

1105 1105 N MARKET

Multiple Spaces For Lease

Convenient Location



Property Management

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B P G | 3 6 0

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

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Description: 20-story commercial office building with 169,194 rentable square feet.

Construction and Building Systems:

Construction completed in 1971. Designed by I.M. Pei & Associates. Structural Engineer, Weiskof Pickworth, Inc. Mechanical Engineer, Caretsky & Associates, Inc.

- **Structure:** Concrete.
- **Floor Height:** 8'2" floor to ceiling.
- **Column Spacing:** Column free.
- **Exterior:** Glass tinted windows, concrete.
- **Window Mullion Spacing:** Varies; typical is 4 feet.
- **Roof:** 4-inch concrete. Fully adhered rubber EPDM membrane roof.
- **Electric Distributer:** Delmarva
- **Water & Sewer:** City of Wilmington
- **Phone:** Verizon
- **Telecommunications:** Comcast/Verizon
- **HVAC:** 2 cooling towers, 600 tons total, 28 VAV's in the Annex, floor boxes and dampers in all other areas.
- **Elevators:** 5 cable passenger elevators and 2 hydraulic.
- **Plumbing:** 4-inch Main for domestic water service. Electric hot water distribution. Galvanized steel and copper piping.
- **Electrical:** Dual feed from two different substations, 1300 KVA.
- **Building Automation:** Tri-M system and Trane newly installed as part of the boiler/cooling tower upgrades in 2014

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Emergency Systems:

- **Fire Systems:** Siemens Powertronics MXL system, monitored by DataWatch
- **Tenant Fire Systems:** None.
- **Lighting: Emergency** lighting in stairs, corridors, and exits for egress lighting. 120/277 v florescent lighting.
- **Generator:** 30 KW, diesel, 2-10 gallon tanks, life safety.
- **Security Systems:** DataWatch card access system on all exterior doors, on site contracted security company 24/7

Amenities: Cafe, I.M. Coffee, located in lobby offering fresh breakfast and lunch options. Exterior Plaza with outdoor seating.

Location: Located in Market West, Downtown Wilmington. Close proximity to I-95, Wilmington Amtrak Train Station, and 20 minutes south of Philadelphia International Airport.

Current Tenants: Epic Research, Berger McDermott, Delaware TV

1105 N Market

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Exterior of 1105 N Market



Plaza Entrance



I.M. Coffee

Stacking Plan

	MECHANICAL PENTHOUSE		
20	OCCUPIED 5,968		
19	OCCUPIED 5,968		
18	OCCUPIED 3,000	OCCUPIED 2,768	
17	OCCUPIED 5,968		
16	OCCUPIED 5,968		
15	OCCUPIED 5,968		
14	OCCUPIED 5,968		
13	OCCUPIED 5,968		
12	OCCUPIED 5,968		
11	OCCUPIED 5,968		
10	VACANT 5,968		
9	OCCUPIED 3,283	OCCUPIED 2,685	
8	OCCUPIED 2,734	OCCUPIED 3,234	
7	OCCUPIED 5,968		
6	OCCUPIED 5,968		
5	OCCUPIED 3,945	OCCUPIED 1,778	
4	VACANT 3,000	OCCUPIED 2,968	
3	OCCUPIED 5,968		
2	OCCUPIED 4,600	OCCUPIED 1,468	
1	OCCUPIED 5,968		
Mezzanine	Open to below		
Lobby	OCCUPIED 3,857		

