

AVENUE NORTH



Delaware's Premier
Campus Location

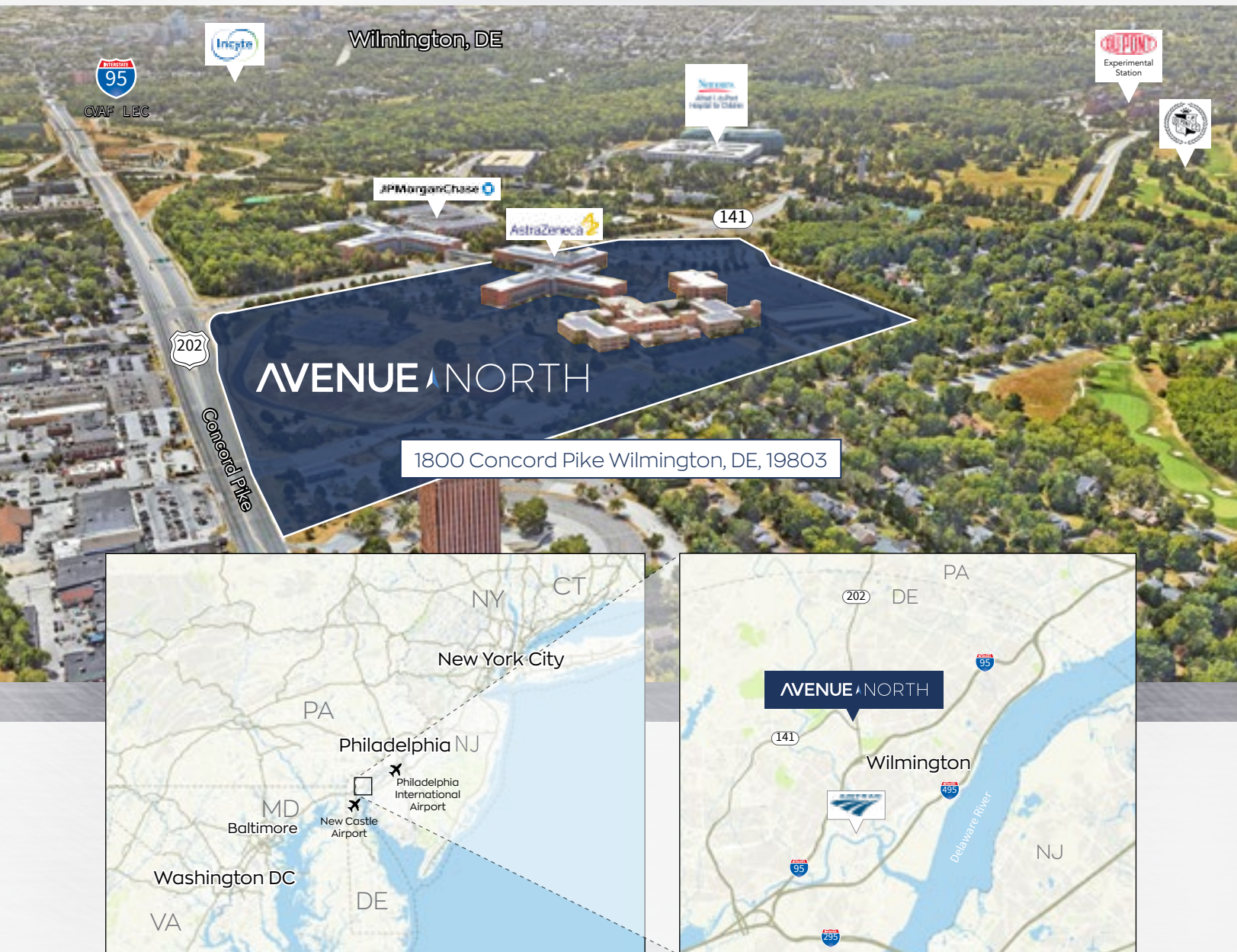
DELLE DONNE
&
ASSOCIATES.



