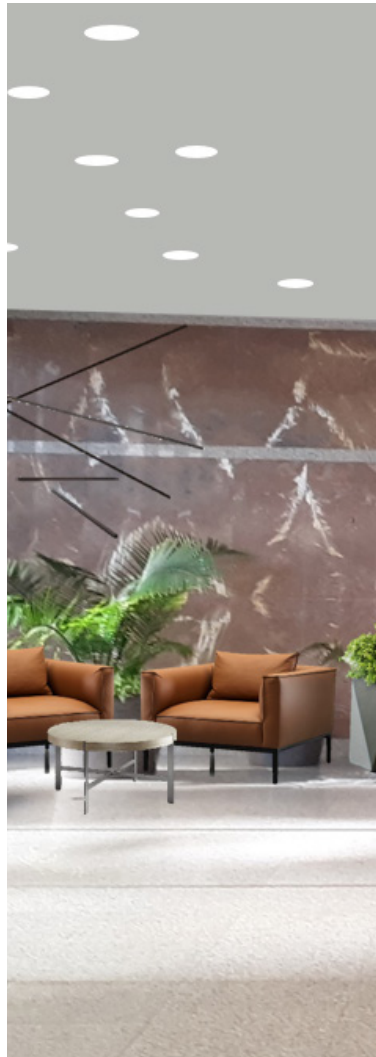


2022 DELAWARE AVENUE

PNC BANK CENTER
WILMINGTON, DELAWARE

CBRE

**Douglas
Development**
CORPORATION





The PNC Bank Center is an eighteen-story, Class-A office building prominently situated in Wilmington, Delaware. It is one of the premier office buildings in downtown Wilmington and contains 249,799 rentable square feet. With numerous hotels, restaurants and coffee shops within walking distance, The PNC Bank Center is in the heart of it all.

PROPERTY FEATURES

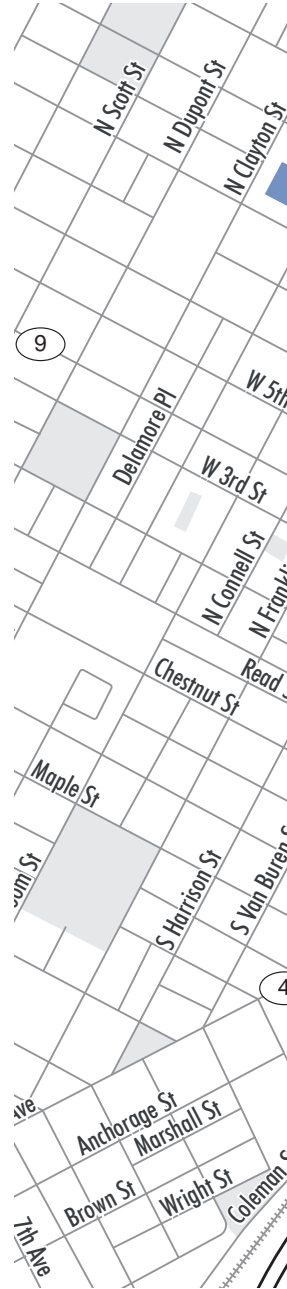
- Year built: 1987
- Six parking levels for 536 vehicles
- 249,799 square foot office building plus a 6-level parking garage
- Lobby and retail stores on the ground floor of building
- Eight passenger elevators, one freight elevator, two parking garage elevators
- Comcast and Verizon voice and data cabling
- HVAC: Water source heat pump system
- Electric: Dual electrical feeds (13,000 volts per feed) 208/120V for receptacles and 480/277V for lighting

PLANNED RENOVATIONS

- Elevator modernization
- Restroom and common area upgrades
- Fitness Center and Conference Center
- Main Lobby upgrades

