

# Christiana Executive Campus





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# Christiana Executive Campus



# Executive Summary







- The Churchman's Crossing SEPTA Regional Rail Station is less than one mile from the Properties, providing direct and convenient access into the Philadelphia CBD, as well as the entirety of the Mid-Atlantic region.

CHURCHMAN'S  
CROSSING  
STATION



Bank of America  
CAMPUS

CHRISTIANA CARE  
HEALTH SYSTEM

SallieMae

extended  
STAY  
AMERICA

CENTER POINT PLAZA

COUNTRY  
INNS & SUITES

Hilton

Days Inn

Red Roof













## Green Initiatives at Christiana

- All the roofs are white-reflective and energy conserving
- Light fixtures are energy efficient deep cell parabolic fixtures with T8 lamps and T8 ballasts. Occupancy sensor technology where appropriate in the offices and restroom areas.
- Cleaning products are Green seal certified
- Entire landscaping program has been converted to a fully organic landscape
- The roof of 121 Continental Drive features 456 solar panels, which were installed in 2011



# PROPERTY UPGRADES - COMING SOON

## Lobby Improvements





## Restroom Improvements



NEED TO REPLACE WITH NEW  
RENDERING AND OTHER IMAGES  
IF WE HAVE





# Christiana Executive Campus





# Property Overview



# SITE PLAN





# Property Descriptions

## 111 Continental Drive

<b>ADDRESS:</b>	111 Continental Drive Newark, Delaware 19713
<b>YEAR COMPLETED:</b>	1990
<b>ARCHITECT:</b>	Donald N. Coupard Associates
<b>RENTABLE AREA:</b>	85,404
<b>NUMBER OF FLOORS:</b>	4
<b>TYPICAL FLOOR SIZES:</b>	22,330 SF
<b>ZONING CODE:</b>	C-3 General Business New zoning code: OR - Office Regional (higher density/scale office development)
<b>PARKING:</b>	305 parking spaces 3.64/1,000 SF parking ratio



## 121 Continental Drive

ADDRESS:	121 Continental Drive Newark, Delaware 19713
YEAR COMPLETED:	2000
ARCHITECT:	Highland Associates
RENTABLE AREA:	64,191
NUMBER OF FLOORS:	3
TYPICAL FLOOR SIZES:	19,044 SF
CORE FACTOR:	13.5%
ZONING CODE:	OR - Office Regional
PARKING:	321 spaces - 4.93/1,000 SF parking ratio





## 131 Continental Drive

ADDRESS:	131 Continental Drive Newark, Delaware 19713
YEAR COMPLETED:	1998
ARCHITECT:	Highland Associates
RENTABLE AREA:	85,177
NUMBER OF FLOORS:	4
TYPICAL FLOOR SIZES:	19,439 SF
CORE FACTOR:	13.5%
ZONING CODE:	OR - Office Regional
PARKING:	348 spaces - 4.17/1,000 SF parking ratio



Property Description (continued)

200 Continental Drive

ADDRESS:	200 Continental Drive Newark, Delaware 19713
YEAR COMPLETED:	1986
ARCHITECT:	The Kling Partnership
RENTABLE AREA:	86,430
NUMBER OF FLOORS:	4
TYPICAL FLOOR SIZES:	19,624 SF
CORE FACTOR:	12%
ZONING CODE:	C-3 General Business New zoning code: OR - Office Regional
PARKING:	312 parking spaces 3.63/1,000 SF parking ratio





## 220 Continental Drive

ADDRESS:	220 Continental Drive Newark, Delaware 19713
YEAR COMPLETED:	1988
ARCHITECT:	The Kling Partnership
RENTABLE AREA:	86,756
NUMBER OF FLOORS:	4
TYPICAL FLOOR SIZES:	19,772 SF
CORE FACTOR:	12%
ZONING CODE:	C-3 General Business New zoning code: OR - Office Regional
PARKING:	309 parking spaces 3.59/1,000 SF parking ratio



Property Description (continued)

240 Continental Drive

ADDRESS:	240 Continental Drive Newark, Delaware 19713
YEAR COMPLETED:	1989
ARCHITECT:	Donald N. Coupard Associates
RENTABLE AREA:	40,754
NUMBER OF FLOORS:	2
TYPICAL FLOOR SIZES:	19,431 SF
CORE FACTOR:	12.6%
ZONING CODE:	C-3 General Business New zoning code: OR - Office Regional
PARKING:	150 parking spaces 3.68/1,000 SF parking ratio







