

CAPE HENLOPEN MEDICAL CENTER

KINGS HIGHWAY



FOR LEASE - Corner of Kings Highway and Gills Neck Road, Lewes, Delaware, 19958



PROPERTY HIGHLIGHTS

OWNER:	CAPE HENLOPEN MEDICAL CENTER LLC
LOCATION:	CORNER OF KINGS HIGHWAY AND GILLS NECK ROAD LEWES, DE 19958
TAX PARCEL #:	3-35 8.00 37.01
ACERAGE:	3 ACRES
ZONING:	CONDITIONAL USE - MEDICAL BUILDING
PROPOSED COMPLETION:	JANUARY 2020
SQUARE FOOTAGE:	38,844 SF Business/Commercial
FLOORS:	2 Story
PARKING:	150 Spaces

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STRUCTURE:	STEEL I-BEAM FRAME. FLOORS ARE COMPRISED OF CONCRETE SLAB ON GRADE
FLOOR HEIGHT:	13'-0" DECK TO DECK
COLUMN SPACING:	PROPOSED 25'x25'
CEILING HEIGHT:	TBD, TENANT SPECIFIC
ROOF:	ISO INSULATION (MINIMUM R-38) WITH PVC WHITE MEMBRANE ROOF
EXTERIOR:	BRICK VENEER & EXTERIOR INSULATION FINISH SYSTEM
EXTERIOR GLAZING:	LOW E - INSULATED THERMALLY BROKEN FRAME
UTILITIES:	ELECTRIC - CITY OF LEWES WATER - CITY OF LEWES SEWER - SUSSEX COUNTY TELECOM - VERIZON & COMCAST GAS - CHESAPEAKE UTILITIES
ELECTRICAL:	277/480v THREE PHASE, 1000-1200 AMPS

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PLUMBING:	TWO(2) INCH MAIN DOMESTIC WATER SERVICE
HVAC:	VARIABLE REFRIGERANT SYSTEM REZNOR FRESH AIR SYSTEM
BUILDING AUTOMATION:	REMOTE MECHANICAL MONITORING
FIRE SYSTEMS:	FIRE ALARM SYSTEM THROUGHOUT HORNS, STROBES, SMOKE DETECTORS, ALARMS PER UL STANDARDS REMOTE MONITORING
FIRE SUPPRESSION:	FACILITY IS SPRINKLERED
CARD ACCESS:	24 HOURS PER DAY, ONSITE MANAGEMENT
LOADING ZONE:	ONE PROVIDED
TRASH:	ONSITE DUMPSTER AND ENCLOSURE PROVIDED