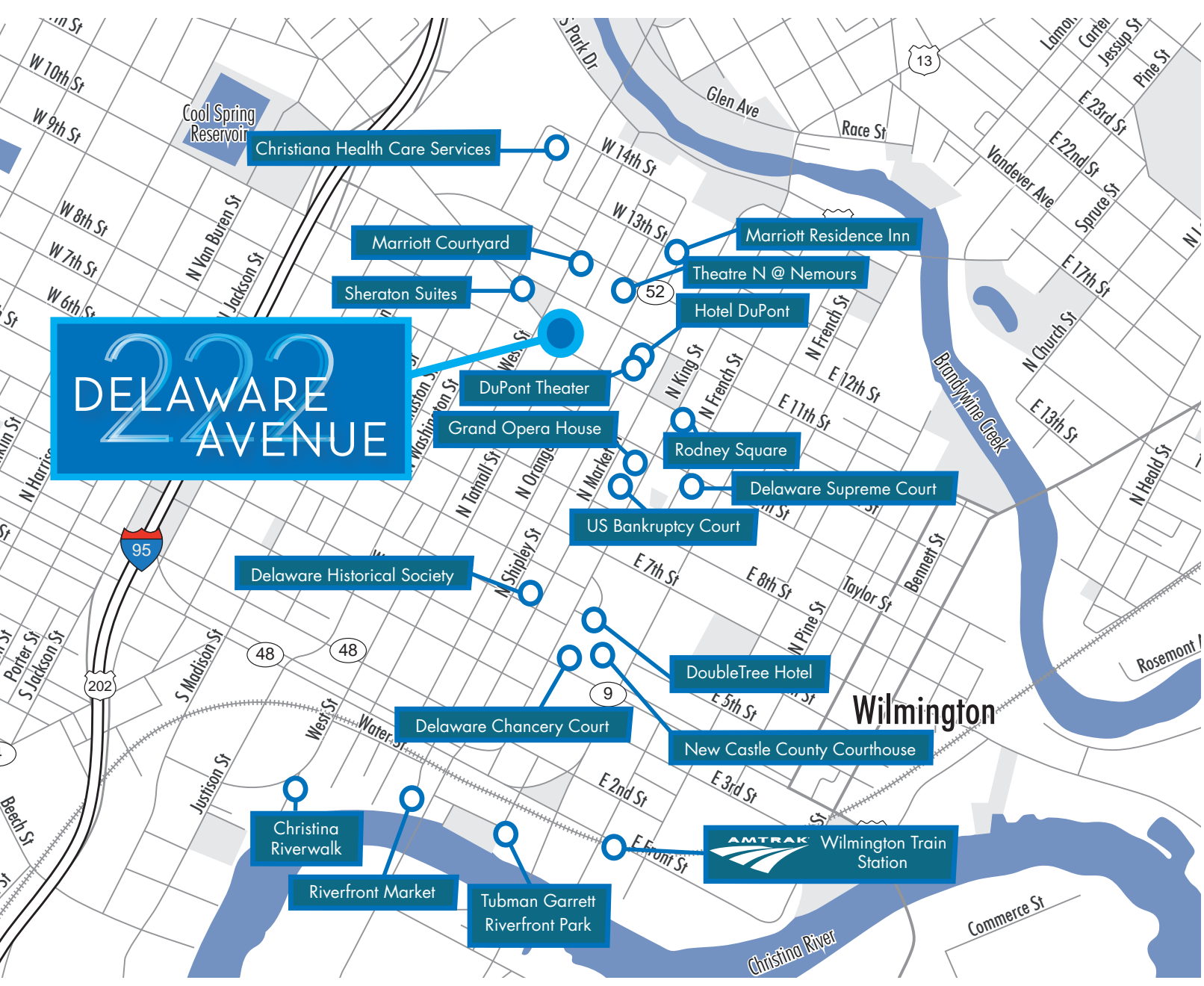
MAJOR TENANTS

- Drinker Biddle & Reath
- Duane Morris
- Eckert Seamans
- Fish & Richardson
- PNC Bank
- Polsinelli
- Wilson Sonsini Goodrich & Rosati



