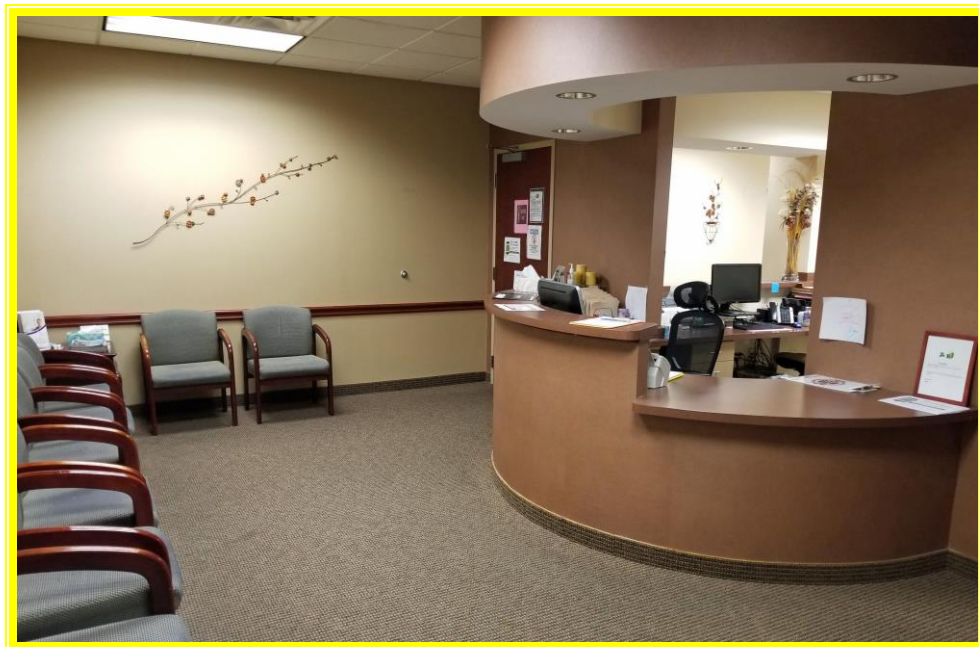




EDEN HILL MEDICAL SUITE #380
200 BANNING STREET, SUITE 380, DOVER, KENT COUNTY, DELAWARE 19904

OFFICE FILE# 219332 MLS# N/A

SUITE # 380 FOR LEASE
2,758 SQUARE FOOT MEDICAL OFFICE SUITE



LEASE PRICE \$ 4,826.50/MONTH * \$ 21.00 PER SQUARE FOOT (plus C.A.M)

6 EXAM ROOMS, 2 RESTROOMS, KITCHEN, LAB AND OFFICE IN SUITE
JOIN THE EDEN HILL FACILITY WITH PHARMACY, LAB, SURGERY CENTER