CHRISTIANA  
MALL

1

EXIT  
164

95

EXIT  
4

95

EXIT  
165

7

58

200

220

240

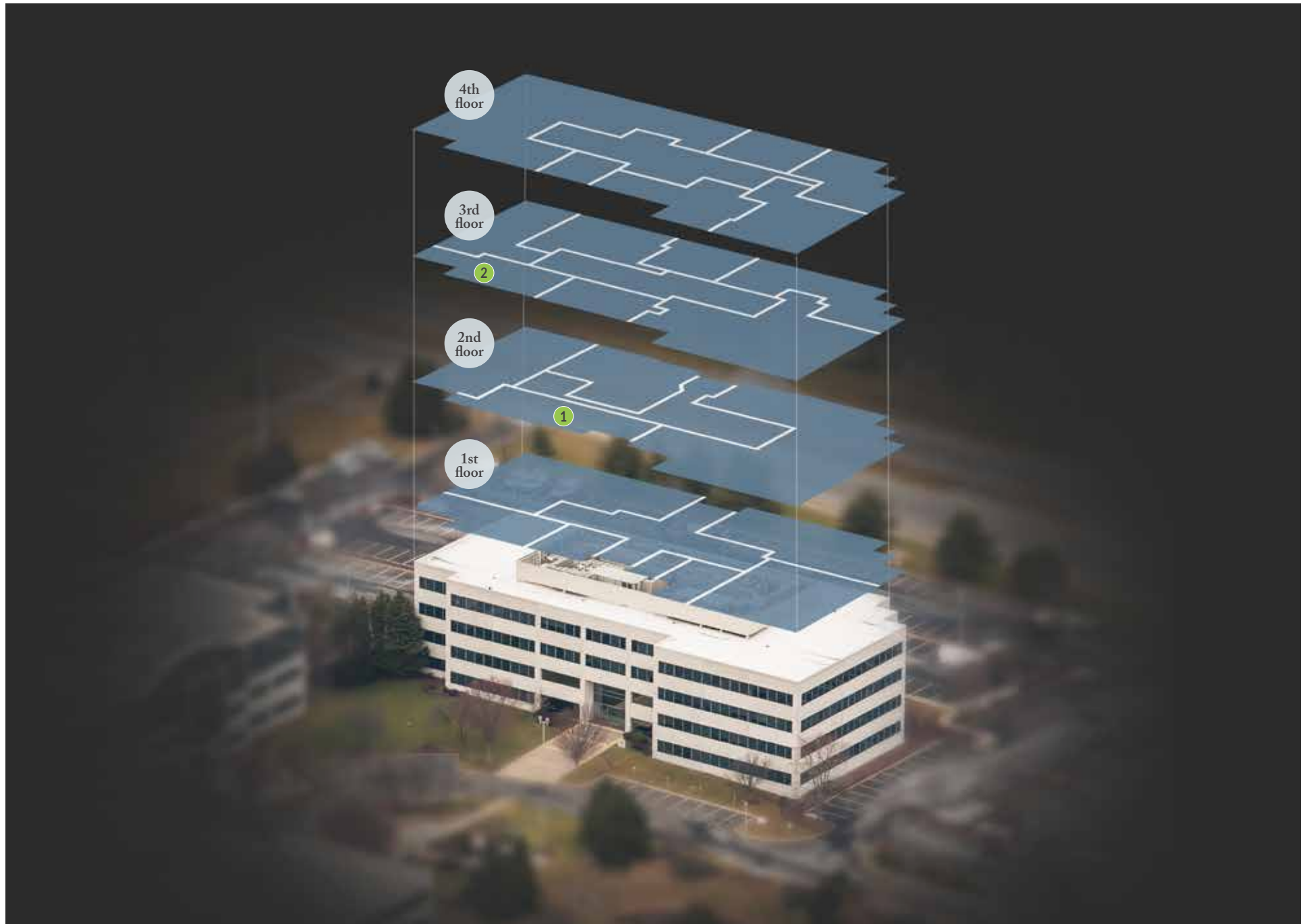
131

121

111



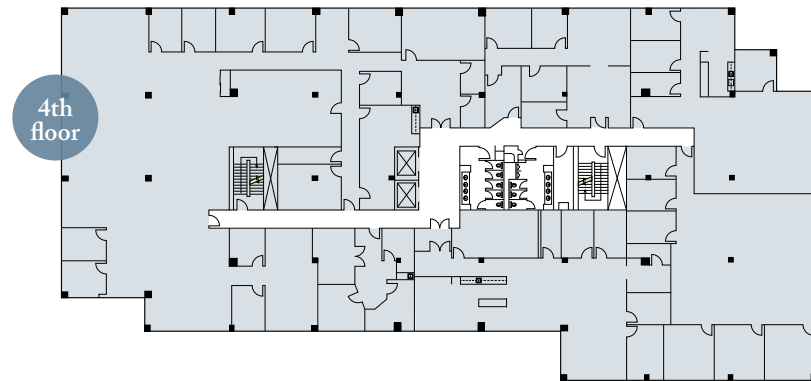
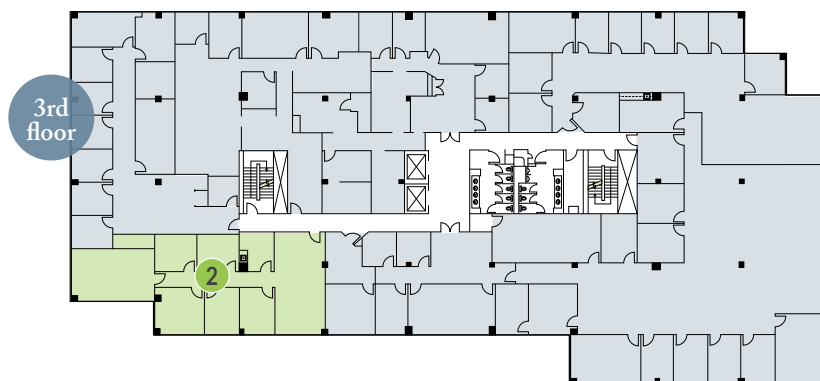
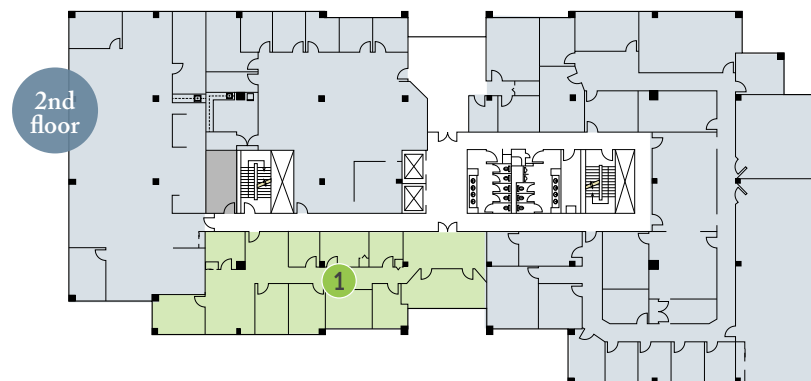
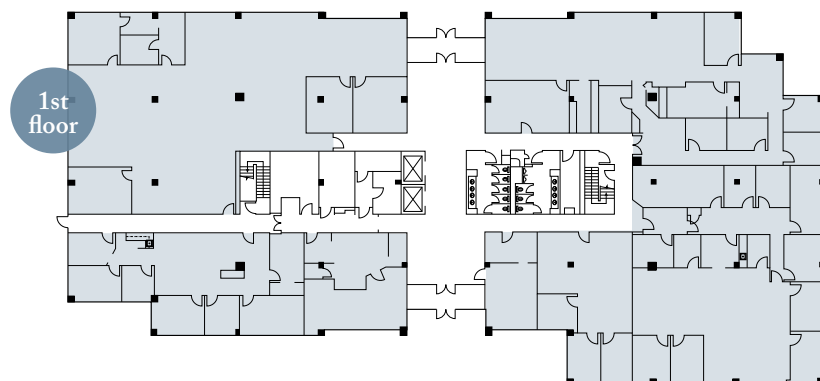
# 111 CONTINENTAL DRIVE





# 111 CONTINENTAL DRIVE

## Floor Plans

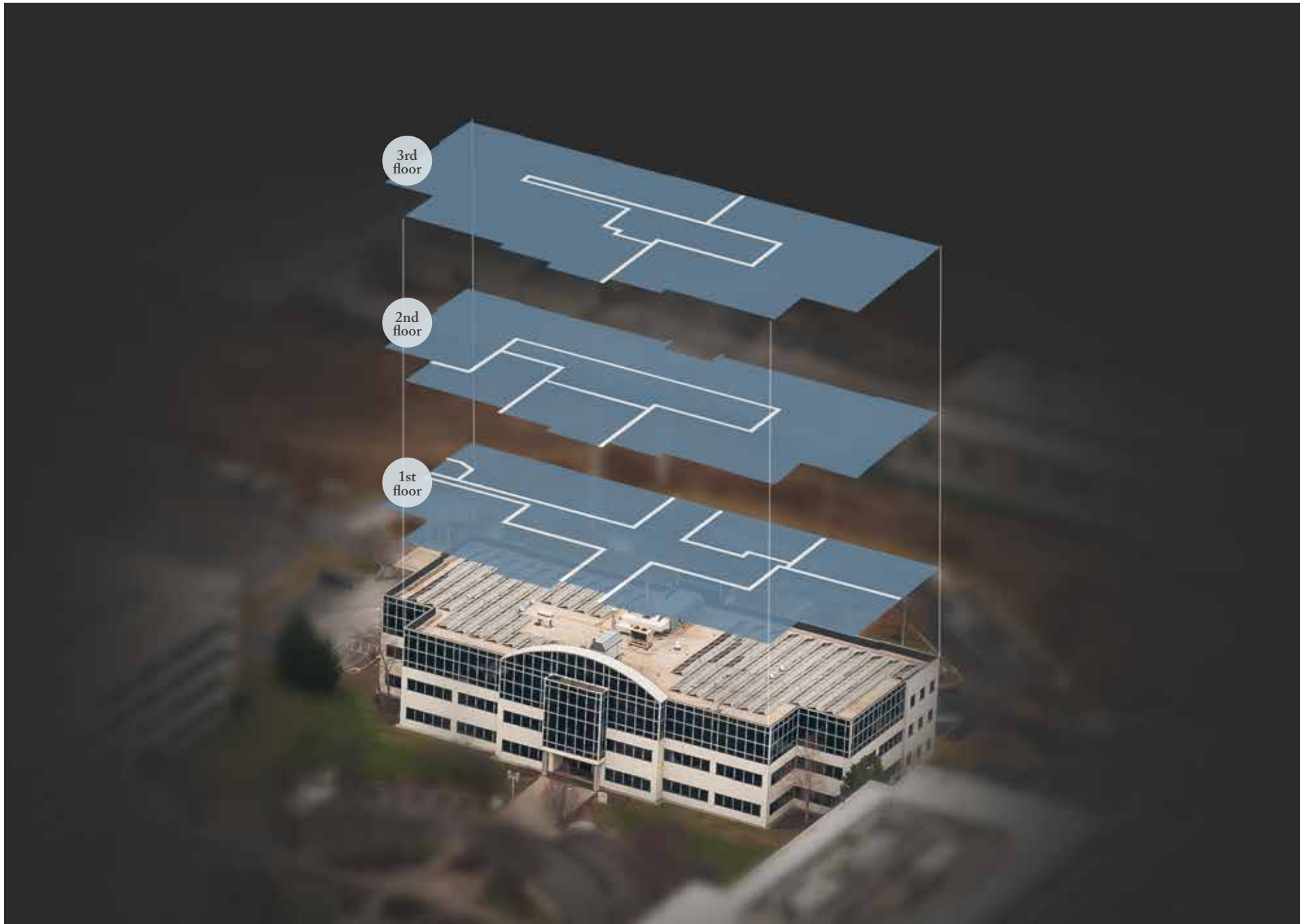


## Availabilities Summary

	Suite	Status	Area (SF)	Contiguous Space
1	211	Vacant	2,860	
2	309	Vacant	2,291	
Total Vacant SF			5,151	