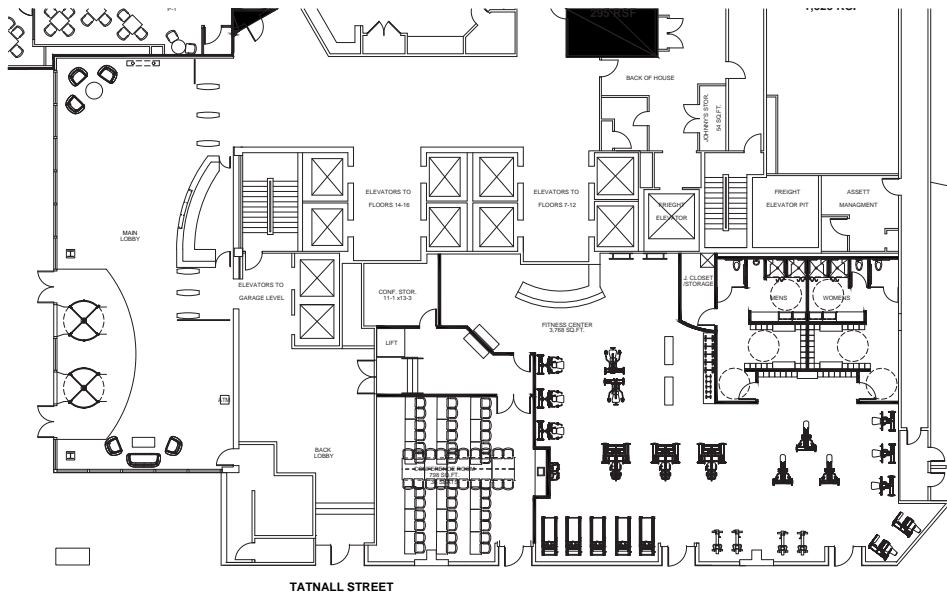
The PNC Bank Center is located in the Wilmington Central Business District (CBD). Wilmington is bisected by Interstate 95, and the building is located in close proximity to both northbound and southbound on and off ramps. The PNC Bank Center is well located within walking distance to hotels, restaurants and other retail attractions. The walking score of this building is 89, or "very walkable".

LOCATION



ON-SITE AMENITIES

A planned conference center and fitness center will be added to the ground floor of The PNC Bank Center. Both centers will be available to building tenants as an amenity to the building. The fitness center will include showers, lockers, and both aerobic and weight training equipment.



