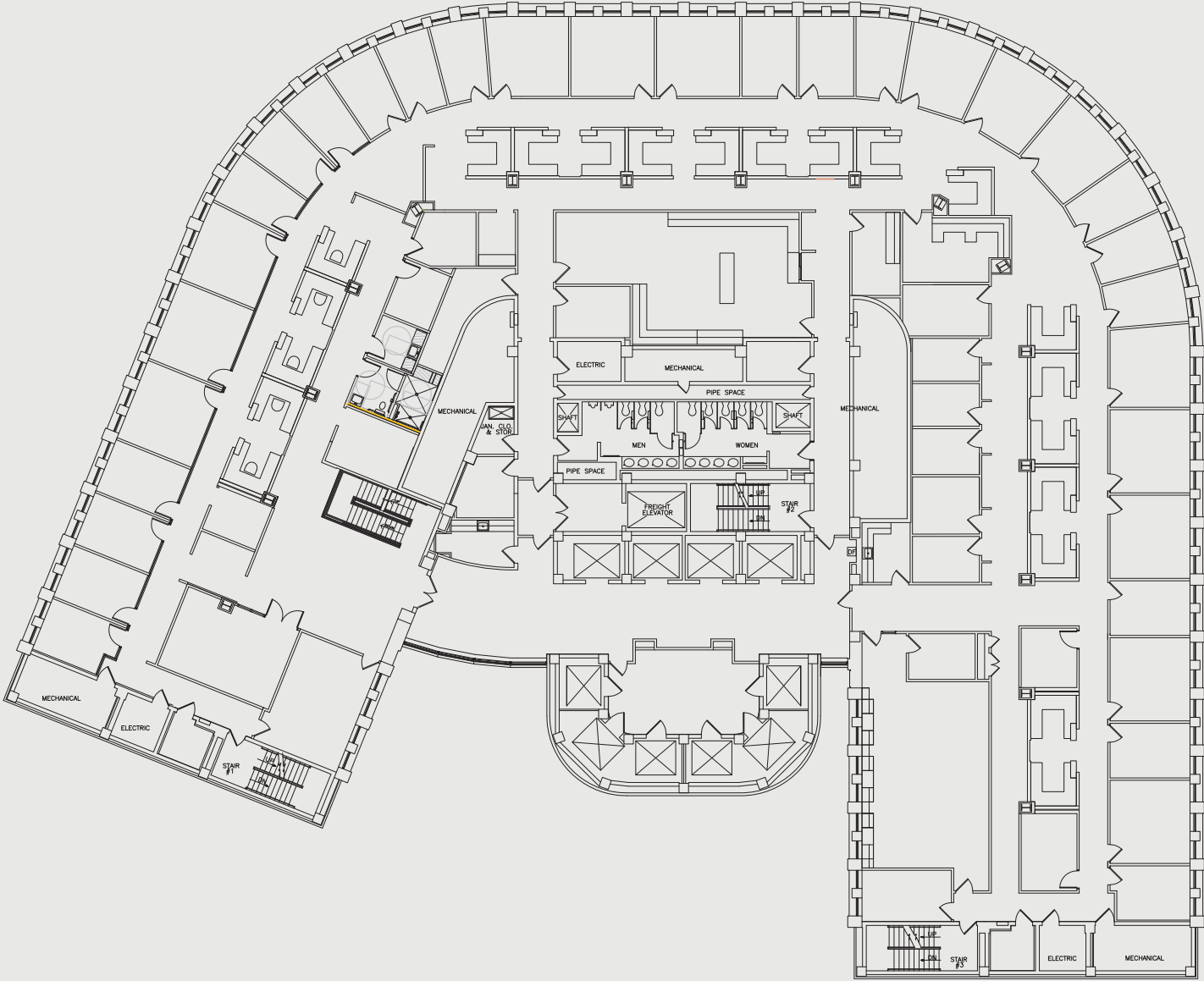


22,226 RSF



# Floor Plan: 17th Floor

1000 1000 N WEST



22,226 RSF

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# MW MARKET WEST



*Market West is where the City Meets*



# Market West



Market West is a dynamic mixed-use development in Wilmington, Delaware. The area between Market and West Streets marks the entryway to downtown Wilmington, alive with energy. These blocks are where yesterday's landmarks are activated with tomorrow's vision.

From destination dining, live entertainment, and outdoor activations to luxury accommodations, convenient parking, and modern workspaces, Market West brings living, working, and enjoying together for a new chapter in the core of the city.



Play



Reside



Stay



Work

## Where *Fun* Meets *Relaxation*

From destination dining, live entertainment, and historic attractions, Market West is the lifestyle epicenter of the City of Wilmington. Whether you're in the mood to workout or wind down, Market West offers it all.