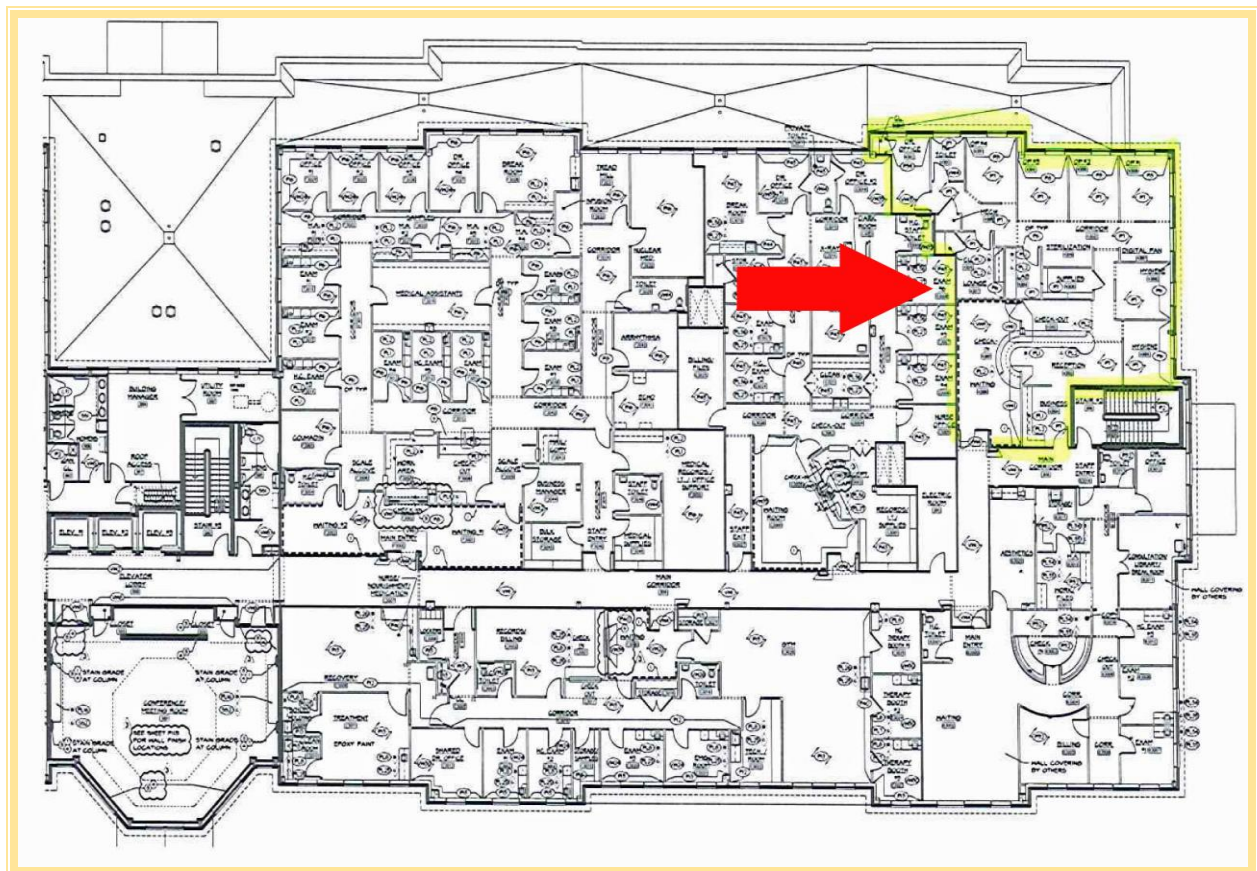
24 HOUR ACCESS * USE OF CONFERENCE ROOMS FOR TRAINING

PARKING FOR 700+, URGENT CARE FACILITY ON PREMISES

FIOS FIBER OPTIC, COMCAST AND SATELLITE RADIO FEEDS ON SITE.

OWNERSHIP POSSIBILITIES

**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION
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PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.
PAGE 1 OF 6 PAGES**