Available Space

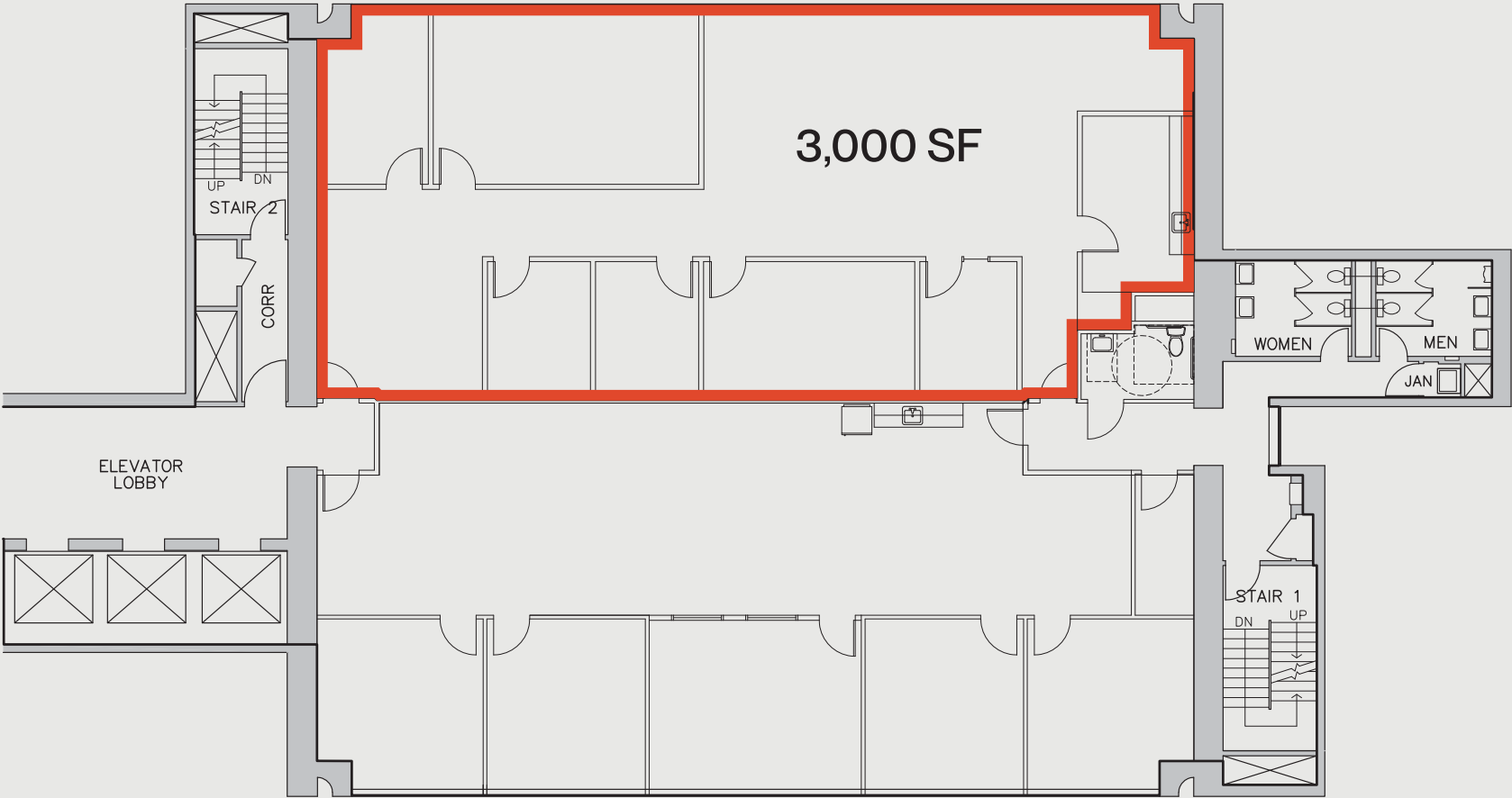
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Floor	Available RSF
4th Floor	3,000 RSF
10th Floor	5,968 RSF

