

For Lease:

Professional & Medical Office

# Lewes Georgetown Professional Park

Rt 9 | Georgetown, DE 19947



---

# Property Highlights

---

Owner:	Georgetown Business Plaza, Inc.
Location:	26000 Block Lewes Georgetown Hwy, Georgetown, DE
Tax Parcel #:	2-35-30.00-6.00
Acreage:	22.285 Acres
Zoning	AR-1
Proposed Completion:	2024
Square Footage:	31,616 SF Business/Commercial
Floors:	2 Story
Parking:	161 Spaces
Structure:	Steel I-Beam Frame. Floors are Comprised of Concrete Slab on Grade.
Floor Height:	13'-0" Deck to Deck
Column Spacing:	Proposed 18'x25'
Ceiling Height:	TBD, Tenant Specific
Roof:	ISO Insulation (Minimum R-38) with PVC White Membrane Roof
Exterior:	Prefabricated Stone Veneer, Exterior Insulation System, Wood Panel
Exterior Glazing:	Low-E Insulated. Thermally Broken Frame.

---

# Property Highlights

---

<b>Utilities:</b>	Electric - Delaware Elec. Coop. Water - Artesian Sewer - Artesian Telecom - Verizon & Comcast Gas - Chesapeake Utilities
<b>Electrical:</b>	120/208v Three Phase, 1000-1200 Amps
<b>Plumbing:</b>	Two (2) Inch Main Public Water Service
<b>HVAC:</b>	Variable Refrigerant System, Reznor Fresh Air System
<b>Building Automation:</b>	Remote Mechanical Monitoring
<b>Fire Systems:</b>	Fire Alarm System Throughout, Horns, Strobes, Smoke Detectors, Alarms per UL Standards, Remote Monitoring
<b>Fire Suppression:</b>	Facility is Sprinklered
<b>Card Access:</b>	24 Hours per Day, Onsite Management
<b>Loading Zone:</b>	One Provided
<b>Trash:</b>	On-Site Dumpster & Enclosure Provided
<b>Amenities:</b>	Bike Racks, Sidewalk Access, Landscaping Service, Snow Removal



