

221 221 W TENTH

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 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 re-stored 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; 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

Electric: 7 watts of 120/208 volt electric power available per RSF (net of Air Conditioning consumption)

Property Fact Sheet

Voice & Data Cabling:

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

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: Located at 1101 N Orange Parking Garage

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 simultaneously with the completion of the parking garage. Additional loading dock area is located on the 11th Street.

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



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.

2nd Floor Amenity Space



Lounge & Conference Rooms



Kitchen



Corridor Concept



New Skylight Installation

Redevelopment Plans

221 221 W
TENTH



Residential Lobby



Commercial Lobby



Plaza



Ground Floor Restaurant

Available Space

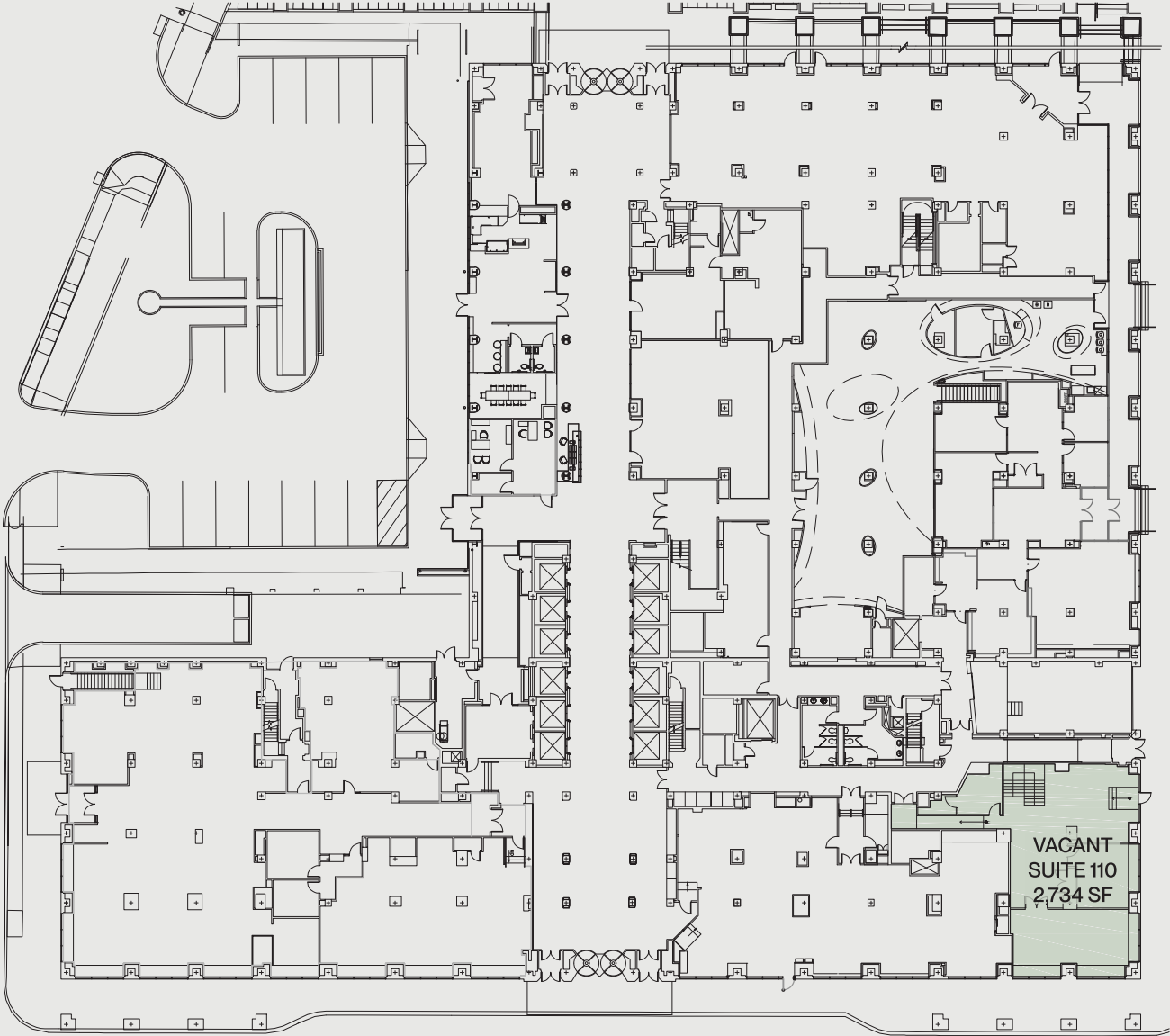
Floor	Available Square Footage
1st Floor: Suite 110	2,734 SF
2nd Floor: Suite 200	7,964 SF
2nd Floor: Suite 205	1,752 SF
2nd Floor: Suite 210	1,752 SF
2nd Floor: Suite 225	4,045 SF