LOCATION

Avenue North's prime location at the junction of routes 202 and 141, a half mile north of Wilmington, Delaware, places the site along one of the state's most heavily travelled commercial corridors. Offering easy access to many of the region's most desirable amenities, Avenue North is in the center of a large, well educated, highly skilled population. It is an ideal commuter location with public transit service and easy access to regional highways.

- Highly visible site, located along one of Delaware's most heavily travelled commercial corridors, Route 202
- Located directly outside of the City of Wilmington, 10 minutes from the Wilmington Amtrak Station, 20 minutes from the Philadelphia International Airport
- Served by DART bus routes 2 and 35
- Delaware's corporate tax structure provides the most favorable business climate on the East Coast



Exceptional regional location

- New York City **128 miles**
- Washington DC **111 miles**
- Baltimore **77 miles**
- Philadelphia **32 miles**
- Philadelphia Int'l Airport **21 miles**
- New Castle Airport **14 miles**

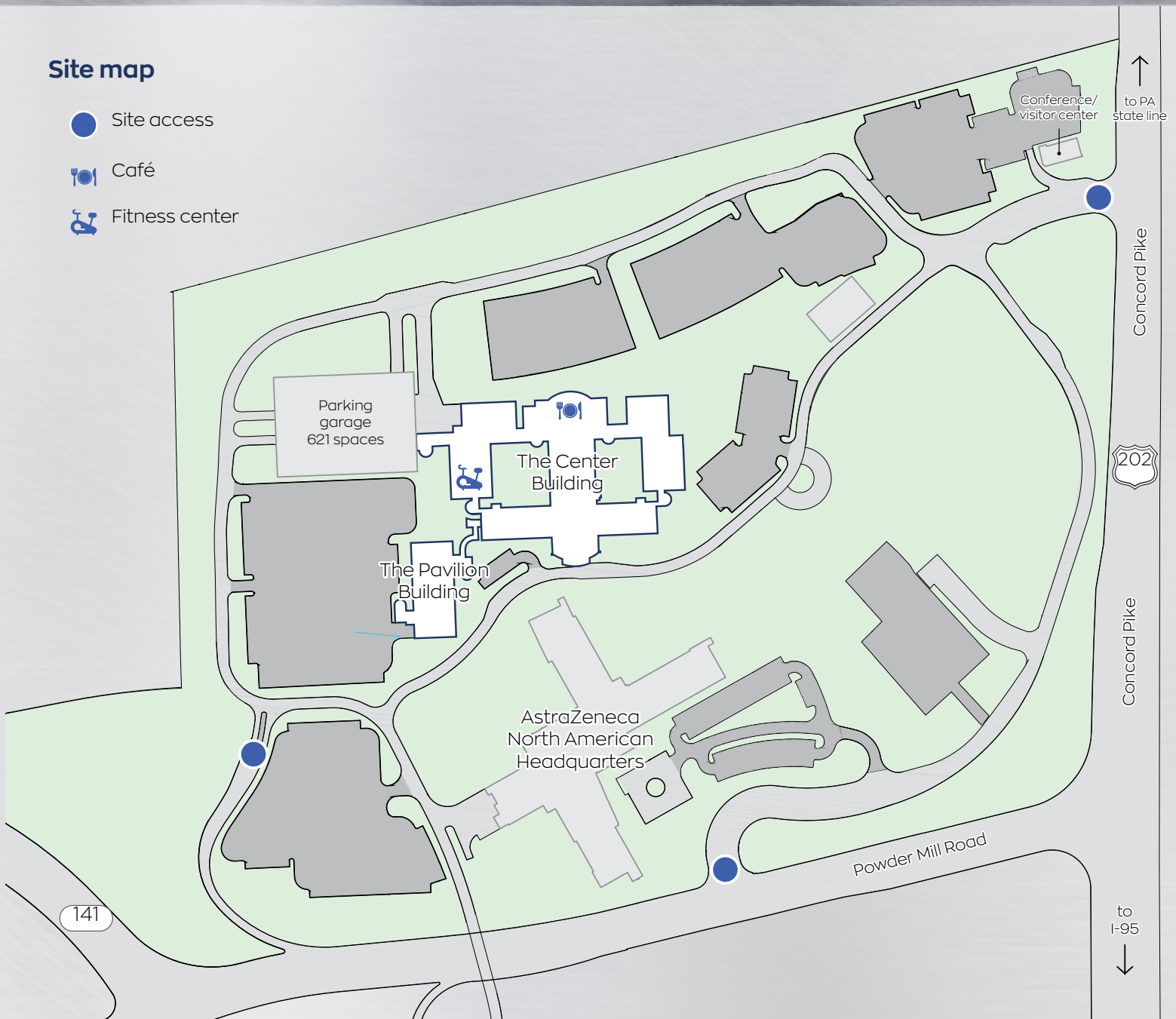
SITE

Avenue North's 79 acres have historically been maintained as an owner occupied campus, home to many of Delaware's most significant corporations of the last century. The property's sale to Delle Donne & Associates, Inc. in 2017 provided an opportunity to reimagine the future of the site as a multi-tenanted, mixed-use campus. Currently, Avenue North consists of over 850,000 square feet of existing office space, with future development opportunities exceeding 1,000,000 square feet.

- Part of a master planned campus that brings a new level of quality to the 202 corridor
- Abundant free parking including a 621 space parking garage with a covered connection to the existing buildings
- Institutional quality infrastructure in place including campus fitness center, café, and back-up power generation

Site map

- Site access
- ☕ Café
- ♿ Fitness center



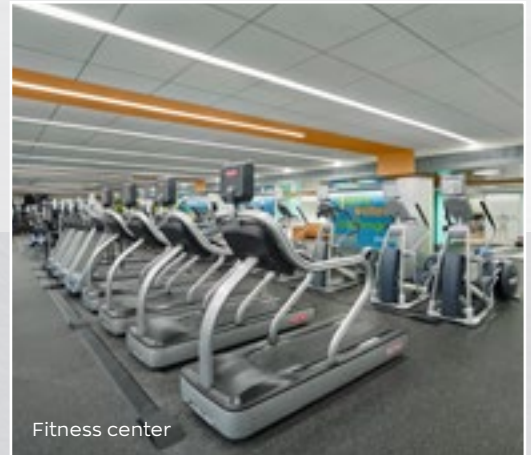
OPPORTUNITY

Existing and future leasing opportunities:

- Five hundred thousand square feet of existing office space available for lease
