



McGinnis Commercial Real Estate

**555 East Lookerman St.
Dover, Delaware 19901**

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

555 BUILDING OFFICE LEASE

555 East Lookerman Street * Dover, Kent County, Delaware 19901

OFFICE FILE # 201118 * MLS # N/A

\$17.75 Per Square Foot Gross Lease



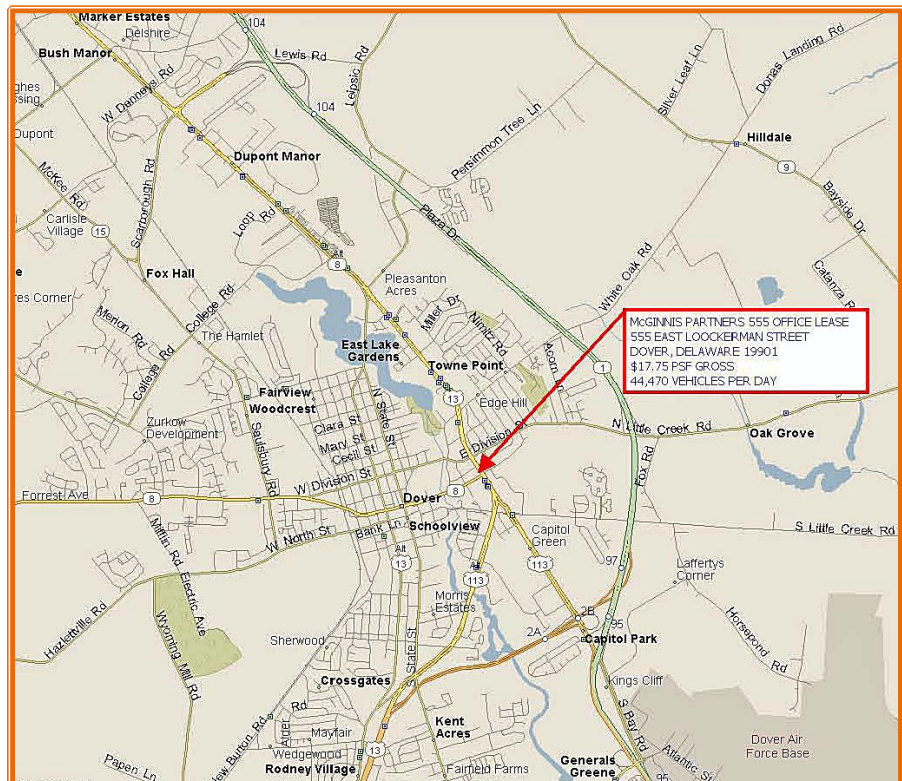
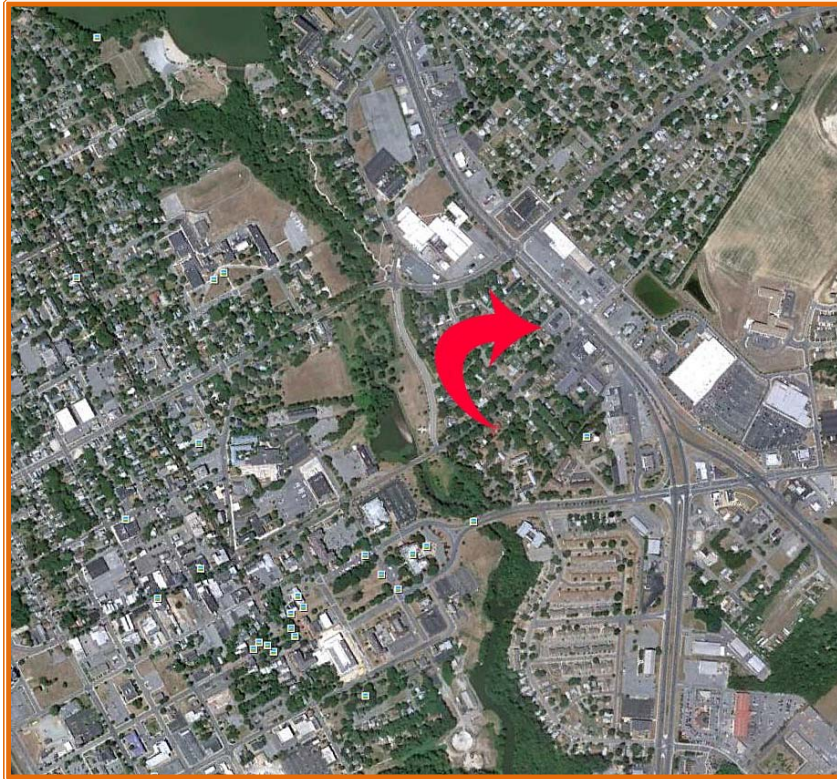
	SF +/-	% AREA			
TOTAL BUILDING AREA	13,000	100.00%	(+/-)		
VACANT OFFICE AREA, USABLE	1,226	9.43%	(+/-)		
VACANT OFFICE AREA, RENTABLE	1,385	10.65%	(+/-)		
OCCUPIED OFFICE AREA	11,615	89.35%	(+/-)		
				ANNUAL	MONTHLY
RENTAL RATES	1,385	10.65%	\$17.75	\$24,583	\$2,049