Total: 14,743 SF

*Second Floor Suites can be combined to form one 12,000+ SF Suite

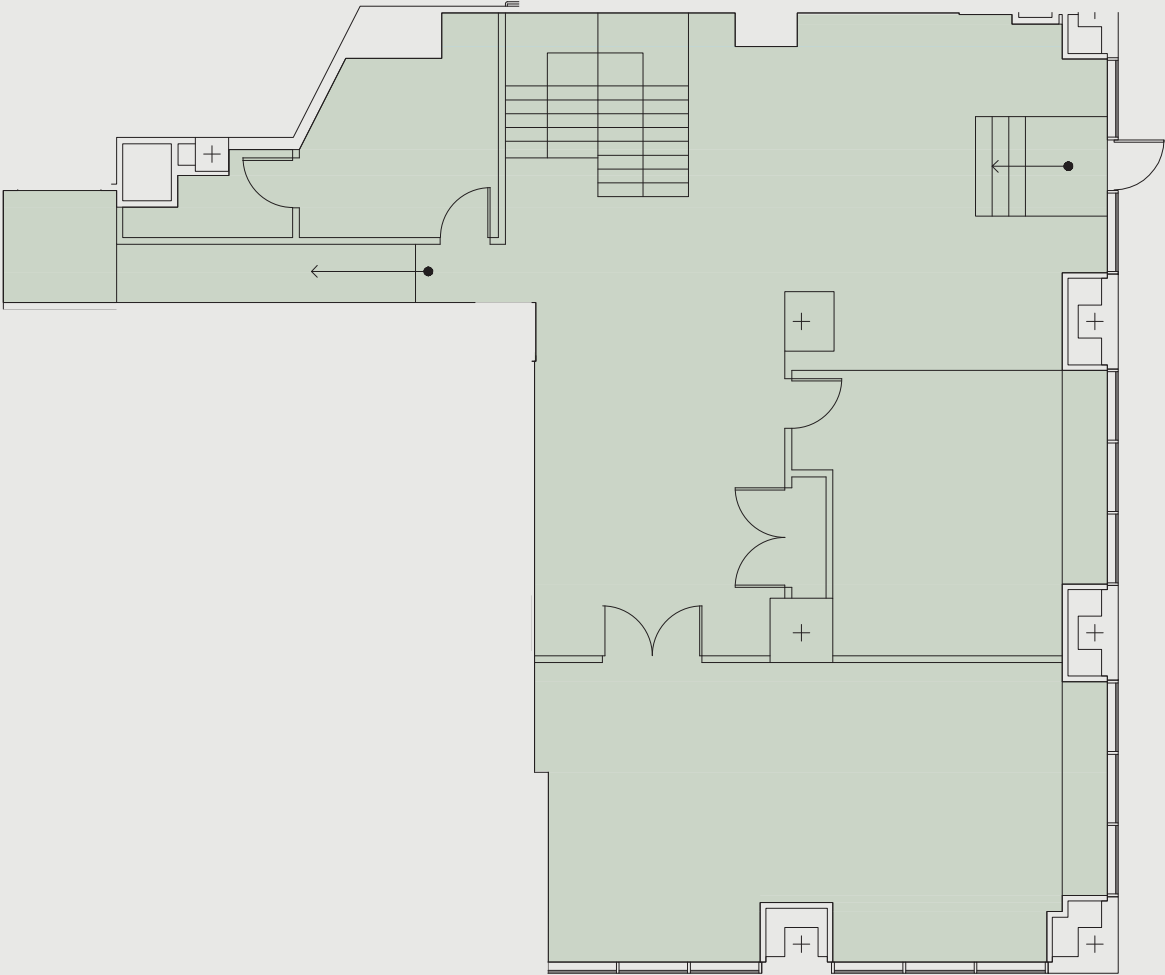
Leasing Plans: First Floor

221 W TENTH



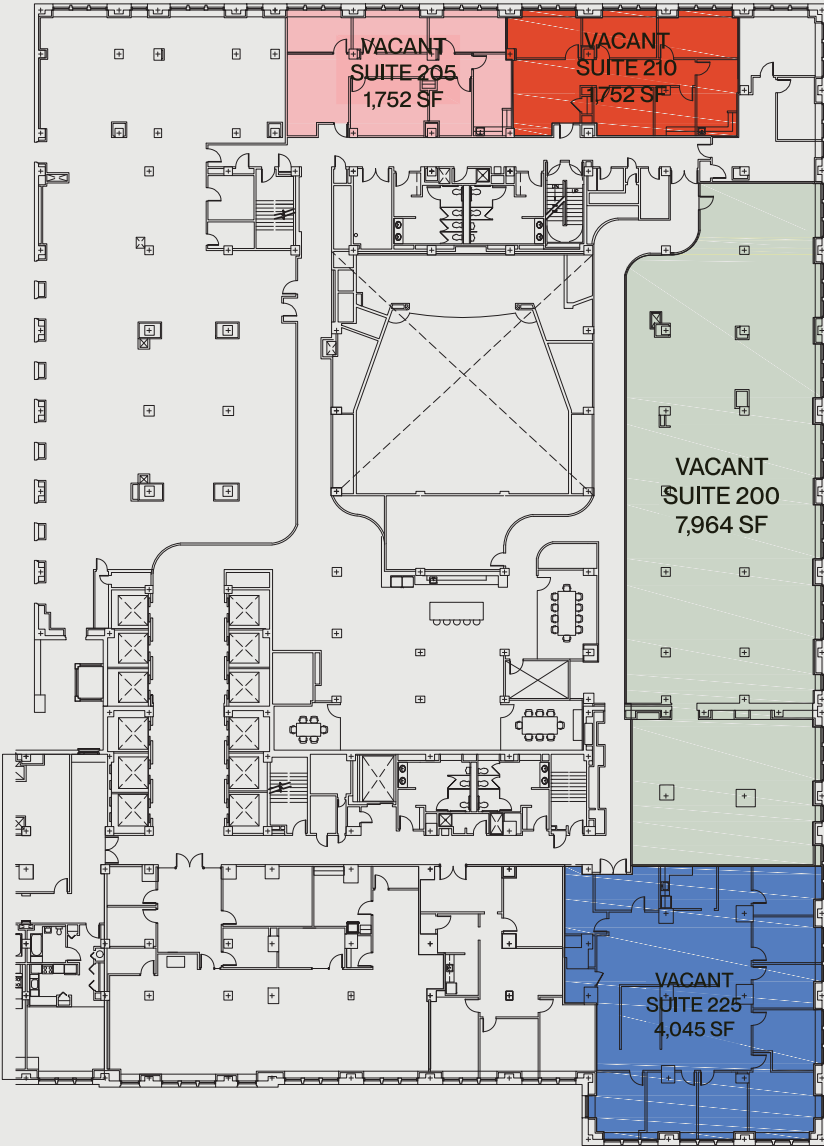
Floor Plan: First Floor

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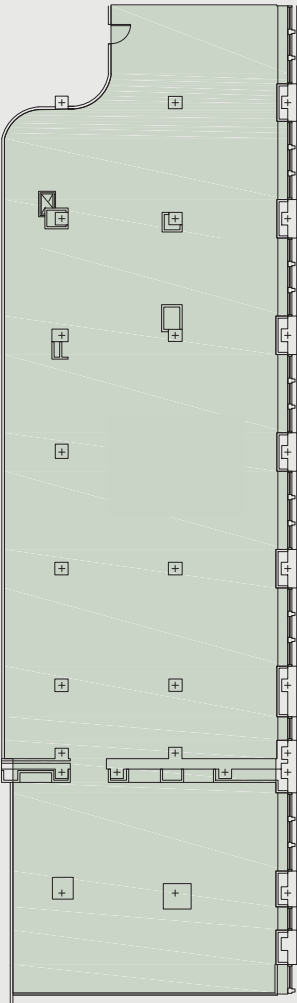
Suite 110: 2,734 SF

Leasing Plans: Second Floor

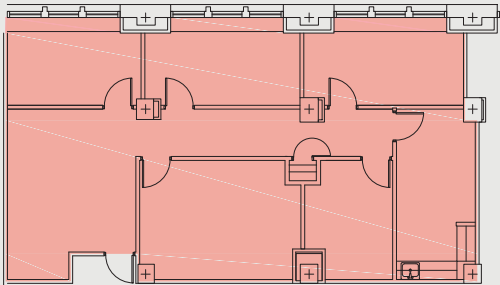


*Second Floor Suites can be combined to form one 12,000+ SF

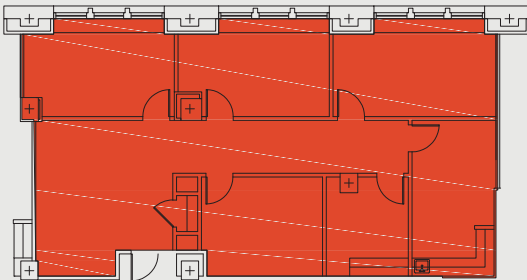
Floor Plans: Second Floor



Suite 200: 7,964 SF



Suite 205: 1,752 SF



Suite 210: 1,752 SF



Suite 225: 4,045 SF

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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

Market West



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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.