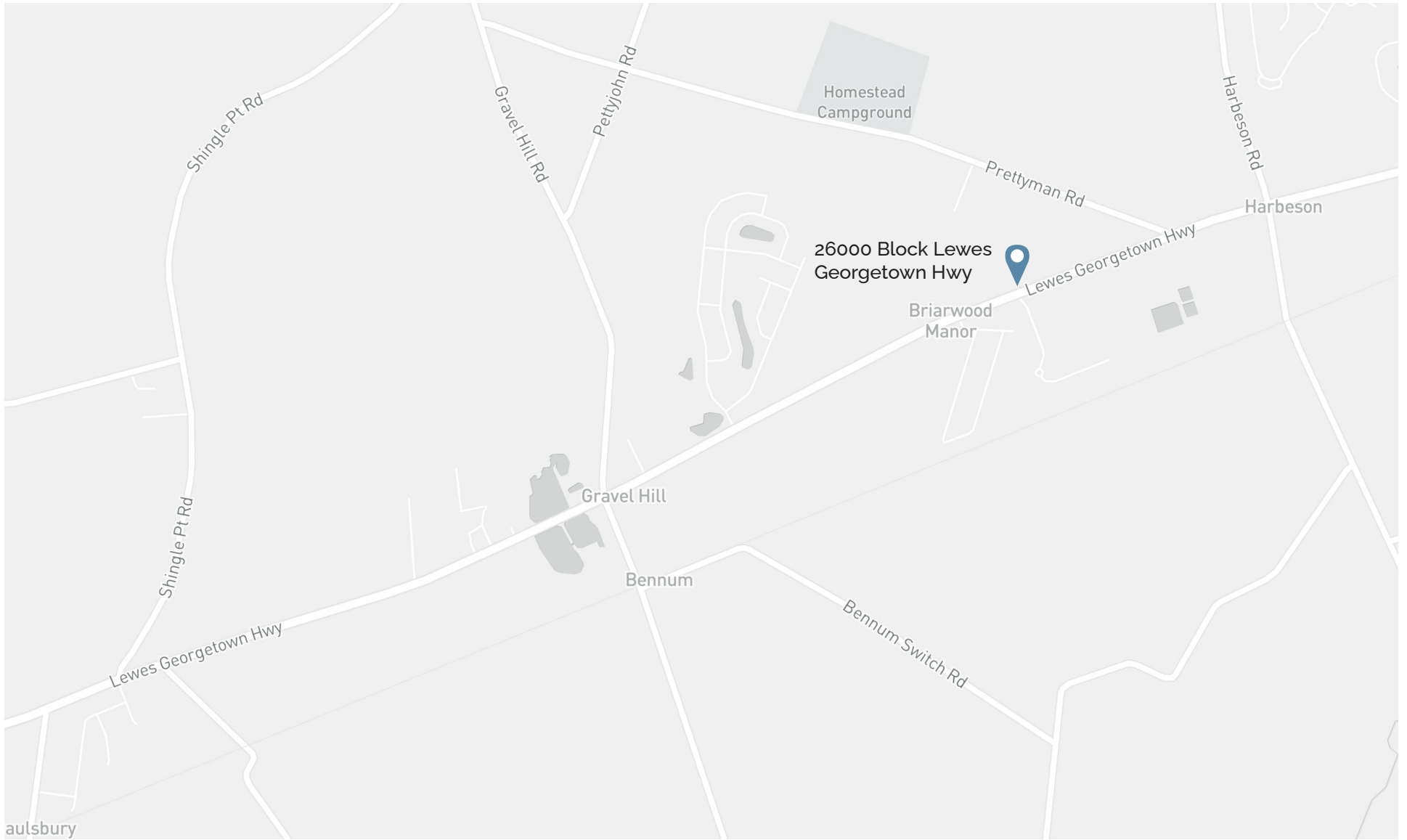


Main Entrance - Concept Rendering



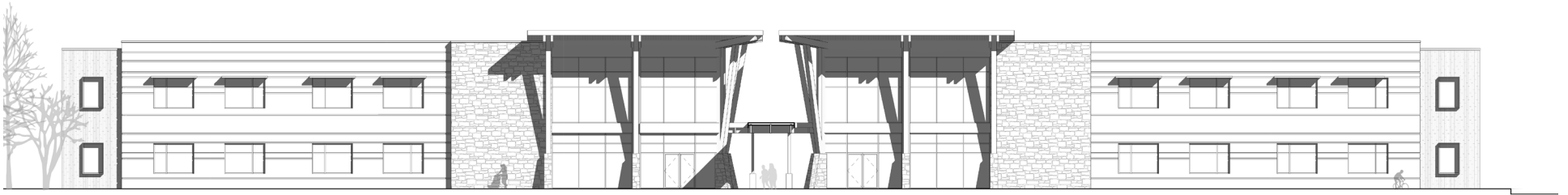
## Building & Parking Site Plan

- Exceeds 1 Space per 200sf
- Covered Patient Drop-Off
- Accessible Sidewalks & Building

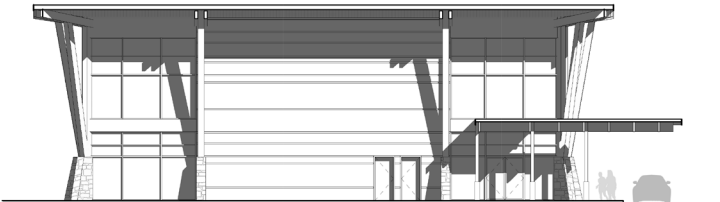
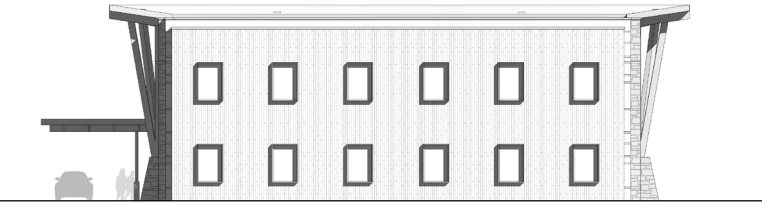