Total: 8,968 RSF

Floor Plan: 4th Floor

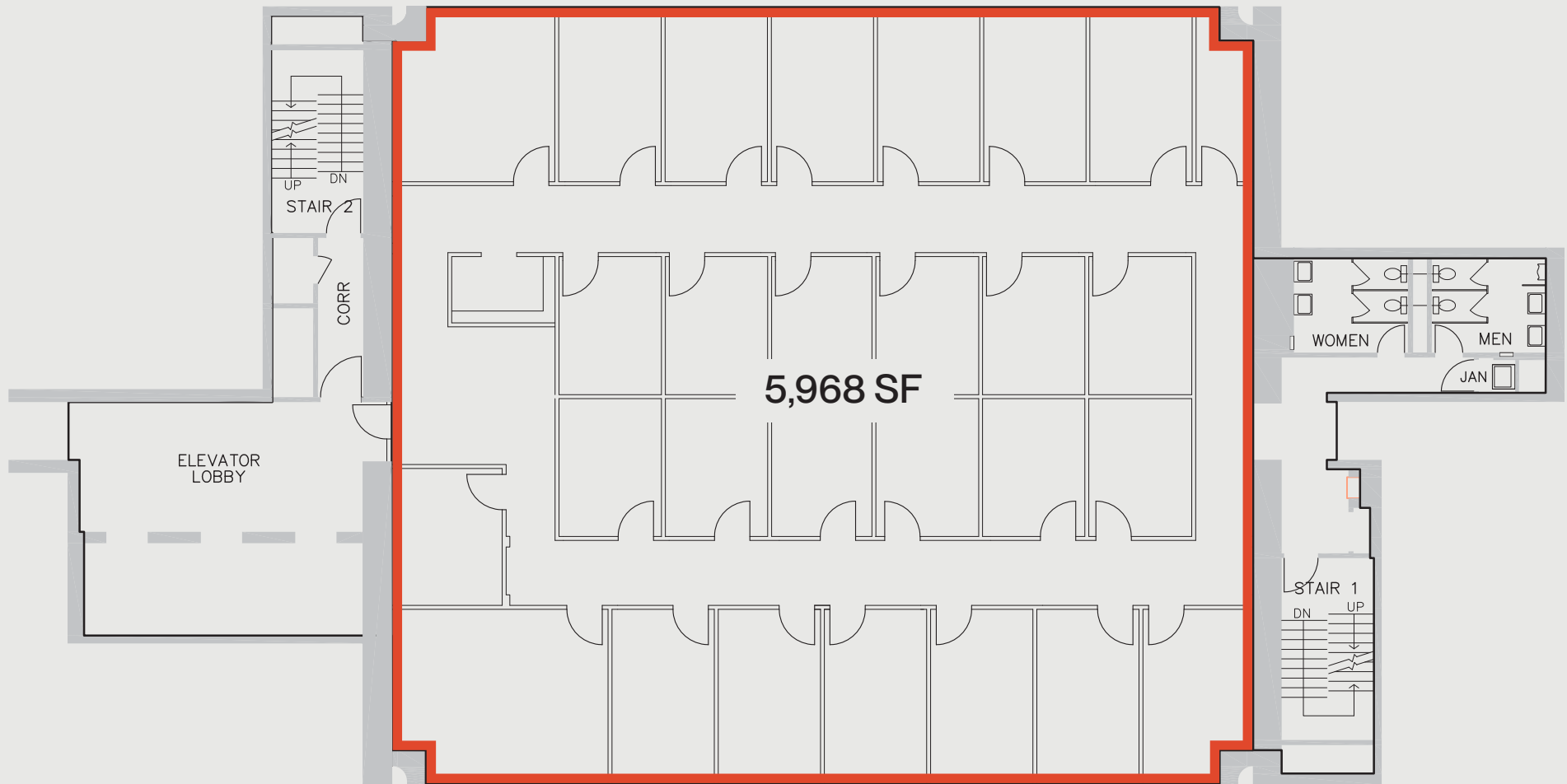
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3,000 RSF

Floor Plan: 10th Floor

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5,968 SF

5,968 RSF

Jeffrey Gannett

W 302.691.4067

C 484.431.3530

F 302.601.2099

jgannett@virtusREA.com

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

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



The Standard

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.

