

# AVAILABLE

# OFFICE

## 4001 Miller Road, Wilmington, Delaware

### Office Space for Lease or Sale +/- 13,000 Square Feet

~ This offering is a completely updated, two story building with strong tenants on long term leases...great user/investor property ~

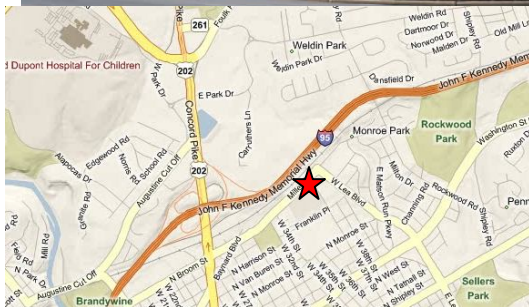


#### Features:

- Private Offices with Large Conference Room
- Multiple Baths
- Two Private Parking Lots
- Elevator Serviced
- For Sale at \$1,425,000 (9% cap rate)
- 6,500 Square feet can be made available for lease at \$15 per square foot net of utilities and janitorial.

#### Location:

- 5 minutes to Wilmington CBD
- 1 mile to Interstate 95
- 1 mile to Concord Pike (Rt. 202)



Please contact:

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