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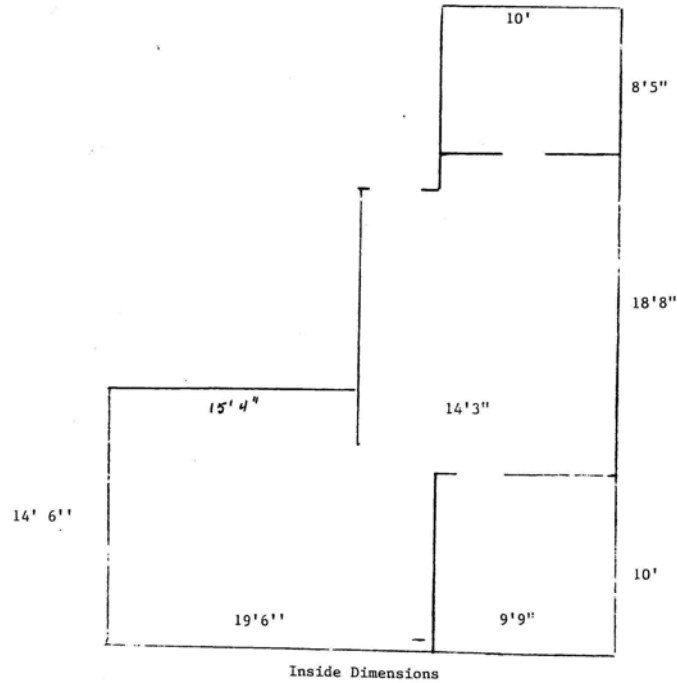
PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED.

LISTING BROKERAGE REPRESENTS SELLER * PAGE 1 OF 5 PAGES

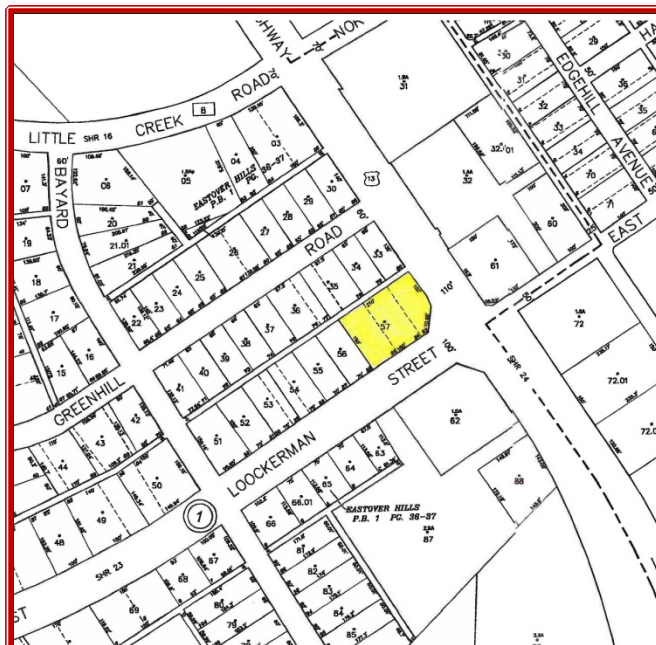


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First Floor
1385 sq.ft.