- Over one million square feet of future development opportunities
- Environmentally friendly facility with Energy Star certification and solar array
- Highly sought after location, never before available to third parties
- Headquarters quality infrastructure in place including high end furniture system
- Ability to accommodate wide range of tenant sizes and uses
- Building amenities include cafe and fitness center



The Campus



Fitness center



Cafe



Abundant surface and structured parking



Example workspace

AVAILABILITIES

Existing office leasing opportunities:

Available for occupancy Q1 2019

The Center Building – 386,460 SF

The Pavilion Building – 104,490 SF

Flexible suites available from 5,000 SF

Building renovations scheduled for 2019:

- Full lobby renovation to include new building main entrance
- New modern finishes throughout to include restrooms, elevators, and common corridors

The Pavilion Building



The Center Building



Typical floor plates

The Pavilion Building 25,000 SF

The Center Building 120,000 SF



AVENUE NORTH



DELLE DONNE & ASSOCIATES.

Delle Donne & Associates, Inc. (DDA) is a Delaware corporation started over 70 years ago by Eugene A. Delle Donne. The corporate headquarters is located at 200 Continental Drive in Newark, Delaware. Partners of the firm have extensive experience in real estate development, economic development, financial structuring and real estate law. DDA stresses a team approach to ensure adherence to the highest standards of quality, efficiency and personal commitment in every project. DDA is one of the largest developers in the State of Delaware and has been a leader in the growth and development of downtown Wilmington and surrounding New Castle County. The firm's success is attributed to its established reputation in the region and extensive relations with City and County officials.

The firm prides itself on its insistence on quality development and its ability to produce innovative development programs in terms of architecture, construction and financial structure and asset management.



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