Location Map





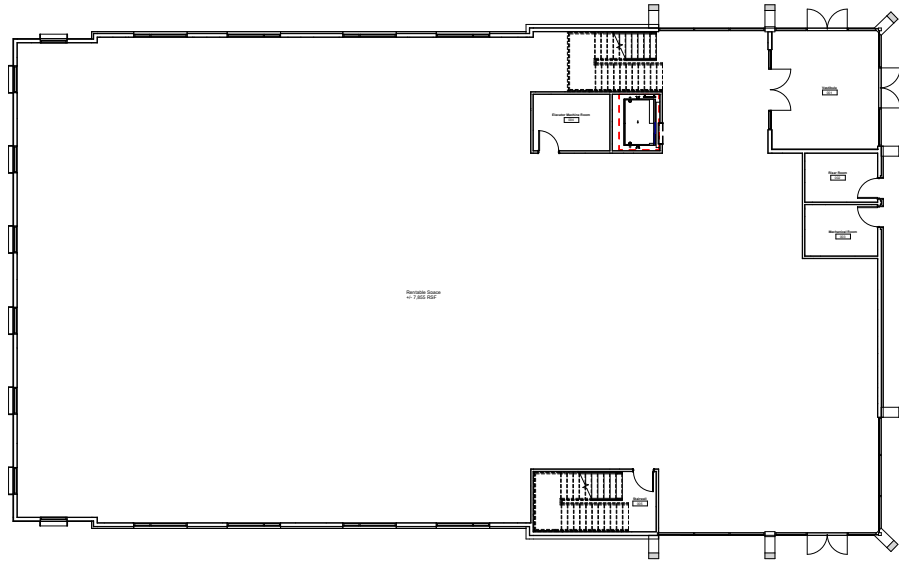
Front Elevation



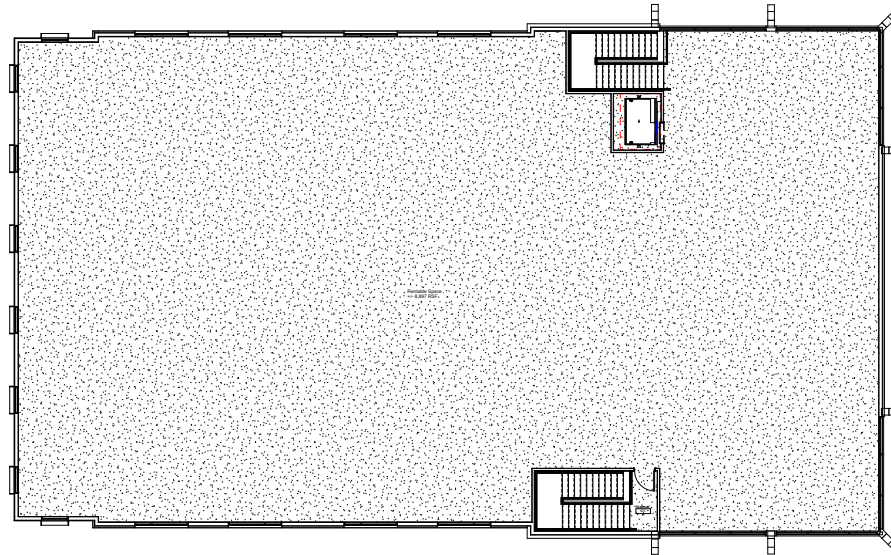
Side Elevations



Back Elevation



First Floor Plan



Second Floor Plan



---

# Available Space

---

Office Building 1:

Up to 19,612 RSF

---

Office Building 2:

Up to 19,612 RSF

---

---

For Lease:

# Lewes Georgetown Professional Park

---

Contact Us: