



# FOR LEASE

## 1300 Grant Avenue

Wilmington, DE 19806



### OFFICE SPACE FOR LEASE

#### PROPERTY OVERVIEW

Two class A office suites located just off Pennsylvania Avenue (Route 52) and convenient to downtown Wilmington. Free parking and utilities included. Mix of open offices, open work areas, conference and break rooms.

Lease Rate: \$24.50/SF Full Service

#### 1ST FLOOR - SUITE 100

Available: 2,384 SF

#### 2ND FLOOR - SUITE 209

Available: 1,130 - 4,043 SF

Could be subdivided

For more information, please contact:

**Greg Ellis, CCIM**  
Tel 302.622.3534  
ellis@pattersonwoods.com



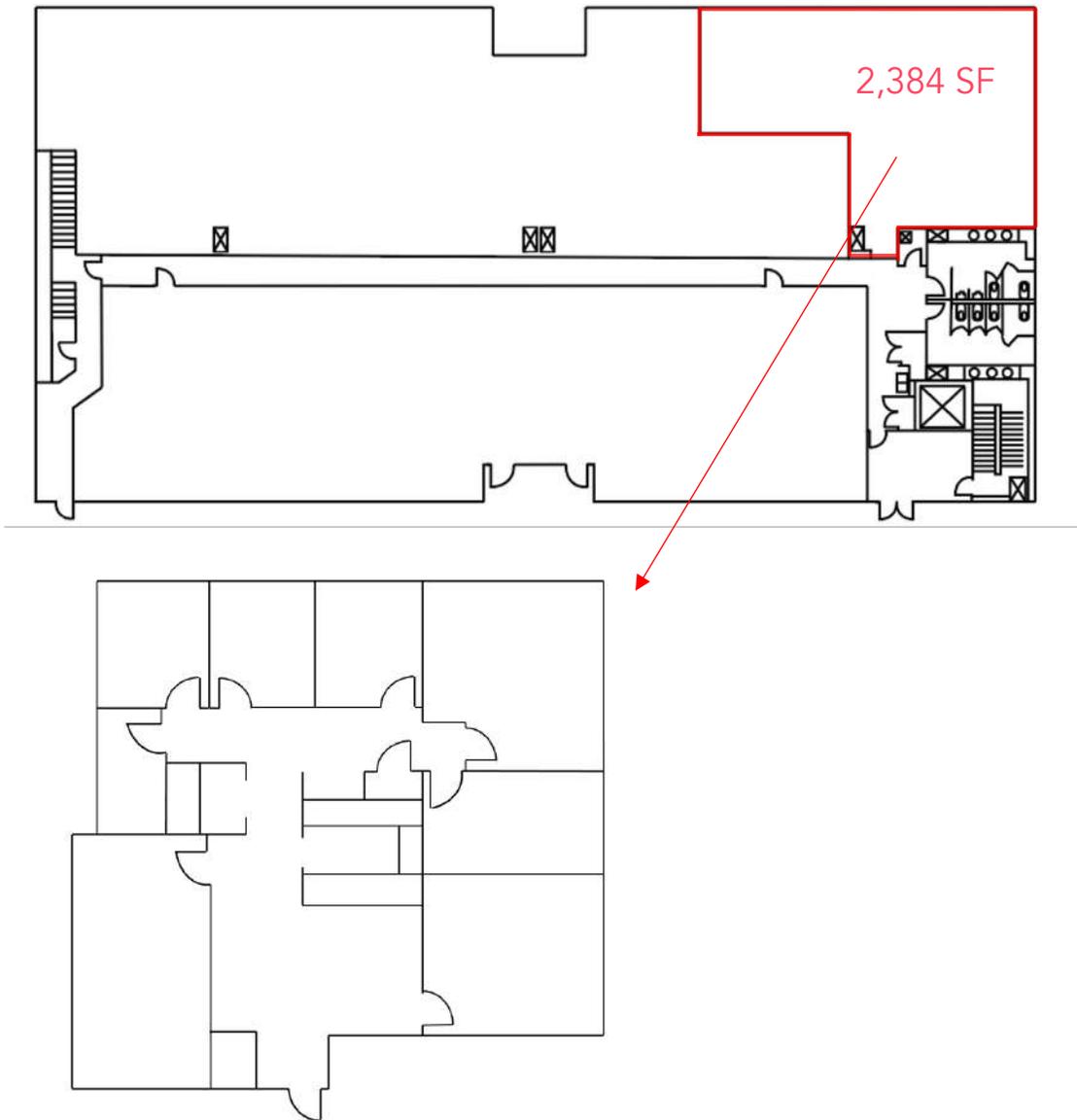


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First Floor Availability (Suite 100)



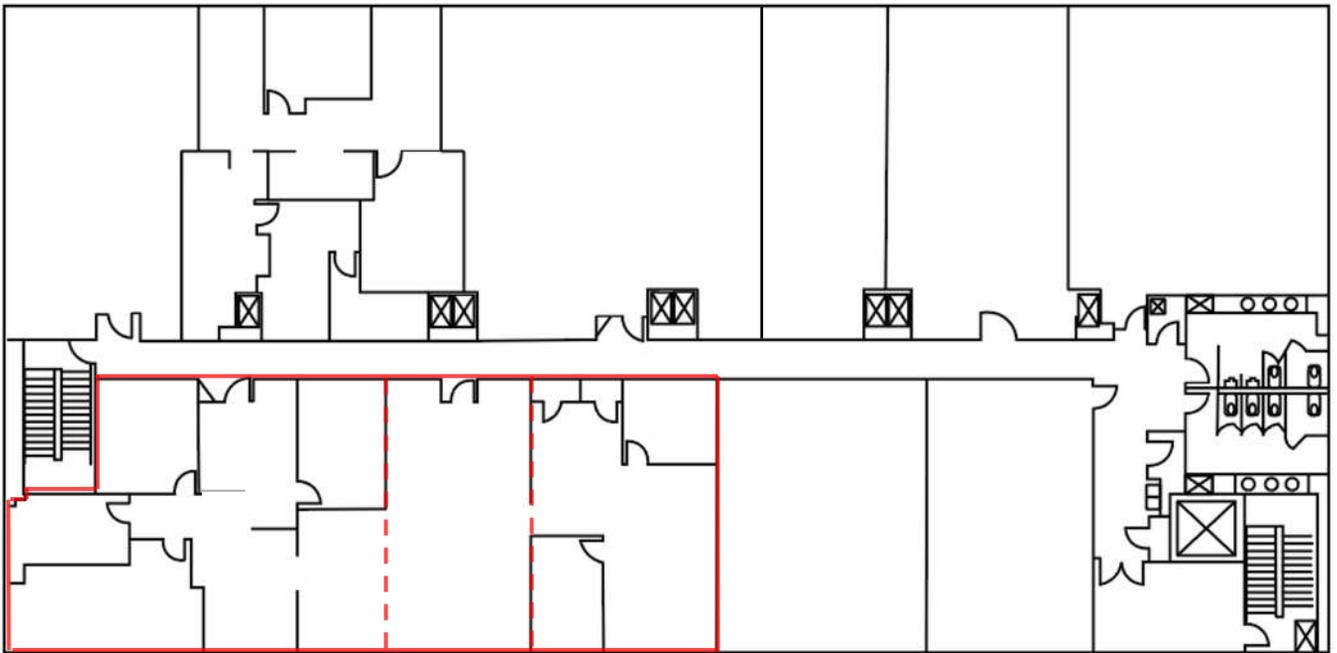


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Second Floor Availability (Suite 209):



1,130 – 4,043 SF  
Divisible (Suite 209)