The PNC Bank Center offers tenants a strategic downtown location in the center of the Wilmington's Central Business District. Within one block of the Hotel DuPont, Sheraton Suites Hotel, Courtyard Hotel, Playhouse Theatre, and located across the street is DE.CO Food Hall (Wilmington CBD's newest food court featuring 250 seats, 8 restaurants and an atrium bar). The building also offers tenants an on-site parking garage containing 536 spaces.

NEARBY AMENITIES

AVAILABILITIES

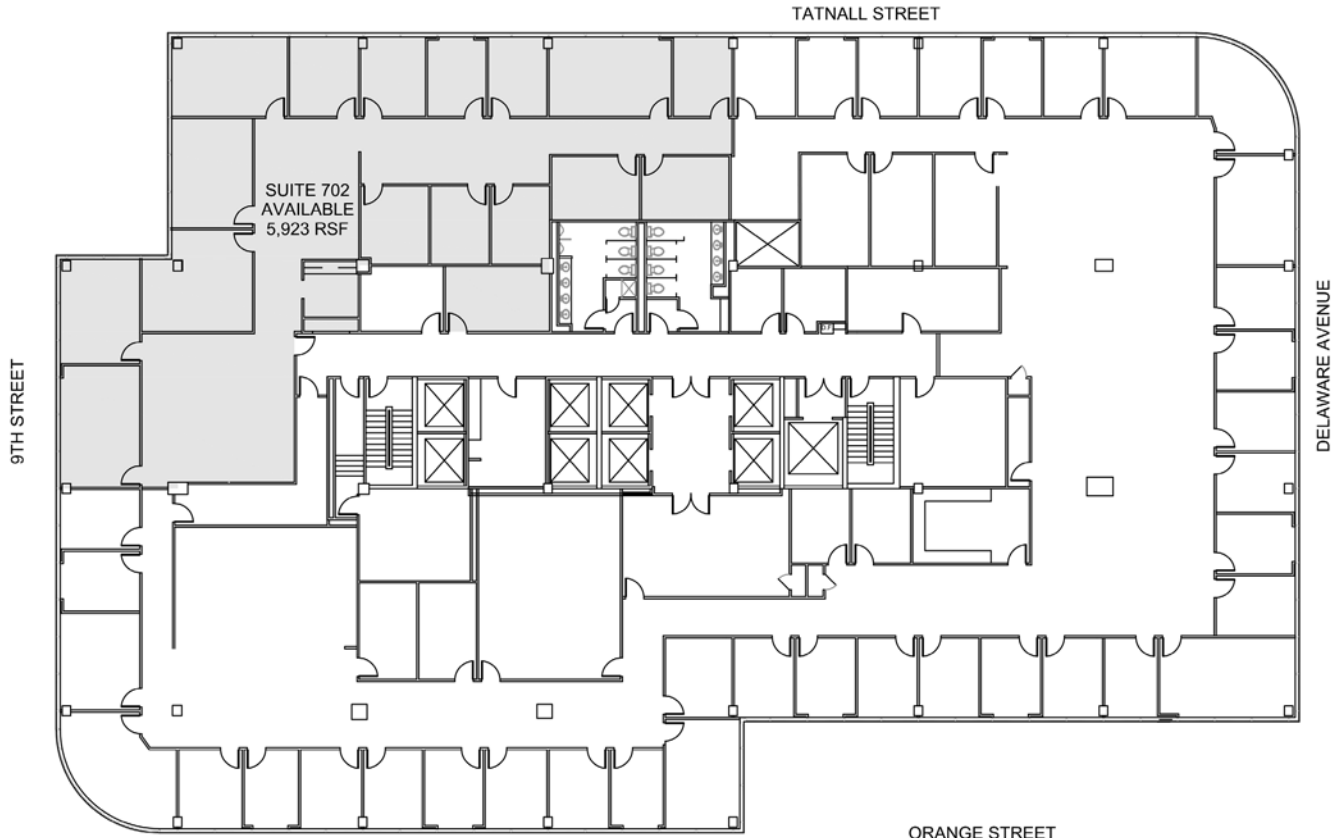
FLOOR	SUITE	AVAILABLE
7th Floor	Suite 702	5,923 SF
9th Floor	Suite 900	24,180 SF
10th Floor 10th Floor	*Suite 1000 *Suite 1001	8,961 SF 11,560 SF *(Suites can be combined)
12th Floor	Suite 1200	24,180 SF
15th Floor 15th Floor	Suite 1510 Suite 1520	5,721 SF 1,609 SF
17th Floor	Sutie 1702	5,271 SF
	TOTAL	87,405 SF