● Available	● Occupied
● Becoming Available	○ Contiguous Space

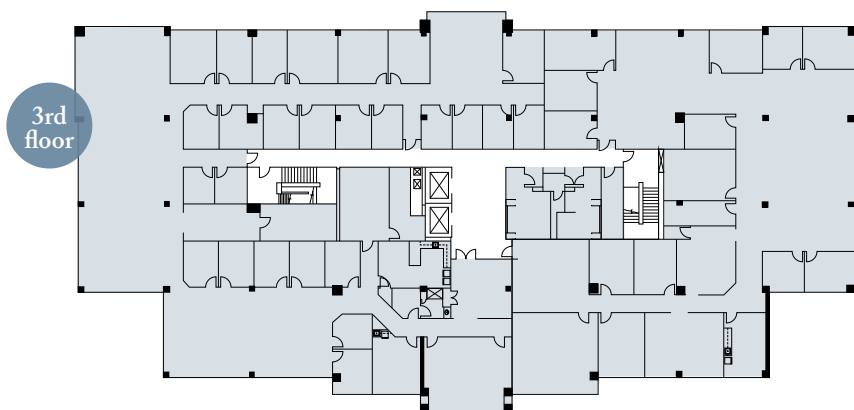
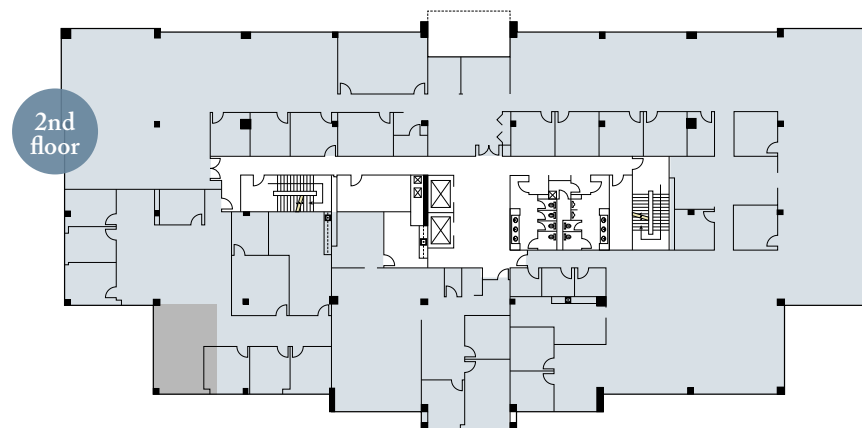
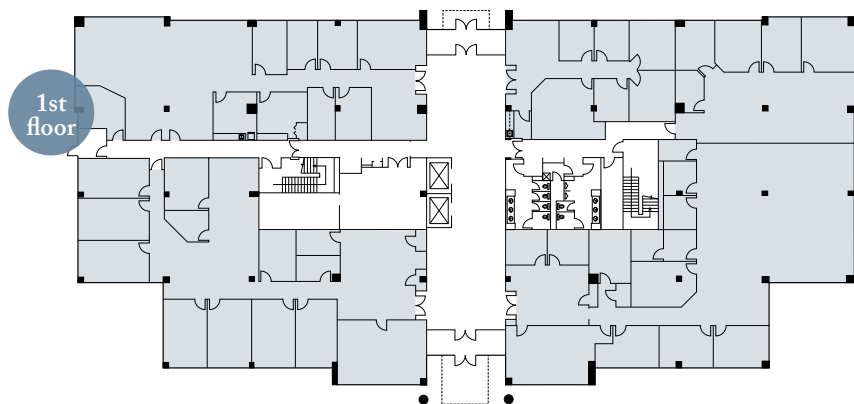
# 121 CONTINENTAL DRIVE





# 121 CONTINENTAL DRIVE - FULLY LEASED

## Floor Plans



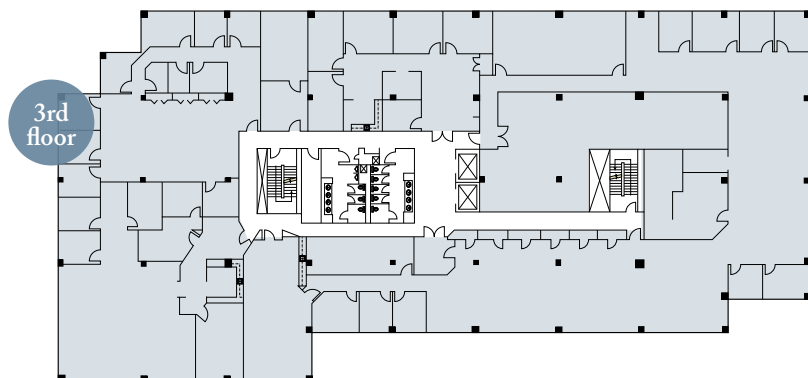
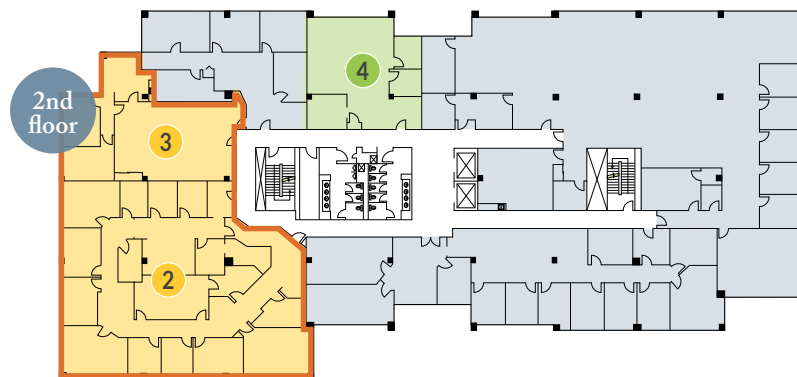
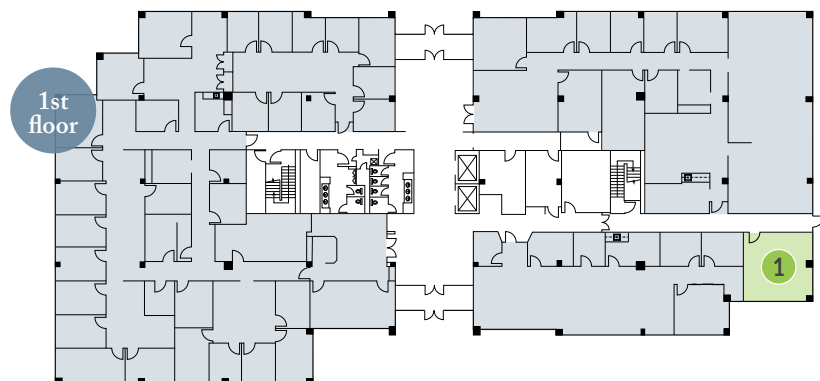
# 131 CONTINENTAL DRIVE





# 131 CONTINENTAL DRIVE

## Floor Plans



## Availabilities Summary

Suite	Status	Area (SF)	Contiguous
1	110 VACANT	511	
2	202 Becoming Available (12/1/19)	4,987	6,852 SF (Suites 202 + 203)
3	203 Becoming Available (8/1/19)	1,865	6,852 SF (Suites 202 + 203)
4	207 VACANT	1,342	
5	406 VACANT	1,276	
Total Vacant SF		9,981	