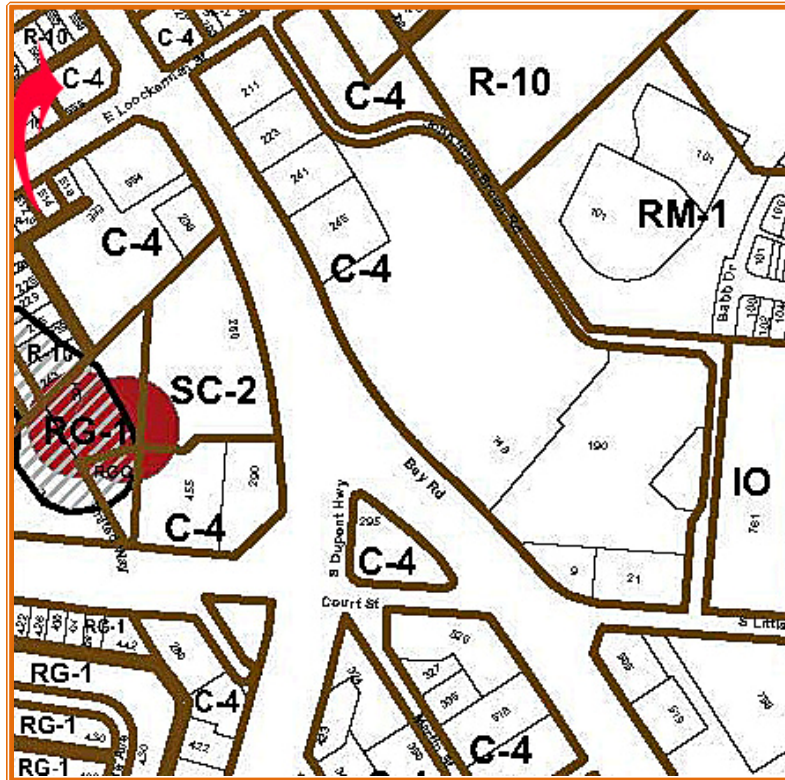
not to scale



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Maint Road No.	Route Number or Road Name	End of Section Mileage	Beginning Point and Break Point Identifier	2009 AADT	Year Last Count	Traffic Group
K 5	U.S. 13, S.DUPONT HW	6.17	FELTON LIMITS	19849	05	5
K 5	U.S. 13, S.DUPONT HW	8.50	CANTERBURY RD., RD.	25640	05	5
K 6	U.S. 13, S.DUPONT HW		SUSSEX COUNTY LINE			
K 6	U.S. 13, S.DUPONT HW	2.26	SCHOOL ST., RD. 117	23341	00	5
K 6	U.S. 13, S.DUPONT HW	6.23	DEL. 14, RD. 36	21336	04	5
K 7	BAYRD.		RD. 356, E.B., DEL.			
K 7	BAYRD.	0.68	LAFFERTY LN., RD. 34	26675	98	2
K 7	BAYRD.	1.01	RAMP 702-4	31491	02	2
K 7	BAYRD.	2.08	COURT ST., RD. 67, W	28214	05	2
K 7	U.S. 13, S.DUPONT HW	2.30	U.S. 13, RD. 24, N.B	22161	09	2
K 7	U.S. 13, S.DUPONT HW	2.44	LOCKERMAN ST., RD.	44470	00	2
K 7	U.S. 13, S.DUPONT HW	2.60	DEL. 8, DIVISION ST.	42540	98	2
K 7	U.S. 13, N.DUPONT HW	2.94	WHITE OAK RD., RD. 6	42807	98	2
K 7	U.S. 13, N.DUPONT HW	4.05	U.S. 13A, RD. 3, RD.	41624	02	2
K 7A	TRAP SHOOTERS RD.		U.S. 113, N. B.			
K 7A	TRAP SHOOTERS RD.	0.44	U.S. 113, S.B.	991	00	4

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