222 DELAWARE AVENUE

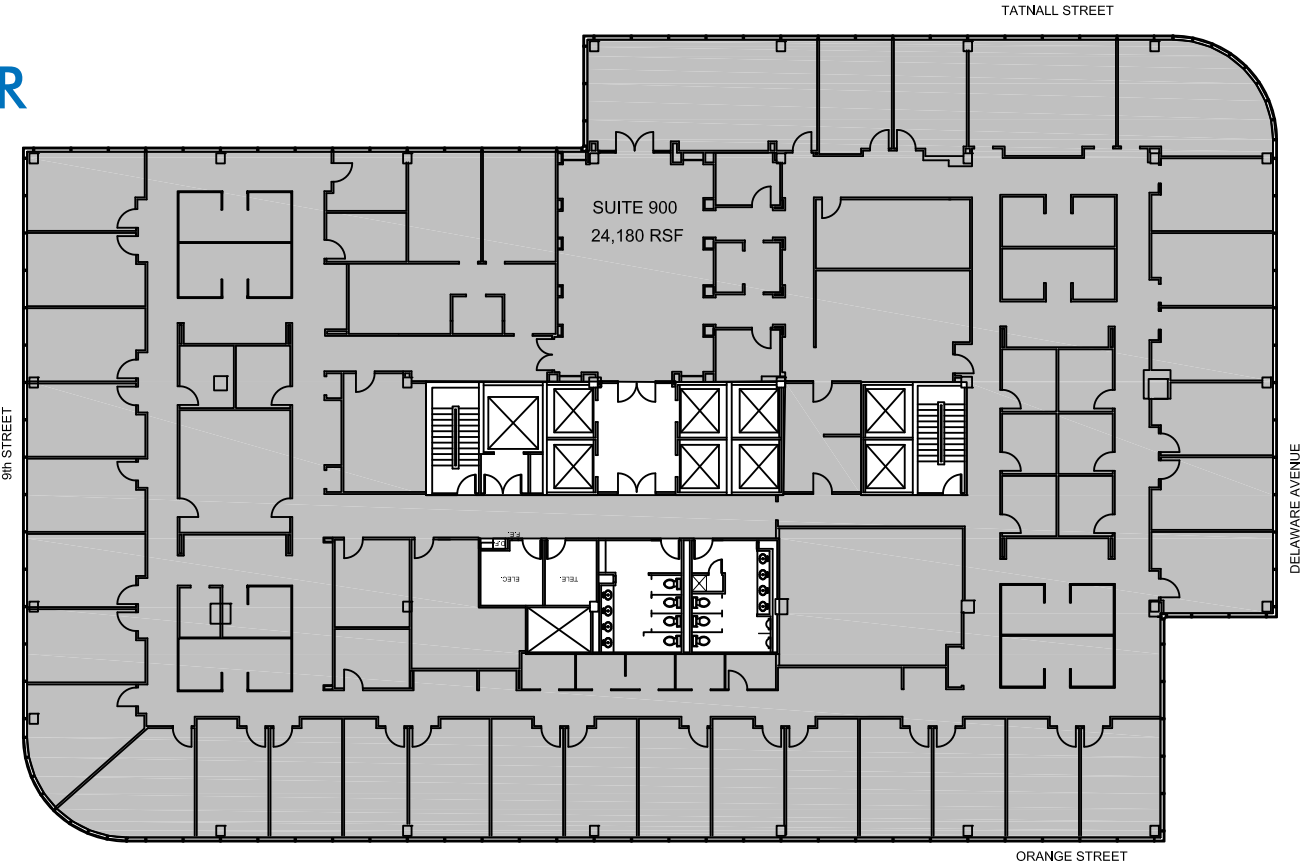
7TH FLOOR

5,923 SF



9TH FLOOR

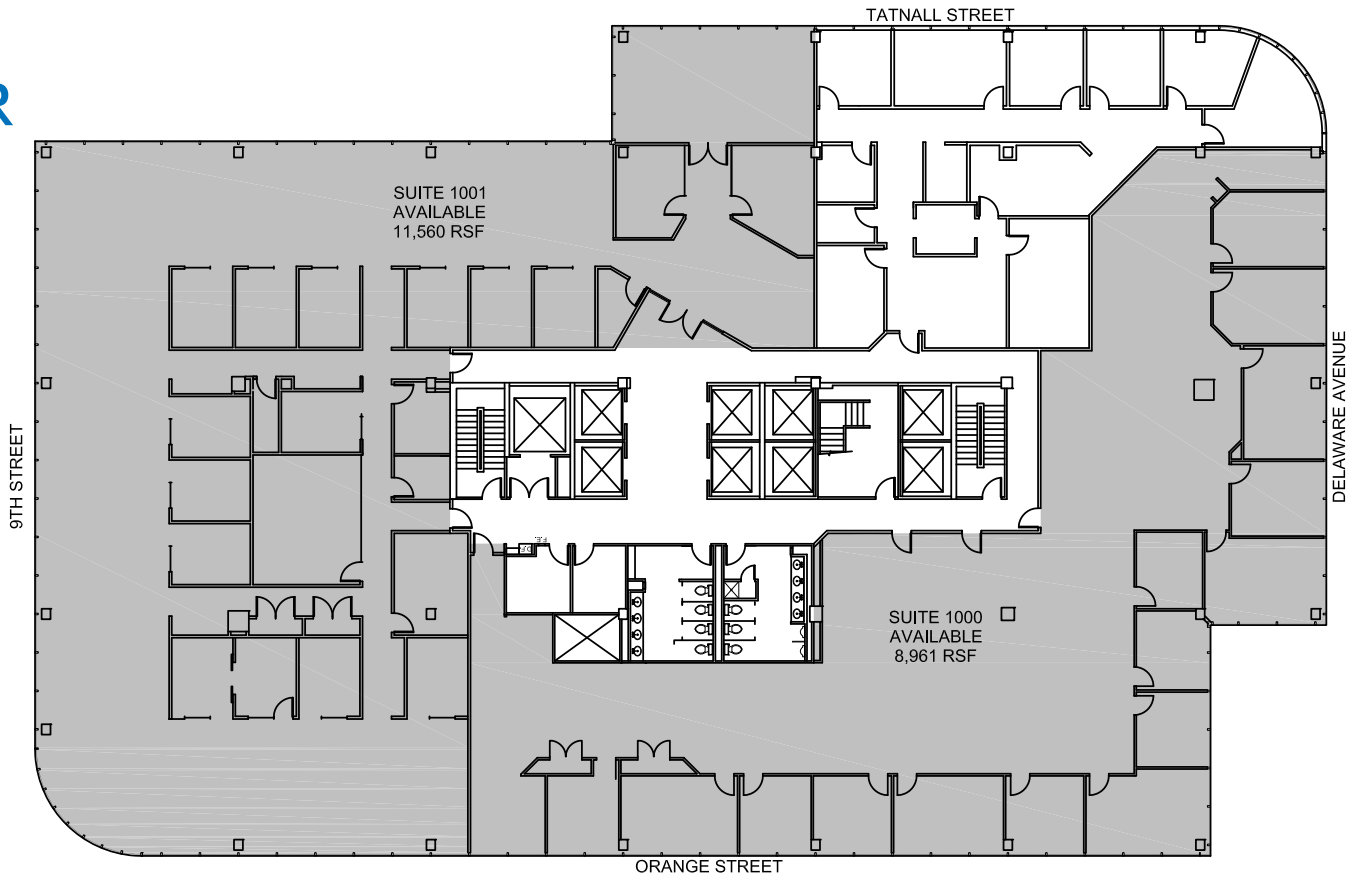
24,180 SF



AVAILABILITIES

10TH FLOOR

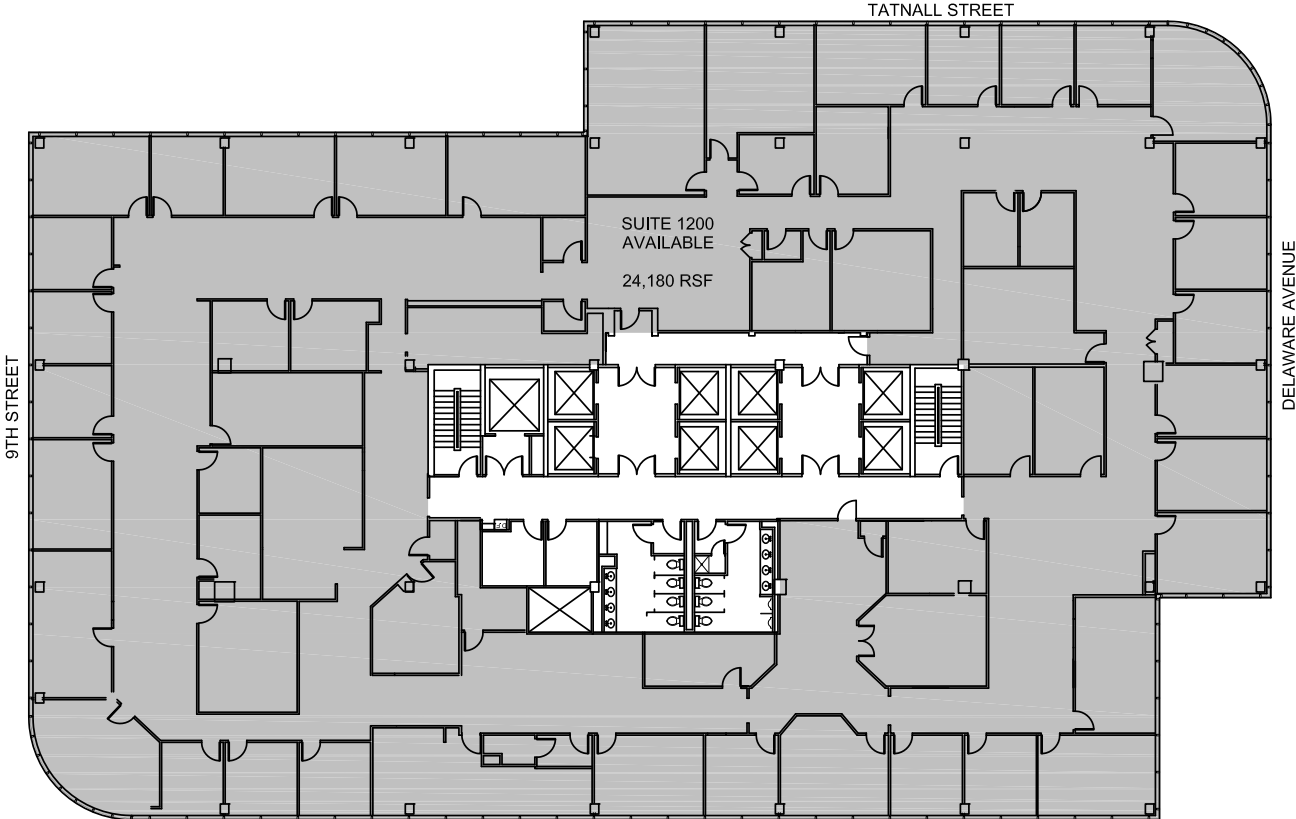
20,521 SF