● Available	● Occupied
● Becoming Available	○ Contiguous Space

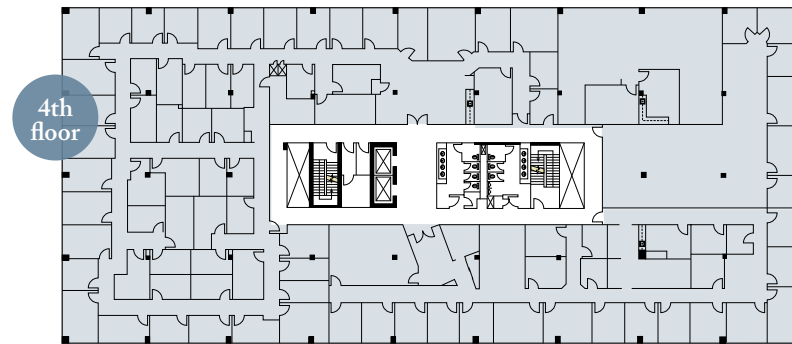
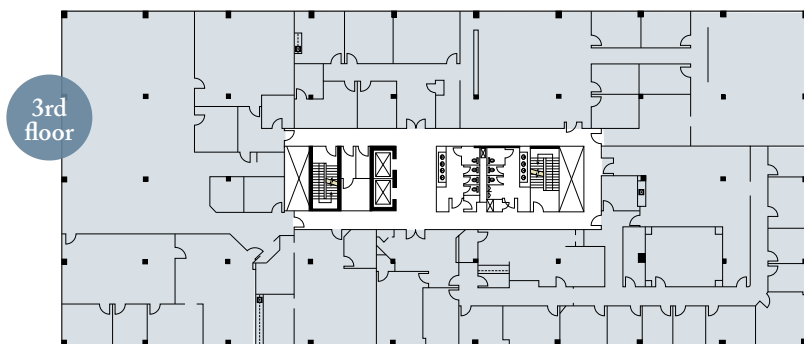
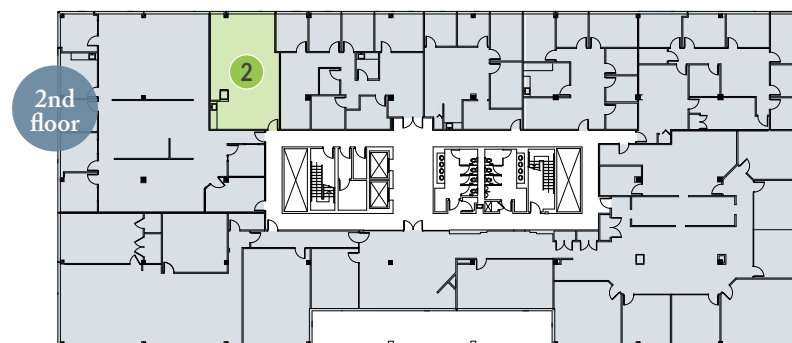
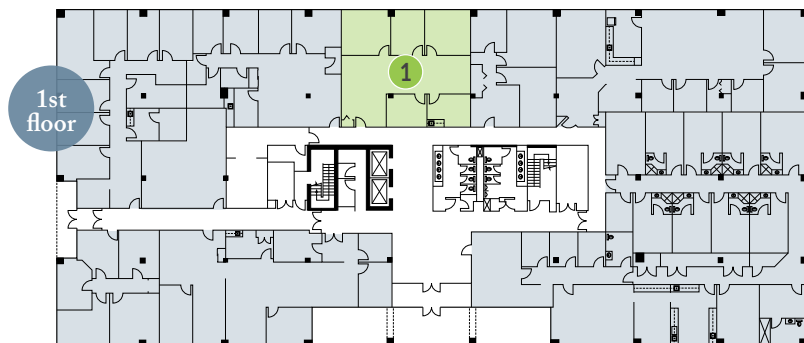
# 200 CONTINENTAL DRIVE





# 200 CONTINENTAL DRIVE

## Floor Plans

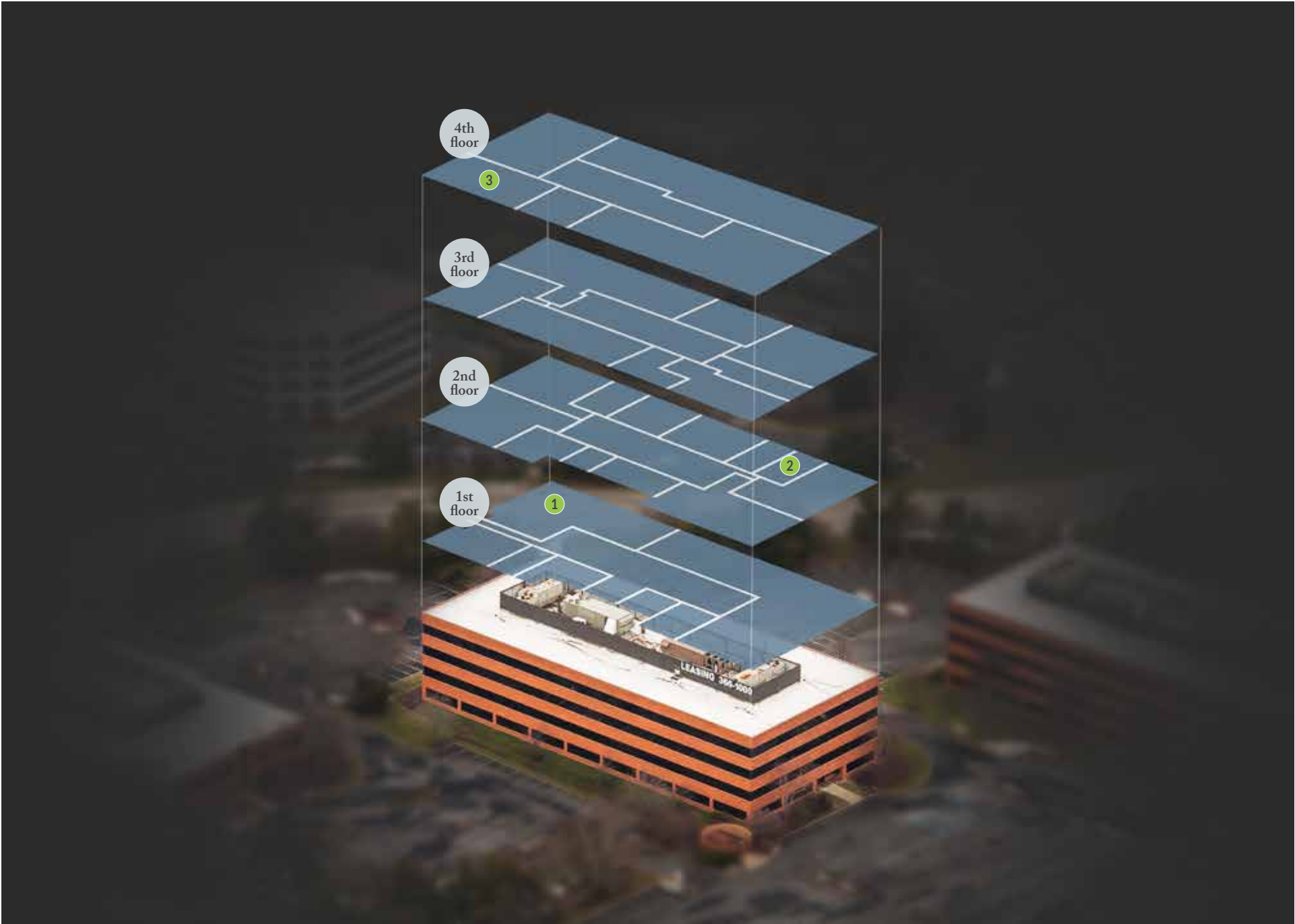


## Availabilities Summary

	Suite	Status	Area (SF)
1	109	VACANT	1,628
2	203	VACANT	870
Total Vacant SF			2,798

<span style="color: green;">●</span> Available	<span style="color: lightblue;">●</span> Occupied
<span style="color: orange;">●</span> Becoming Available	<span style="color: orange;">○</span> Contiguous Space