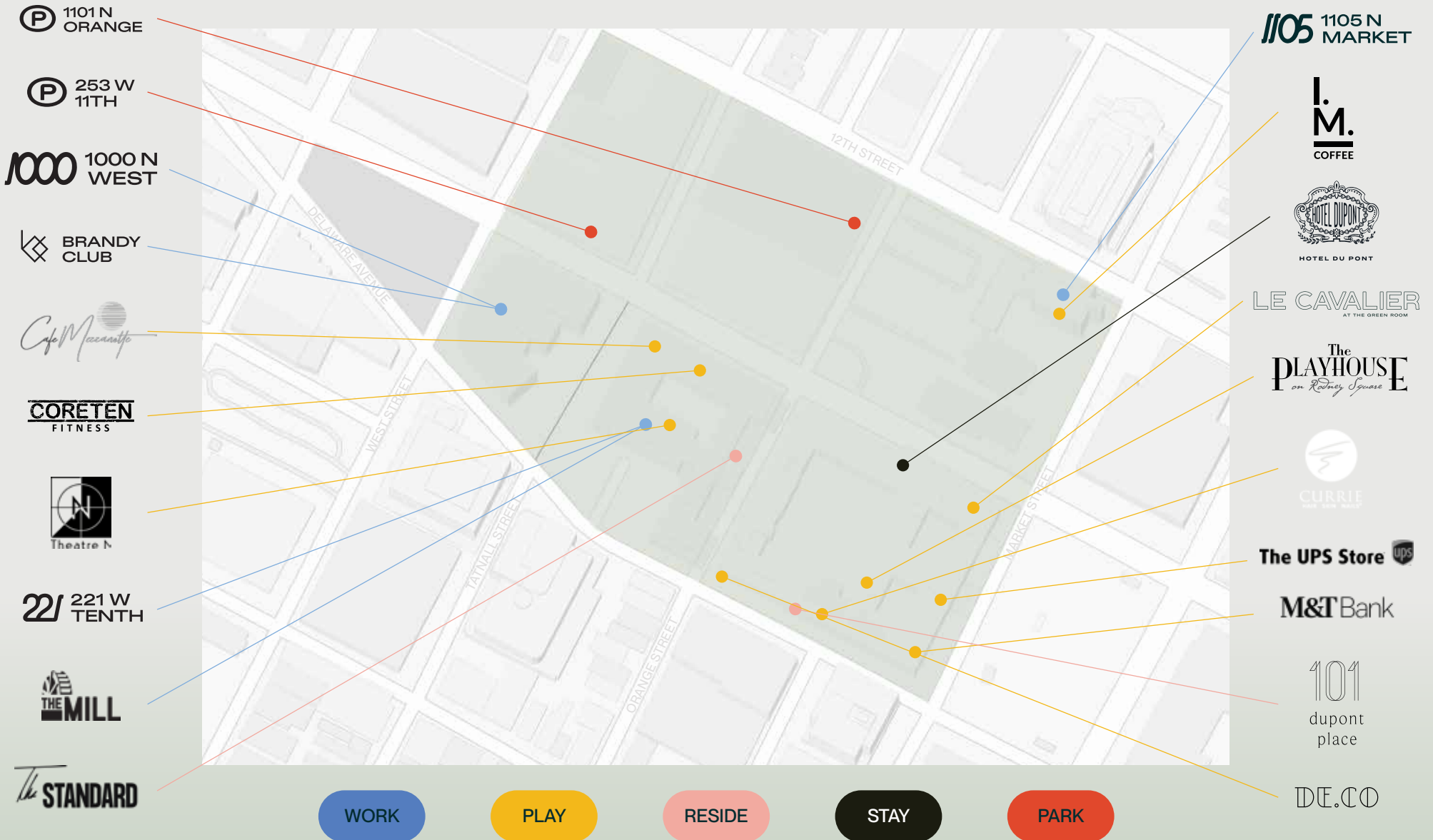


253 W 11th Street



1101 N Orange Street

Market West Map



- WORK
- PLAY
- RESIDE
- STAY
- PARK