222 DELAWARE AVENUE

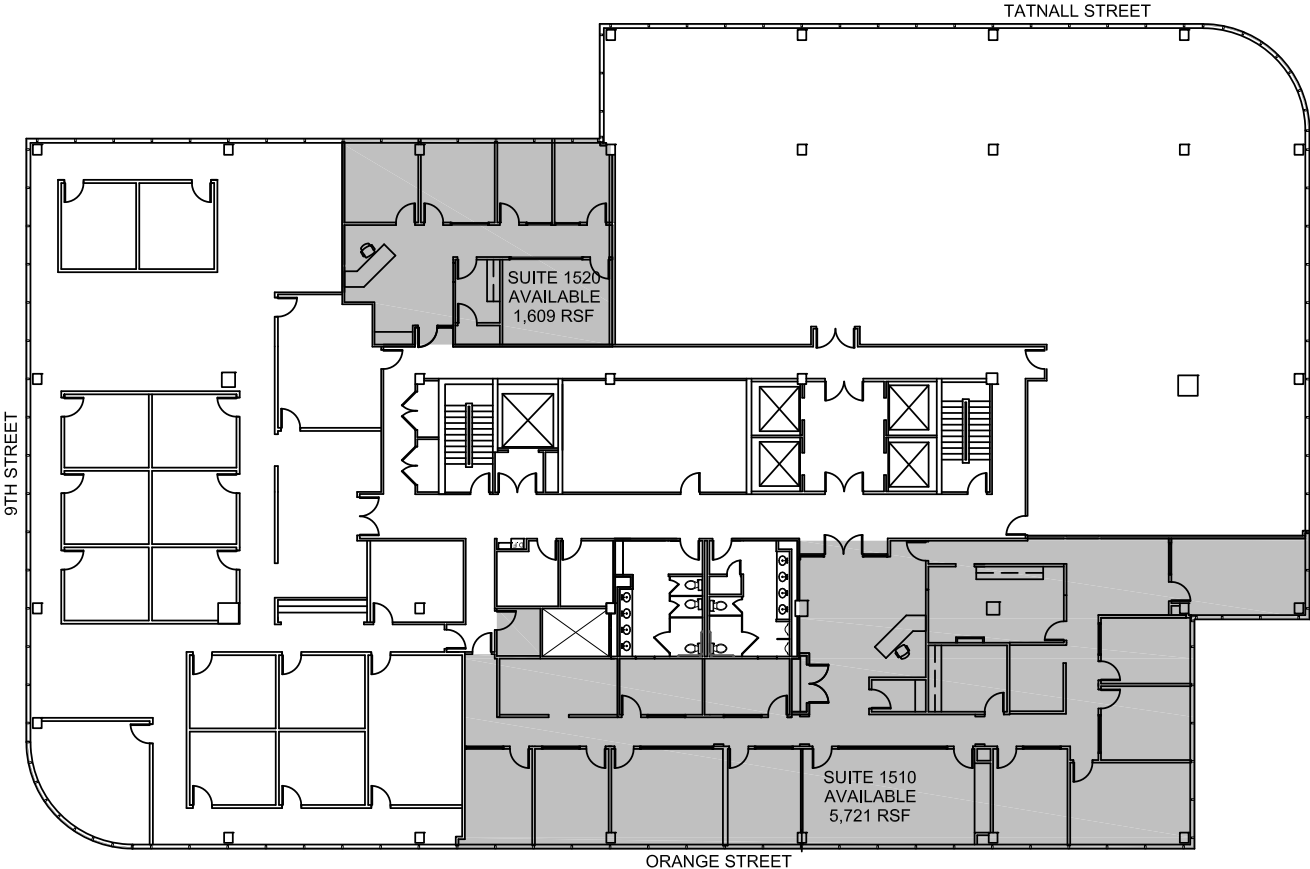
12TH FLOOR

24,180 SF



15TH FLOOR

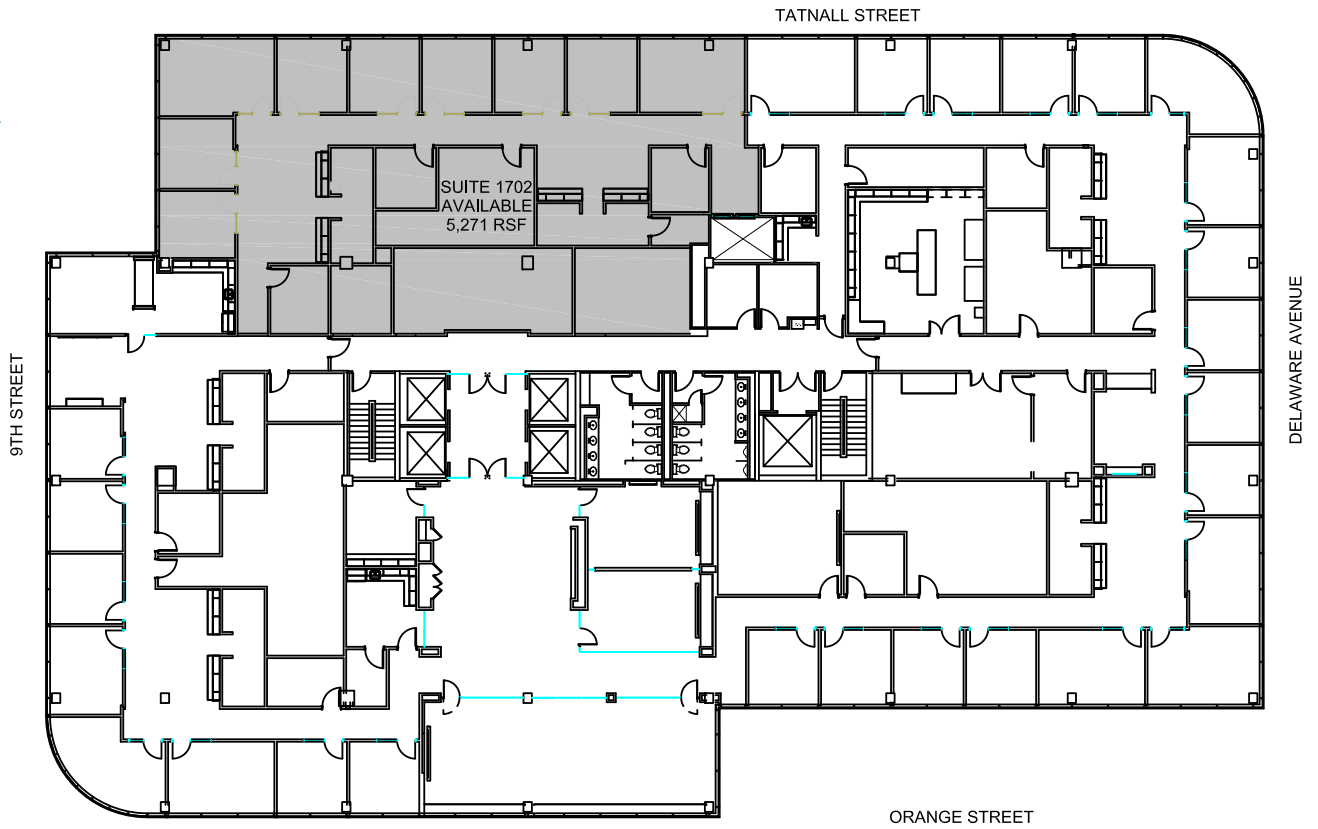
7,330 SF



AVAILABILITIES

17TH FLOOR

5,271 SF



DELAWARE AVENUE



CBRE, Inc.

1007 N. Orange Street, Suite 100
Wilmington, DE 19801
+1 302 661 6700
cbre.us/wilmington
Licensed Real Estate Broker

ABOUT THE OWNER

Douglas Development was founded in 1985 by Douglas Jemal and has grown to become a fully integrated real estate company with a diverse portfolio of more than 10 million square feet located in Virginia, Maryland, New York, New Jersey, Pennsylvania and the District of Columbia.

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