

# SUB-LEASE: OFFICE/ MEDICAL?

## 7450 Lancaster Avenue, Hockessin, DE

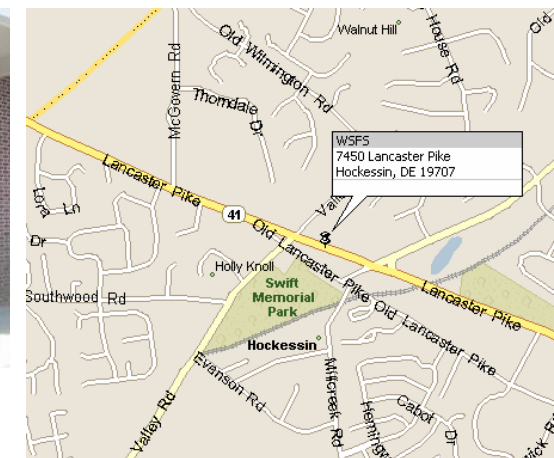
Presented by Patterson-Woods & Associates

“The Area’s Leading Commercial Broker”

**\$20/sq-ft FS  
Available NOW!**



- **Signature building in Hockessin**
- **Walking distance to conveniences.**
- **2725 +/- sq-ft. zoned CR**
- **Elevator served 2<sup>nd</sup> floor suite.**
- **Generous fit-out allowance.**
- **See back for details.**



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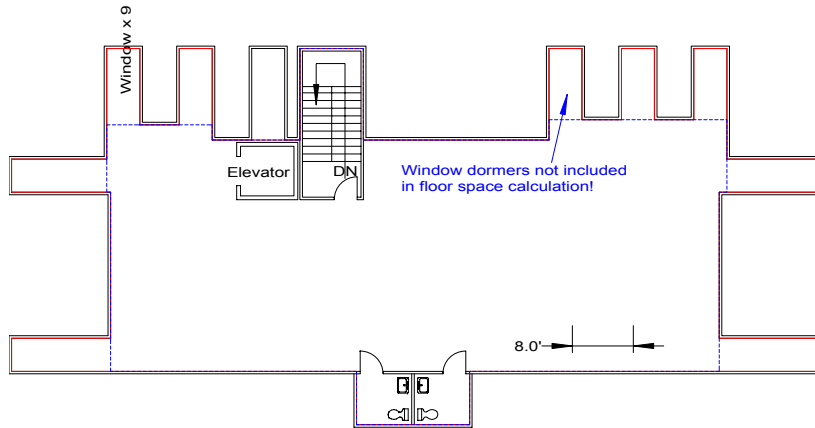
[Leshar@pattersonwoods.com](mailto:Leshar@pattersonwoods.com)



**CORFAC**  
International

*The above information is believed to be accurate but the users must verify it for their own satisfaction. Price and availability is subject to change without prior notice. The Seller's broker, any cooperating broker, and any salesperson working with either, are representing the Seller's interests and have fiduciary responsibilities to Seller, but are obligated to treat all parties fairly.*

# Additional Details



- Efficiency! Current space layout is wide open and can be fit-out to your exact needs.
- Current layout has many large dormer windows to bring in natural light. No charge for dormer floor space. In effect a 15% space bonus for general office user.
- Owner will consider potential medical users!

- Signature building in the heart of Hockessin Hometown Overlay District.
- Walking distance to casual and fine dining, dry cleaning, postal services and many conveniences.
- Plenty of parking including agreements with owners of adjacent parking lots. (Wawa and Primas)
- Signage on the building, and in interior vestibule at entrance to the elevator. Your businesses name will be like money in the bank!



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