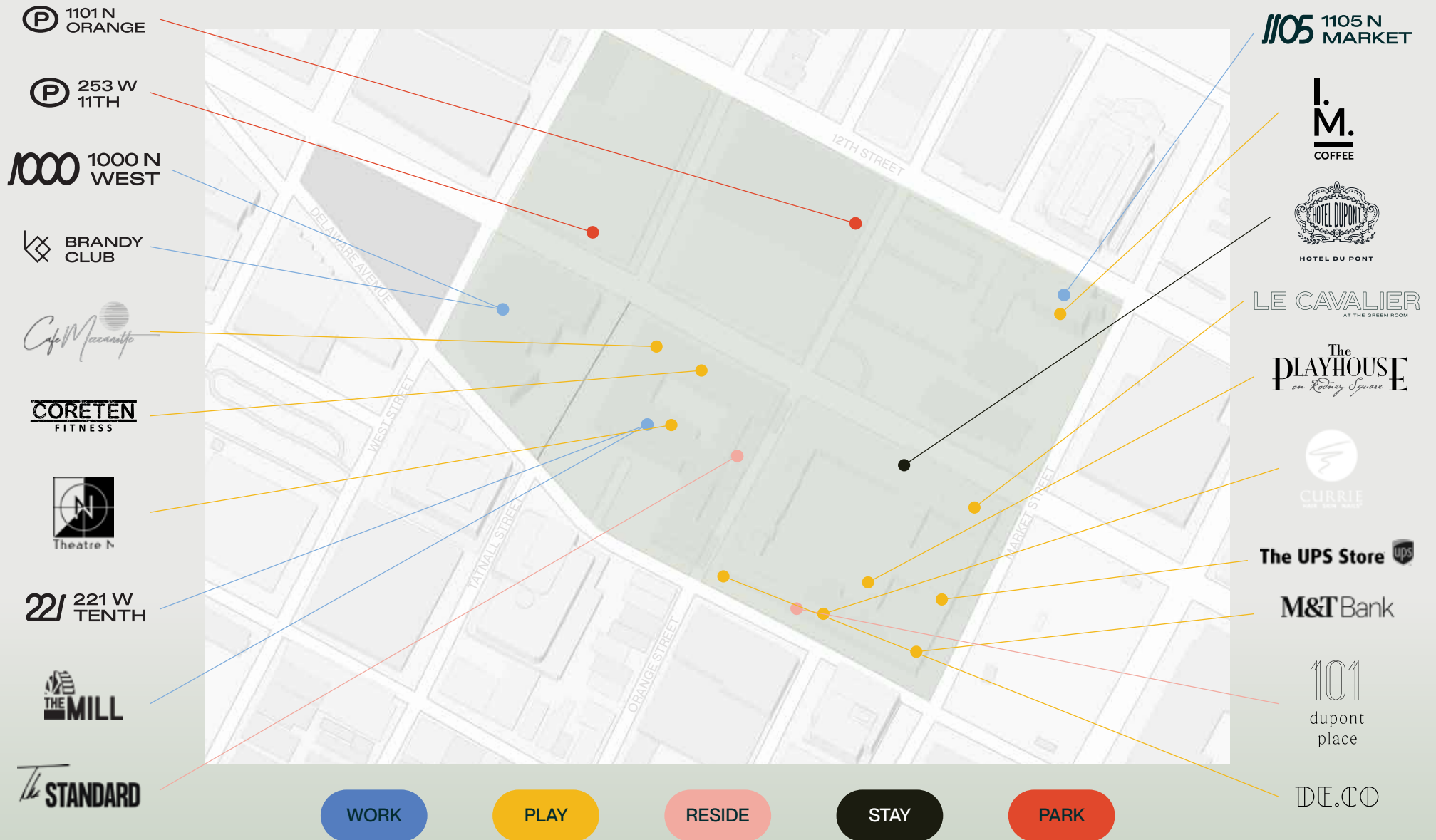


253 W 11th Street



1101 N Orange Street

Market West Map



WORK

PLAY

RESIDE

STAY

PARK

