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**CERTIFIX 1151 WALKER ROAD OFFICE LEASE PROPERTY**  
**1151 Walker Road \* Dover, Kent County, Delaware 19904**  
**OFFICE FILE # 222373 \* MLS # N/A**



**\$ 15.00 PER SQUARE FOOT GROSS LEASE**

**Tax Map Identification** ED - 05 - 06718 - 01 - 7901 - 0000

**Deed Reference** D10944 - 343

**Zoning** IO, INSTITUTIONAL AND OFFICE, CITY OF DOVER

**Census Tract** 407

**Flood Hazard Map** 10001C0166H; ZONE X, MAY 5, 2003

<b>Land Area</b>		27,860	sq ft +/-	0.640	acre
	<b>Frontage</b>	181.50	If +/-		
	<b>Depth</b>	153.50	If +/-		
<b>Bldg Area (sq ft)</b>		6,000	sq ft +/-		
	<b>Coverage Ratio</b>	10.77%			
	<b>Parking Spaces</b>	28			
	<b>Parking Ratio</b>	4.67	per	1000	sq ft +/-
<b>City Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>	
\$681,900	\$113.65	\$0.415	\$2,829.89	\$0.47	Bldg
<b>County Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>	
\$205,400	\$34.23	\$2.8460	\$5,845.68	\$0.97	Bldg
<b>TOTAL PROPERTY TAX</b>			\$8,675.57	\$1.45	Bldg

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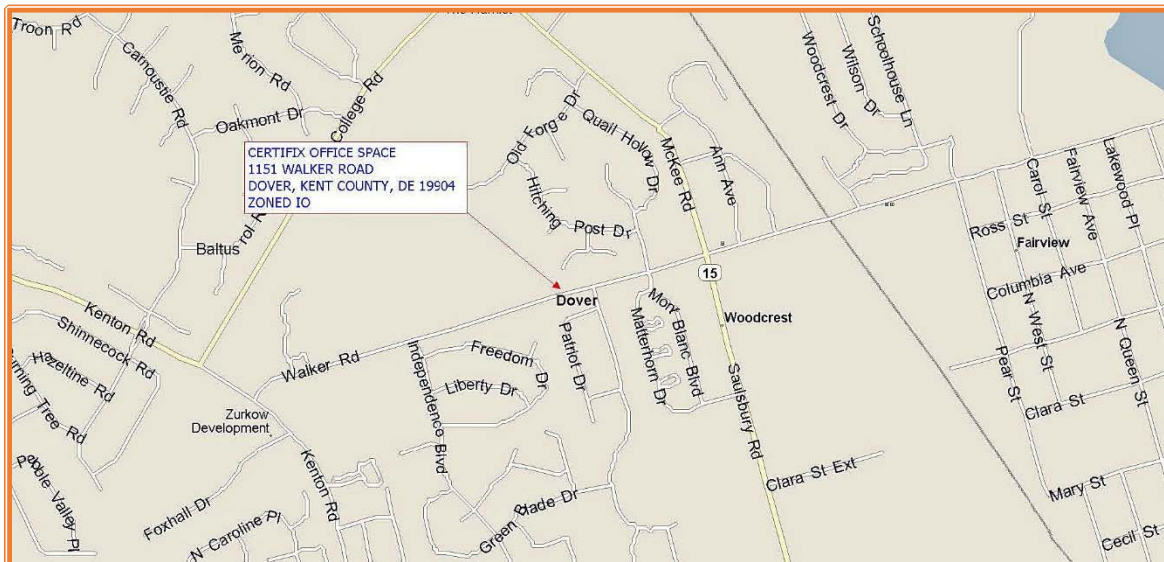




EXTERIOR VIEW ADA RAMP TO FRONT ENTRY



EXTERIOR VIEW ADA RAMP AND PARKING LOT



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INTERIOR VIEW FIRST FLOOR LOBBY AND STAIRS DOWN

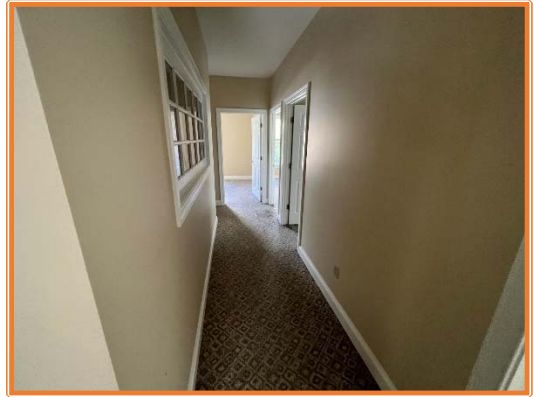


INTERIOR VIEW SECOND FLOOR RECEPTION AREA



INTERIOR SECOND FLOOR LANDING AREA

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INTERIOR VIEW SECOND FLOOR HALLWAY



INTERIOR VIEW SECOND FLOOR KITCHEN



INTERIOR VIEW TYPICAL OFFICE AREA

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