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PAGE 2 OF 6 PAGES



WALGREENS PHARMACY



CONCESSION



LOBBY AREA



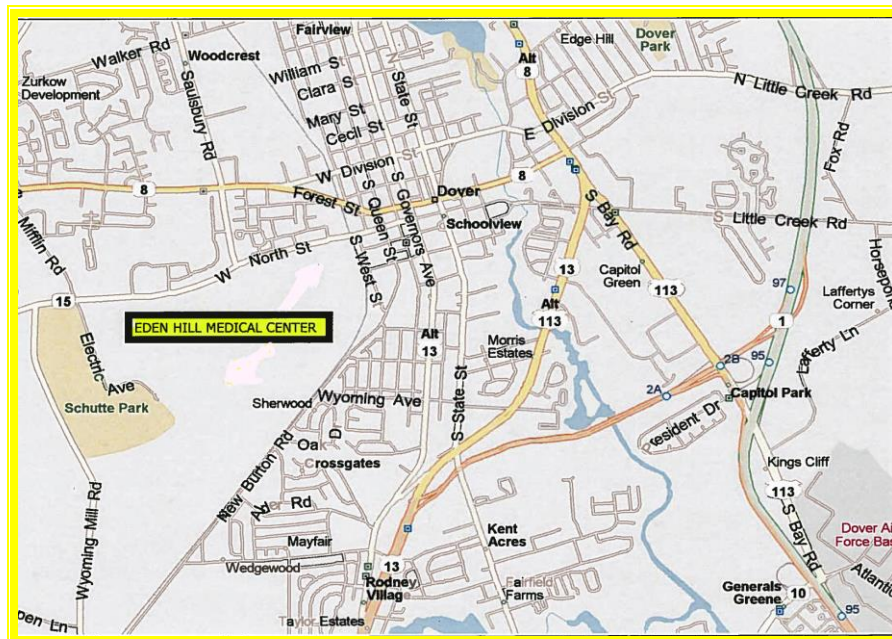
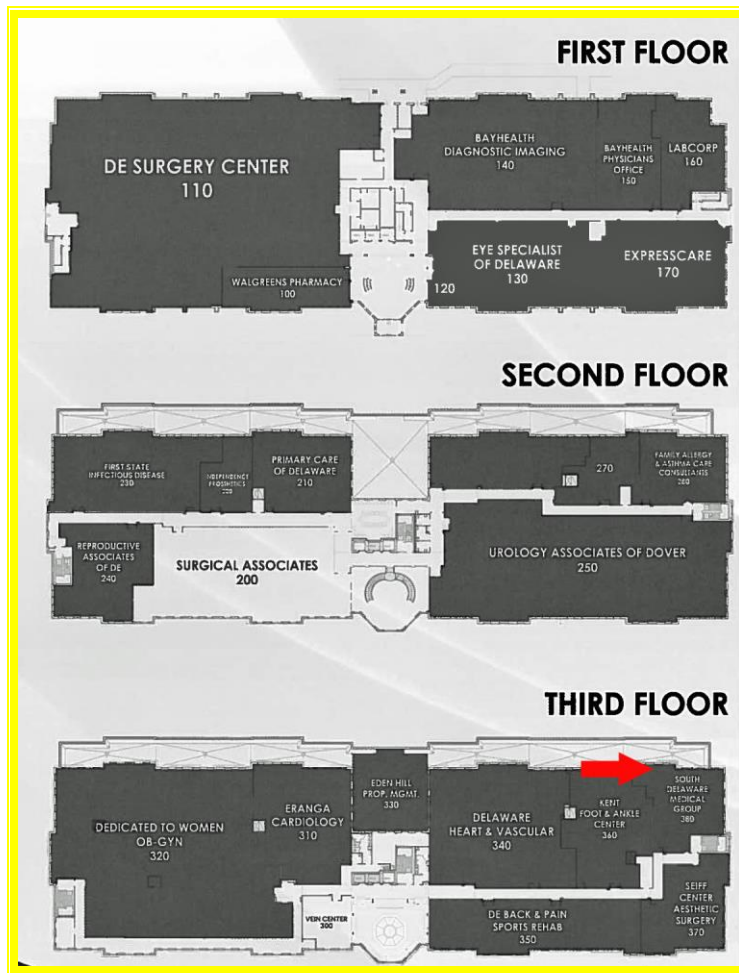
LAB AREA



KITCHENETTE



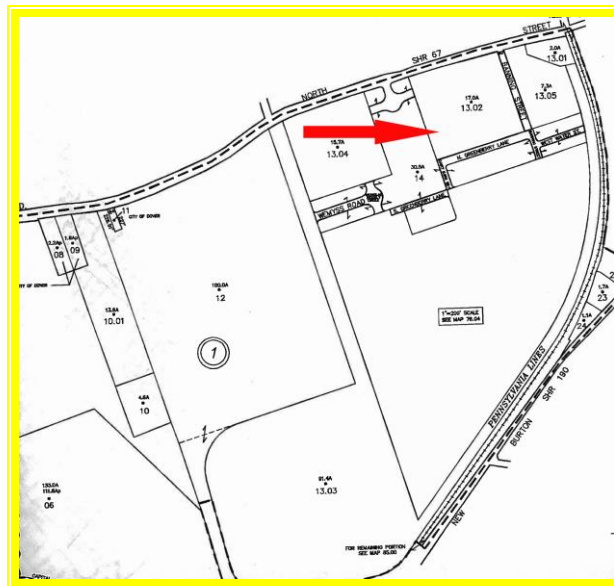
TYPICAL OF 6 EXAM ROOMS



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PAGE 5 OF 6 PAGES

Property Tax Map Identification	ED-05-07600-01-1302, 04, 05
Zoning	TND City of Dover
Total Land Area	25.5 Acres
Total Building Area	140,205 Square Feet
Suite Area	2,758 Square Feet
Total Property Parking Spaces	700+
Utilities, Taxes, Janitorial	Included in C.A.M
C.A.M. Fees	INQUIRE
Monthly Rental	\$21.00 Per Square foot



FOR ADDITIONAL INFORMATION CONTACT:

CHUCK SPIEGELMAN, ASSOCIATE BROKER
MCGINNIS COMMERCIAL REAL ESTATE
OFFICE: 302-736-2710
FAX: 302-736-2715
MOBILE: 302-632-0859
EMAIL: cs@mcginnisrealty.com

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PAGE 6 OF 6 PAGES