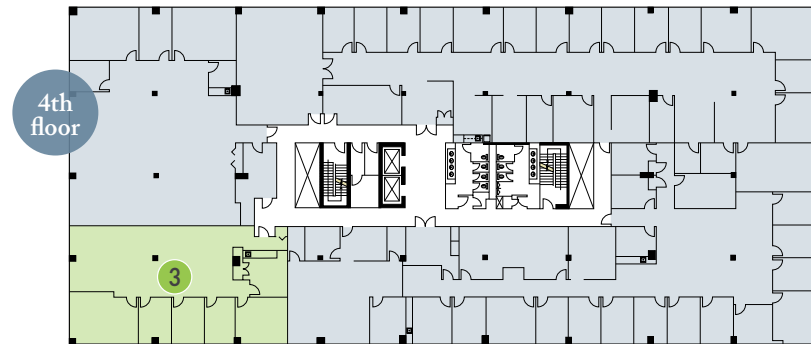
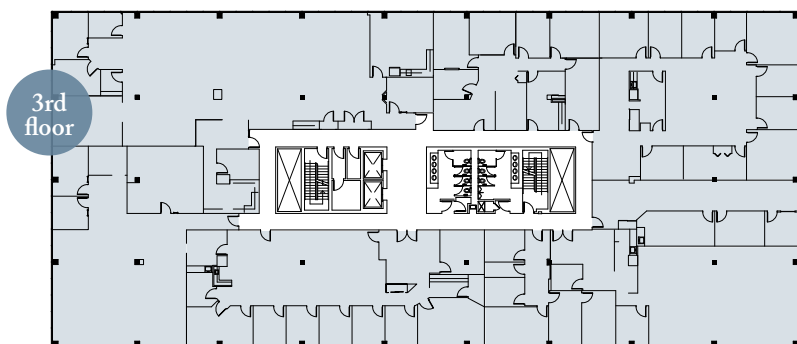
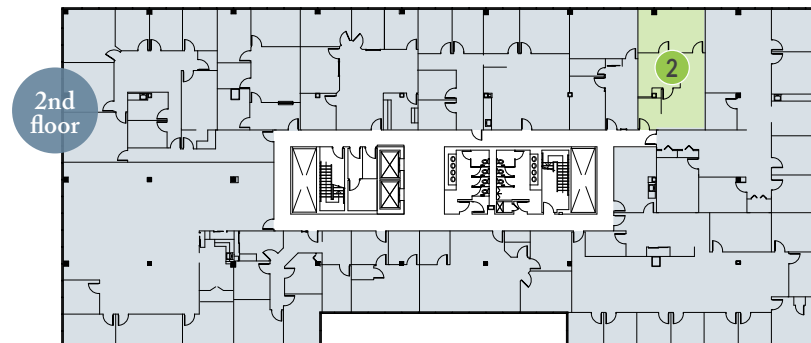
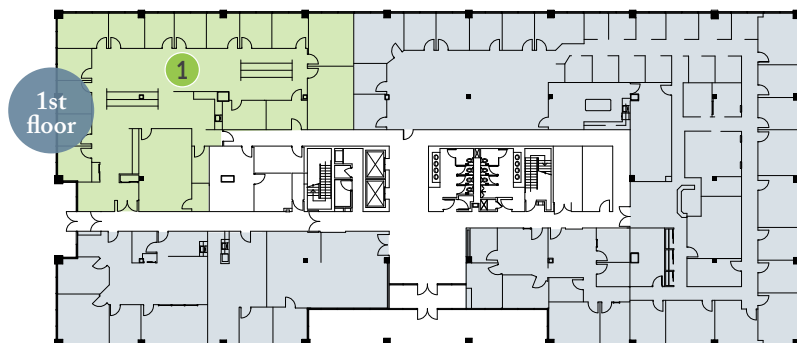
# 220 CONTINENTAL DRIVE





# 220 CONTINENTAL DRIVE

## Floor Plans

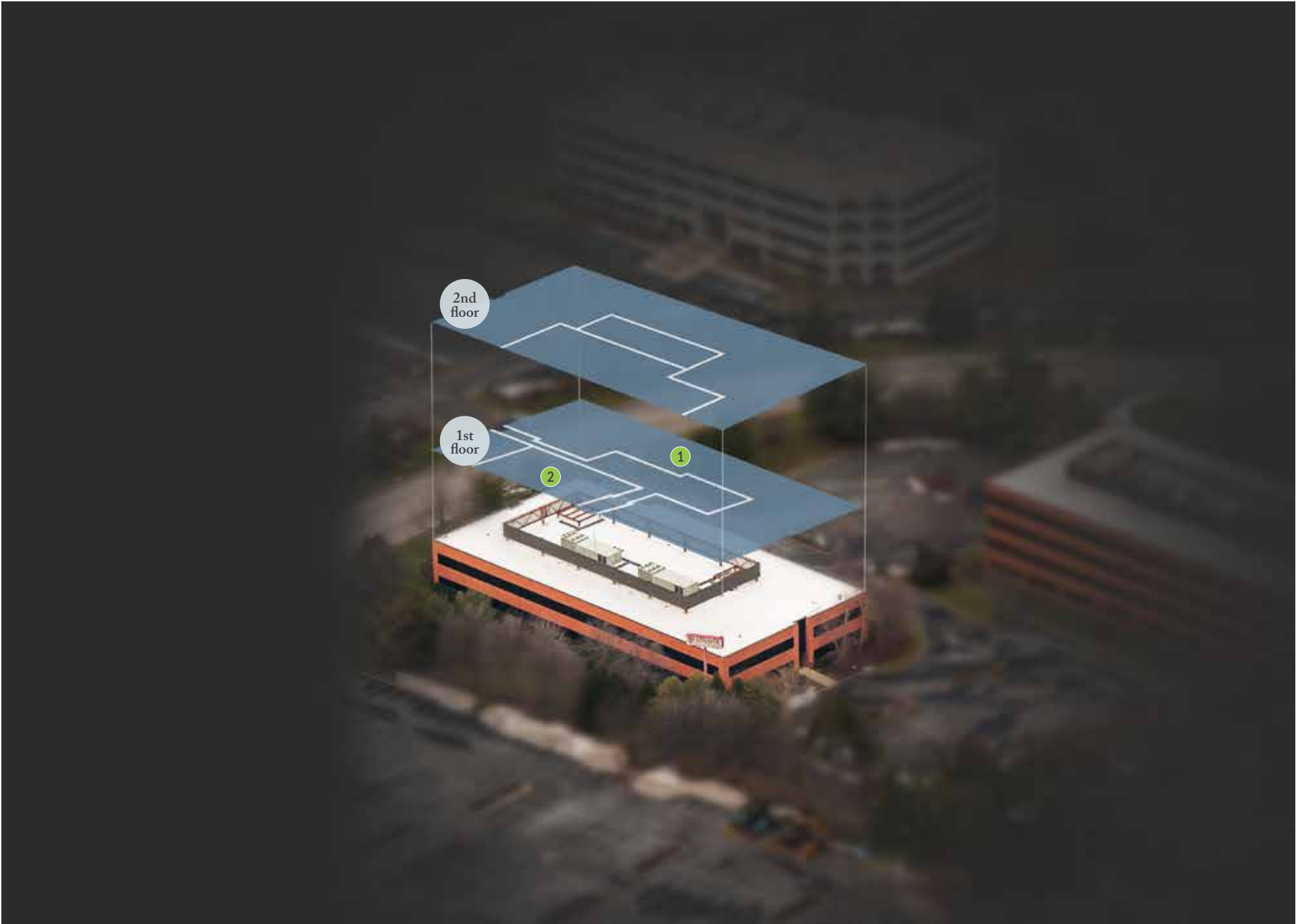


## Availabilities Summary

	Suite	Status	Area (SF)
1	101	VACANT	5,093
2	213	VACANT	838
2	402	VACANT	2,769
Total Vacant SF			8,700

● Available	● Occupied
● Becoming Available	○ Contiguous Space

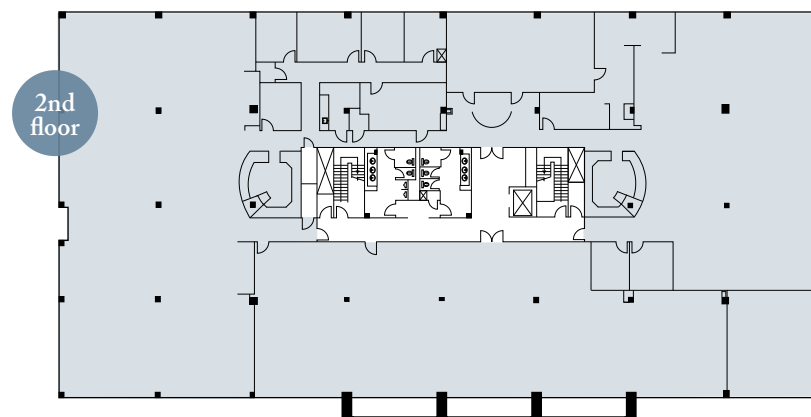
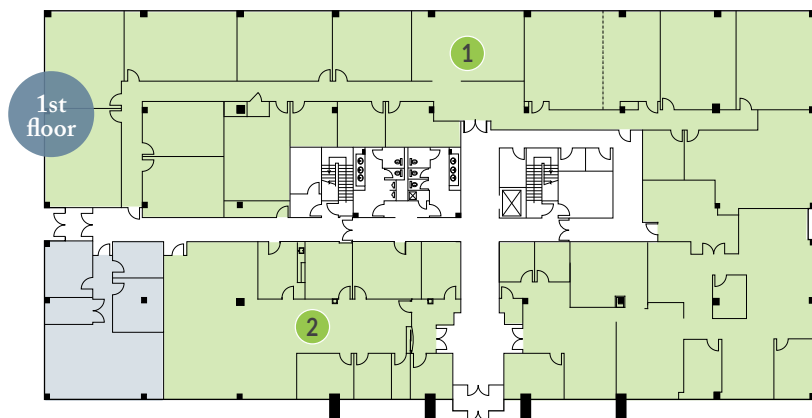
# 240 CONTINENTAL DRIVE