DE.CO Food Hall



Theatre N



Le Cavalier



Coreten Fitness



I.M. Coffee



M&T Bank



Currie Salon & Spa



Cafe Mezzanotte



Playhouse on Rodney Square



The UPS Store



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Reside



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## Where *City* Meets *Home*

Market West reimagines apartment living in Downtown Wilmington, DE and breathes new life into the city's most storied buildings. Converting former Dupont Company headquarters, Market West is now home to two contemporary, but unique communities that bring new meaning to live, work, and play. The heart of Wilmington resides in Market West.



**101 dupont place**

[101dupontplace.com](http://101dupontplace.com)



**The Standard**

[residethestandard.com](http://residethestandard.com)

## Where *Travel Meets Comfort*

Market West is central to all the Brandywine Valley has to offer. Stay in style in the heart of Downtown Wilmington at one of Delaware's most historic hotels, dine at Le Cavalier at the Green Room, or host an event in the iconic Gold Ballroom.



HOTEL DU PONT



# Market West Parking



## Park at *Market West*

The City of Wilmington offers ample parking options for visitors and residents alike. Market West has two convenient parking garages with daily and monthly rates. Pay to park using QR code technology.

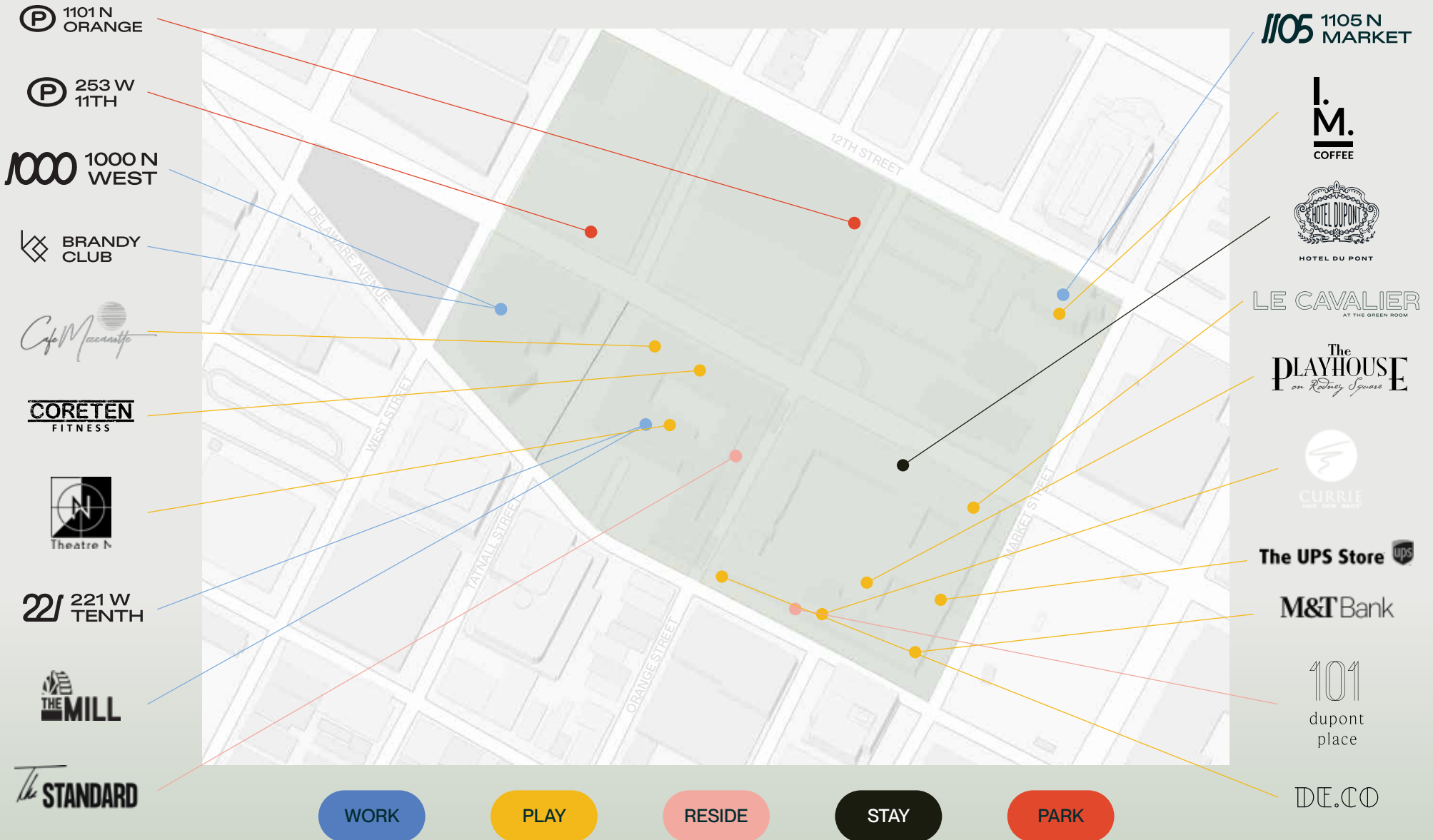


253 W 11th Street



1101 N Orange Street

# Market West Map



- WORK
- PLAY
- RESIDE
- STAY
- PARK

