

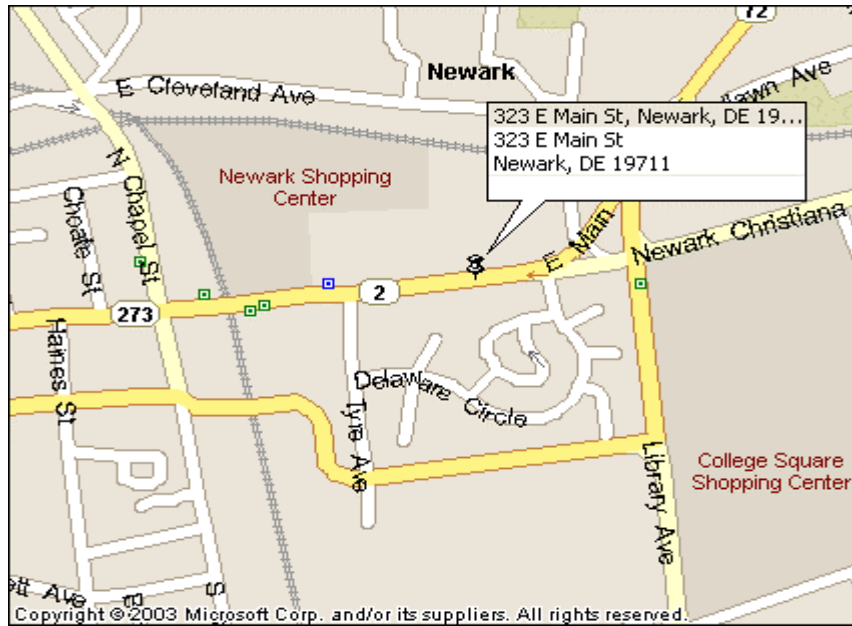
For LEASE
Office/Professional Service Property
2,000+/- Sq.Ft. Building
with 10 off-street parking spaces
Zoned BL
323 East Main Street, Newark

Handsome two story masonry/frame building circa 1899.
Also has basement and attic storage. Tax Parcel No. 18-021.00-074

Offering Price : \$3,167/month full net to Owner (\$19/sq.ft./yr)
Tenant to pay utilities, taxes, insurance and maintenance.



3801 Kennett Pike, D-100, Wilmington, DE 19807 (302) 622 - 3500
Contact: John Osborn, CCIM (302) 622 - 3507



Access: Left in, left out from E. Main Street. Handicap access ramp to rear entrance.

Utilities & Systems: heat pump system

Electric: City of Newark Gas: Conectiv Water & Sewer: City of Newark

Agency This document does not constitute an offer of subagency, however, brokers are encouraged to speak with us about agency, referrals, and commission sharing.

This broker, any cooperating broker, and any salesperson working with either, are representing the Owner's interest and have fiduciary responsibilities to the Owner, but are obligated to treat all parties honestly. The broker, any cooperating broker, and any salesperson working with either, without breaching the fiduciary responsibilities to the Owner, may among other services, provide a potential buyer with information about the attributes of properties and available financing, show properties, and assist in preparing an offer to buy. The broker, any cooperating brokers, and any salesperson working with either, also have the duty to respond accurately and honestly to a potential buyer's questions and disclose material facts about properties, submit promptly all offers to purchase.

Disclaimer Information concerning this offering is from source deemed reliable, but no warranty is made as to the accuracy thereof. It is submitted subject to errors, omissions, change of price, or other conditions, prior to lease or sale, or withdrawal without notice.

Contact: John Osborn, CCIM (302) 622 - 3507 jhosborn@verizon.net