# 240 CONTINENTAL DRIVE

## Floor Plans



## Availabilities Summary

	Suite	Status	Area (SF)	Expiration
1	100	VACANT	15,249	
2	106	VACANT	3,697	
		Total Vacant SF	18,946	

● Available	● Occupied
● Becoming Available	○ Contiguous Space



102

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Executive Campus





# Area Overview

# Greater Philadelphia Area Overview

Greater Philadelphia, the nation's fifth largest metropolitan area, is situated in the heart of the Northeast Corridor and is the keystone of major north-south, east-west highway and rail networks. More than 100 million people are within a one day drive of Philadelphia. The Greater Philadelphia market area spans thirteen counties in Southeastern Pennsylvania, Southern New Jersey and Northern Delaware.

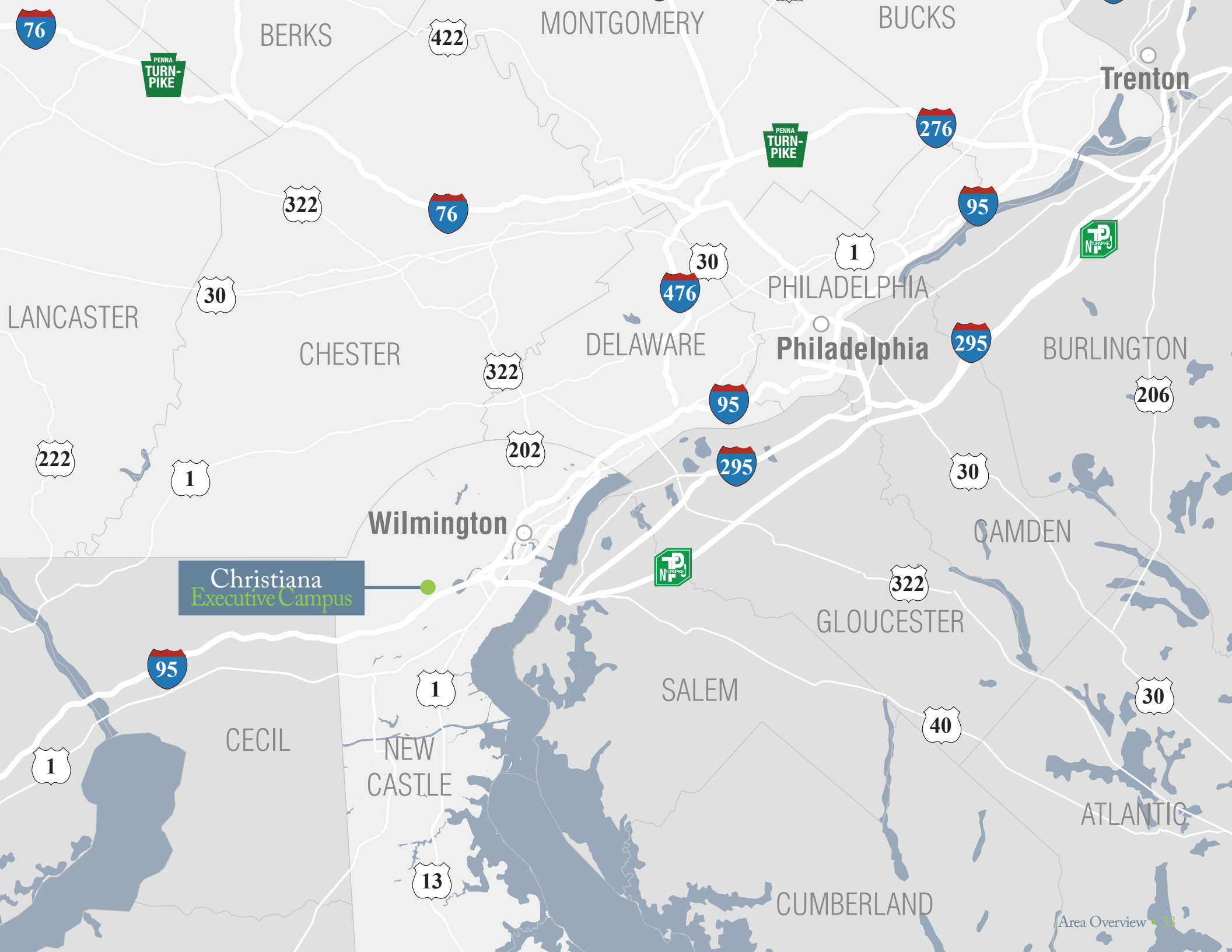
Philadelphia boasts strong economic fundamentals. The Philadelphia Region ranks seventh in terms of gross metropolitan product, fifth in terms of personal income and is the nation's fourth largest media market. The strength and desirability of Greater Philadelphia is characterized by its economic diversity and population density. Its location, high concentration of educational, medical and government facilities, and a strong transportation network underscore these strengths. Residents of the Philadelphia area have always enjoyed a quality of life ranked among the highest in the country. In addition to the numerous and growing number of high quality urban housing opportunities, there are abundant desirable suburban communities that are easily accessible by one of the country's best highway and mass transit systems.

## MARKET AT A GLANCE

- Lower cost of living than the other major northeast metros including New York, Boston, Washington D.C. and Baltimore
- Population – 6.4 million (5th among large U.S. metros)
- Employment – 3.0 million (6th among large U.S. metros)
- Personal Income - \$337 billion ( 5th among large U.S. metros)
- Philadelphia's Amtrak station is the 3rd busiest in the country
- Three major shipping ports served by one of the few regions with Class 1 railroads
- Average of 125 cultural events take place every day
- 13 companies on the Fortune 500 list with their headquarters (HQs) in the region; 30 on the Fortune 1000 list have their HQs here







76

PENNA  
TURN-  
PIKE

BERKS

422

MONTGOMERY

BUCKS

Trenton

322

76

PENNA  
TURN-  
PIKE

276

95

P  
N

30

30

1

PHILADELPHIA

Philadelphia

295

BURLINGTON

206

DELAWARE

CHESTER

322

476

95

295

30

222

1

202

Wilmington

CAMDEN

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Executive Campus

P  
N

322

GLOUCESTER

95

SALEM

1

40

30

CECIL

NEW  
CASTLE

13

CUMBERLAND

ATLANTIC

# TRANSPORTATION INFRASTRUCTURE & ACCESS

- 100 million people are within a one-day drive
- Served by 29 airlines with 621 nonstop flights to 123 cities, including more than 59 nonstop flights to 37 international destinations
- New York City and Washington D.C. are within a 2.5 hour drive; high-speed Amtrak Acela and Metroliner service to both
- Philadelphia is the 3rd busiest Amtrak station in the U.S.
- 3 Class 1 railroads — Canadian Pacific, CSX, and Norfolk Southern provide direct service to the Port of Philadelphia
- The Delaware River Port Complex comprised of active, full-service marine terminals in Delaware, New Jersey and Pennsylvania, is an active conduit for international trade and comprises three major ports with full-service docking facilities
- Fortune 1000 list have their HQs here



## LABOR POOL

With a labor force of approximately 3 million people, there is an abundant supply of skilled workers available in virtually all occupations.

- Highest award rate for 1st professional degrees
- 35% of the population 25 years and older have a bachelor's degree or higher; compared to the U.S. average of 28%
- 13% of the population 25 years and older have advanced degrees, well above the U.S. average of 10%
- Greater Philadelphia is the 7th largest labor force among the nation's largest metro areas as of November 2014
- Over 1.15 million workers worked in Knowledge Occupations as defined by the Economic Development Administration (EDA), comprising 40.6% of total employment
- \$127,000 Gross Regional Product per worker demonstrated Greater Philadelphia's high level of productivity versus the \$117,000 national average in 2013



# Christiana Executive Campus

(Newark, DE)

## DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2015 Total Population	2,575	75,494	217,890
Households			
2015 Total Households	1,066	29,055	80,070
2015 Avg Household Income	\$69,771	\$72,109	\$74,981
Total Businesses	1,477	4,429	10,268
Total Employees	34,572	68,374	136,145
Total Specified Average Household Spending	\$23,955	\$26,150	\$27,177

## NEW CASTLE COUNTY

### Overview

New Castle County, Delaware is bordered by Pennsylvania to the north, the Delaware River to the east, Kent County to the south, and Maryland to the west. While part of the Philadelphia, Pennsylvania combined metropolitan statistical area (MSA), New Castle County is a major employment center with a diverse economy all of its own. With its strategic location in the Mid-Atlantic, New Castle County offers easy access to the region's major metropolitan centers, including New York, Philadelphia, Wilmington, Baltimore, and Washington, DC. The Wilmington/New Castle area is located at the center of the most prosperous, densely populated megalopolis in America. More than 25% of the US population lives within a 300 mile radius. As of the 2010 Census, the population of the county was up 7.6% at 538,779 and it continues to grow.



# ECONOMY

The Wilmington region has one of the most diverse economies in the nation. Sectors such as Education and Health Services, Professional and Business Services, Financial Activities and Information require highly educated and skilled workers.

Company	Sector	# of DE Employees
State of Delaware	Government	17,000
DowDuPont	Agriculture/Specialty Products	13,500
Christiana Care Health System*	Health Care	10,500
Dover Air Force Base	Government	6,400
Mountaire Farms	Agriculture	4,600
AstraZeneca Pharmaceuticals LP	Science/Health Care	3,550
Bayhealth System	Health Care	3,200
Nemours (Alfred I DuPont Hospital)	Health Care	3,000
Perdue Farms Inc.	Agriculture	2,900
M&T Bank	Finance	2,672
Beebe Healthcare	Health Care	2,000
New Castle County Government	Government	1,500
Red Clay Consolidated School District	Education	1,500
Delmarva Power	Utility	1,400
University of Delaware	Education	1,304
Indian River School District	Education	1,244
CAI	Technology	1,200
Saint Francis Healthcare	Health Care	1,000

*\*located next to Christiana Executive Campus  
Source: 2015 Book of Lists*





## Economy (continued)

Delaware has arguably the most comprehensive incorporation services of any state. More than half a million business entities have their legal name in Delaware, including more than 50% of all Fortune 500 companies. Businesses choose Delaware because of the progressive services the state makes available to businesses, including modern and flexible corporate laws, the highly respected Court of Chancery, business-friendly State Government, and the customer service-oriented staff of the Delaware Division of Corporations.

Thousands of businesses have offices in the county, ranging from single person firms to some of the largest companies in their respective industry. New Castle County's employers include an array of banks and financial service companies, plus chemical, pharmaceutical and technology firms. Some of the largest employers include: Bank of America, Christiana Care Health, AstraZeneca, University of Delaware, J.P. Morgan Chase & Co., Citicorp, Wilmington Trust Company, Verizon of Delaware, Inc., PNC Bank, Household International, and Valero.

The abundance of white collar jobs has boosted median household income in the area, projected to increase from \$63,890 in 2015 to \$73,034 in 2017. Average household income is even higher, expected to rise from \$83,756 in 2015 to \$90,349 in 2017.



## Education and Health Services

New Castle County provides proximity to executive homes and a highly educated employee population base. As of the 2010 Census, 32.1% of the county population age 25+ had achieved a Bachelor's Degree or higher. Companies have taken advantage of this highly skilled workforce by bringing jobs to the county. After peaking at 9.4% near the beginning of 2010, the unemployment rate in New Castle County has declined to 4.3%. This decrease in unemployment has partially been due to the consistent growth of the Education and Health Services sectors of the local economy. This industry in particular has enjoyed a consistent annual growth rate of 3.25% over the last decade in Delaware, as the number of jobs has increased from 42,400 in 2003 to 70,600 currently. Jobs in health care currently represent 14% of the total job market and the industry shows little sign of slowing growth.

## Age/Racial Demographics

In New Castle County the age of the population was spread out with 26.4% under the age of 19, 7.1% from 20 to 24, 27% from 25 to 44, 27.3% from 45 to 64, and 12.2% who were 65 years or older. The median age was 37 years. The racial makeup of the county was 59.5% white, 24.9% black, 9.4% Hispanic or Latino, 5.2% Asian, and 1% other.



## Transportation

New Castle County's strategic location along the eastern seaboard helps to drive economic activity in the region.

- **HIGHWAYS:** Interstates 95, 295, and 495 all pass through New Castle County, connecting the state and county to major metropolises such as New York, Washington, D.C., Philadelphia, Baltimore, and Wilmington.
- **PUBLIC TRANSPORTATION:** The Delaware Transit Corporation provides bus transportation, while SEPTA and Amtrak handle passenger rail service.

The Churchman's Crossing SEPTA Regional Rail Station is less than one mile from the Properties, providing direct and convenient access into the Philadelphia CBD, as well as the entirety of the Mid-Atlantic region.

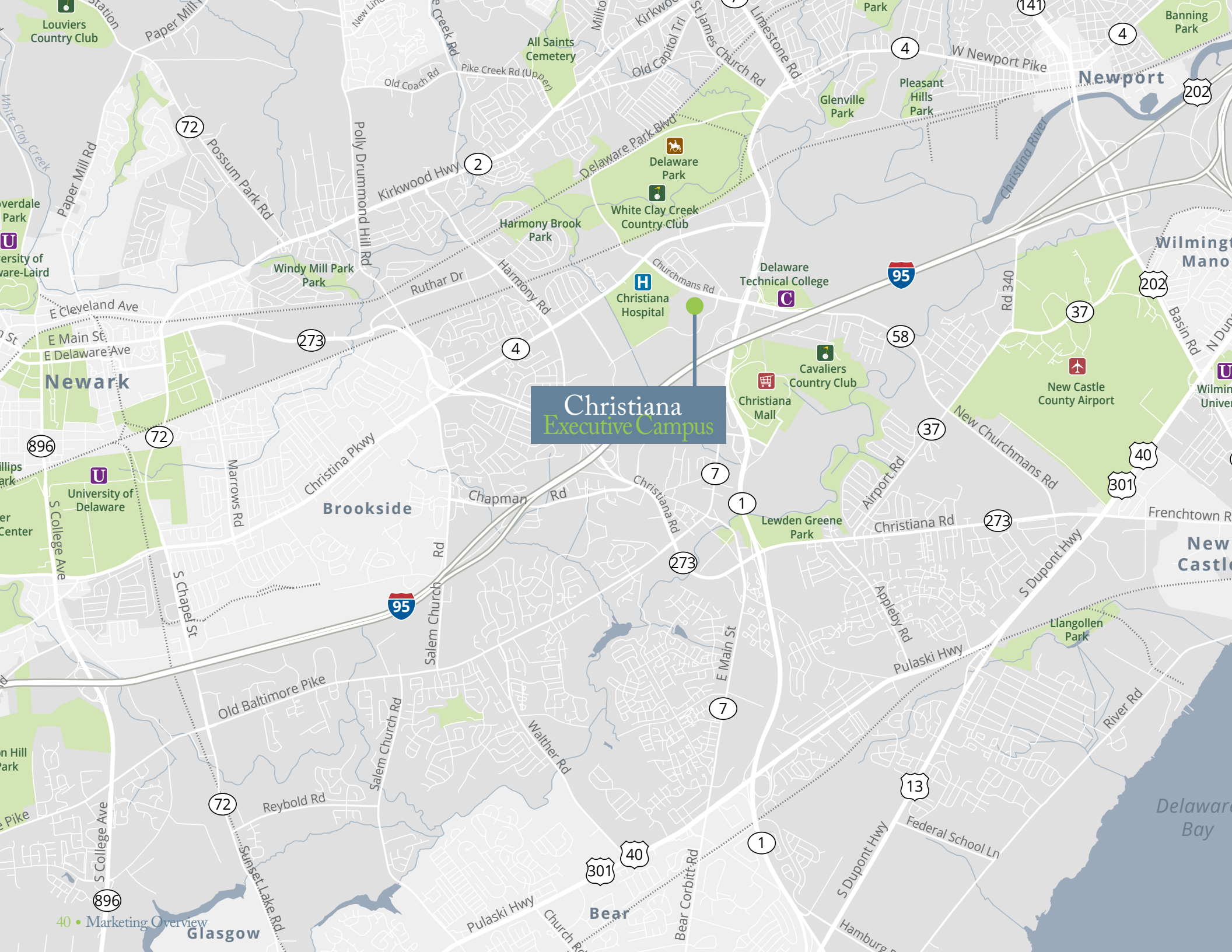
- **NEARBY AIRPORTS:** New Castle County Airport (10 miles), Philadelphia International Airport (34 miles), Baltimore-Washington International Airport (67 miles), Atlantic City International Airport (86 miles), Ronald Reagan Washington National Airport (100 miles).
- **FREIGHT RAIL:** CSXT, NS

Port of Wilmington is a full-service deep-water port and marine terminal that handles about five million tons of imports/exports each year. It has been ranked as the top North American port for fruit









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Executive Campus

## Superior Area Amenities

Delaware is ranked among the country's leaders in a number of key quality-of-life indicators.

The state is known for its focus on world-class education and job creation, tax-free shopping, and a variety of leisure-time options. Easy access to New York City, Philadelphia, Baltimore, and Washington, D.C. provide local residents with a variety of options for cultural tourism, though Delaware has its own pristine and protected state parks, attracting thousands of visitors each year. New Castle County is also home to the Delaware Technology Park, a leading East Cost non-profit research park that provides development-stage life science, information technology, advanced materials, and renewable energy companies with investment and resources in order to accelerate their growth and success.

The southern quadrant of Newark has grown rapidly in recent years, spawning new areas like Churchman's Crossing with its mix of shopping, healthcare, dining, entertainment, and business centers. Older neighborhoods are popular for their charm and ambiance, blending bungalows and ranches with colonials and Tudors. Among the new developments are homesites along gently rolling hills, communities that feature superb recreational amenities, or those with spacious lots that border White Clay State Park.

## NEWARK

Newark has a total area of 8.9 square miles. It is located directly east of the Maryland state line, adjacent to the unincorporated community of Fair Hill, and is less than a mile south of the tri-point where Delaware, Maryland, and Pennsylvania meet, known as the Twelve-Mile Circle. Situated in northern Delaware just 14 miles from Wilmington, Newark's population of 31,454 increases by 18,000 when the University of Delaware opens its doors for another academic year. The university offers programs in a broad range of subjects, though it is best known for its business, science, and engineering programs. These programs draw strength from the presence of some of the nation's premier chemical and pharmaceutical companies located in the state of Delaware. The university is also a cultural, educational, and economic asset that infuses vitality into the community through renowned educators, brilliant students, retail revenue, and first-rate performing arts venues. Newark has managed to balance its residential, educational, commercial, and industrial sectors, adding major distribution centers and corporate headquarters to its tax base. Even the colorful Main Street corridor is undergoing a flurry of new construction and revitalization.





# AMENITIES AND TRANSPORTATION/INFRASTRUCTURE

The Properties are located less than one mile from I-95 North, allowing for immediate access to the following critical locations:

Drivetimes	
Philadelphia International Airport	27 minutes
Center City Philadelphia	40 minutes
Wilmington	13 minutes
New York City	< 2 hours

Access to Amtrak rail transportation is located 7.6 miles away at the Amtrak Station in Wilmington. Major northeast cities (Boston, New York, Baltimore, Washington, D.C.) can be easily accessed by train from the station as well as cities to the west of Delaware (Cincinnati, Indianapolis, Chicago) and to the south (Raleigh, Charlotte, Atlanta, Orlando, Miami). SEPTA also offers public transportation to and from Philadelphia at the nearby Churchman's Crossing Regional Rail station, under a mile from the Properties, via the Wilmington/Newark Line.

## DART Service

DART service is available to the Christiana Executive Campus. DART Route 33 bus stop at Continental Drive and the Hilton Wilmington-Christiana has 6 stops/day:

7:41 A.M.	8:02 A.M.	8:47 A.M.
4:47 P.M.	5:04 P.M.	5:47 P.M.

DART service includes inbound/outbound service to SEPTA Regional Rail @ Fairplay Station.

## Local Amenities



Tenants have a multitude of restaurants within 1 mile of Christiana Executive Campus, including:

- Applebee's
- Red Lobster
- Potstickers Asian Grill
- Brasserie Grille
- Jimmy John's
- Firebirds Wood Fired Grill
- Michael's Restaurant
- Quiznos
- Olive Garden



Christiana Mall is 1.5 miles away (just a 3 minute drive) and is considered the finest mall in Delaware. Retailers at Christiana Mall include:

- Macy's
- Urban Outfitters
- Chic-Fil-A
- Nordstrom
- The Cheesecake Factory
- Chipotle
- Target
- California Pizza Kitchen
- McDonald's
- Apple
- J.B. Dawson's Restaurant and Bar
- Saladworks
- Cinemark Christiana and XD
- Panera
- Sbarro
- H&M
- Noodles & Company
- JC Penney



Hotels in the nearby area:

- Hilton Wilmington
  - This hotel is conveniently located on the Christiana Executive Campus. The hotel offers 266 guest rooms, 9,000 SF of meeting space, and a restaurant. Amenities include: The Hunt Club Bar and Patio, elegant courtyard, complimentary Wi-Fi, business center, 24 hour fitness center, outdoor pool and Jacuzzi, and room service.
- Hampton Inn (.1 miles)
- Days Inn (.2 miles)
- Courtyard Wilmington (.4 miles)
- Holiday Inn Express (2 miles)
- Sheraton Wilmington (3.3 miles)
- Extended Stay America (in the park)

# Christiana Hospital Campus

Located only 1 mile away from its administrative offices at Christiana Executive Campus is Christiana Hospital. A 913-bed, 1.3-million-square-foot, modern facility in Newark, Delaware, Christiana Hospital provides a level of care only available in large-scale teaching hospitals. Christiana Hospital includes Delaware's only Level I trauma center, which is prepared to handle the most extreme medical emergencies. In fact, it is the only Level I trauma center on the East Coast corridor between Baltimore and Philadelphia.

Christiana Hospital is also the only high risk delivering hospital in Delaware offering Level III neonatal intensive care. More than 7,200 babies are born at Christiana Hospital each year.



More than 1,400 physicians and surgeons are active members of Christiana Care's Medical-Dental staff, and more than one in 10 of them have located at least part of their practices on the Christiana Hospital campus in two Medical Arts Pavilions adjoining the main hospital.

The Christiana Hospital campus also includes the Helen F. Graham Cancer Center. This National Cancer Institute selected Community Cancer Center features advanced medical, surgical and radiation procedures and diagnostic services. The cancer research program includes the Center for Translational Research, a collaborative program with the University of Delaware. The Helen F. Graham Cancer Center also includes the Christiana Care Breast Center, an outpatient facility that features the state's only dedicated breast MRI.

The Center for Heart & Vascular Health in the Bank of America Pavilion at Christiana Hospital offers the latest advances in cardiology and cardiovascular surgery, cardiac rehabilitation and preventive medicine.

Adjacent to the Center for Heart & Vascular Health is the John H. Ammon Medical Education Center, which houses 13 classrooms, a 240-seat auditorium equipped with audio-visual and video-conferencing technology, a 7,000-square-foot medical library and a high-tech physician simulation lab that allows doctors and residents to train in a realistic, simulated hospital setting.



# Hilton Wilmington-Christiana

The 266-room Hilton Wilmington-Christiana, which is just steps away from the Christiana Executive Campus, has just completed a \$7 million renovation and “re-imagination” on guest rooms, a new dining area, bar and reception desk. It has also renovated and rebranded the fourth floor as “The Club on 4.” It includes experience based elements that focus on culinary demonstrations, craft cocktails and acoustical music.

The new catering space positions the hotel to offer the market’s best atmosphere, culinary expertise and hospitality available. The emphasis will be on fresh and creative cuisine. Fresh herbs will be grown and harvested on the hotel property, with the goal of the hotel becoming a dining destination.

The newly renovated Hilton is an environment that appeals to the most discriminating travelers and is the most sophisticated experience available in the market.









FOR FURTHER INFORMATION, PLEASE CONTACT:

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