LEASING

RENT: \$25.00/SF NNN

ESCALATIONS: 2.5% ANNUALLY AFTER YEAR 1

TERM: 10 YEAR TERM
TWO (2) 5 YEAR RENEWAL OPTIONS

SECURITY DEPOSIT: ONE MONTH RENT

OCCUPANCY DATE: JANUARY 2020

STREET VIEW BUILDING CONCEPT RENDERING



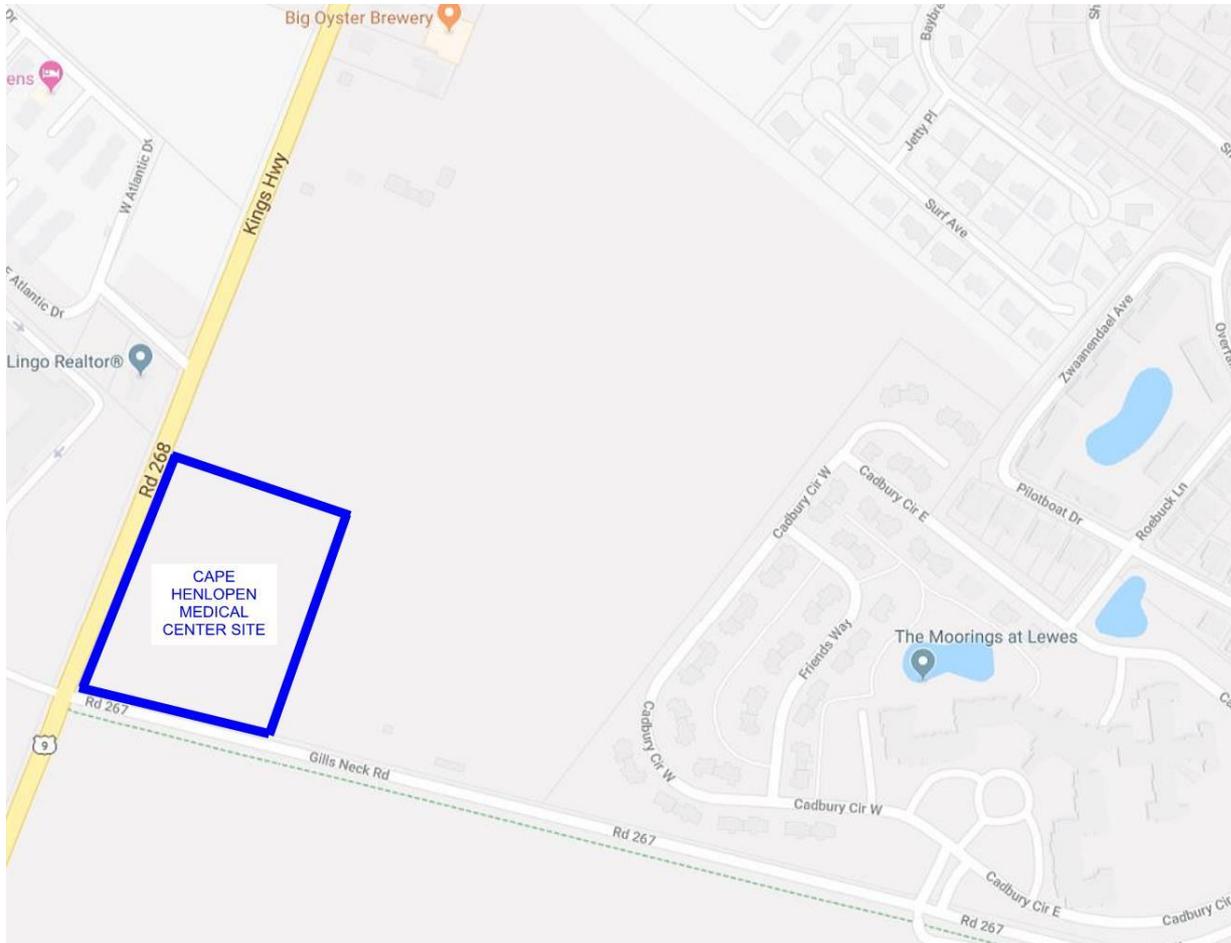
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AERIAL VIEW



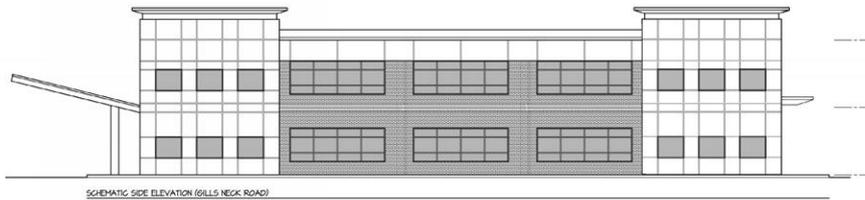
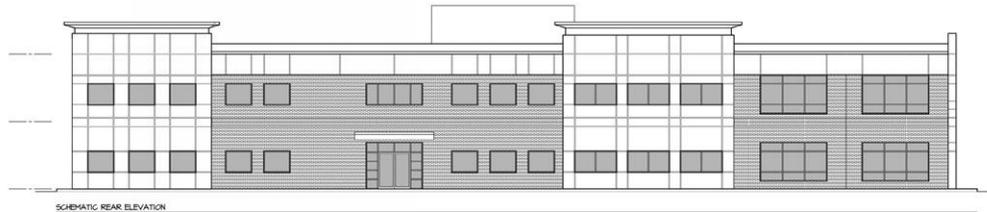
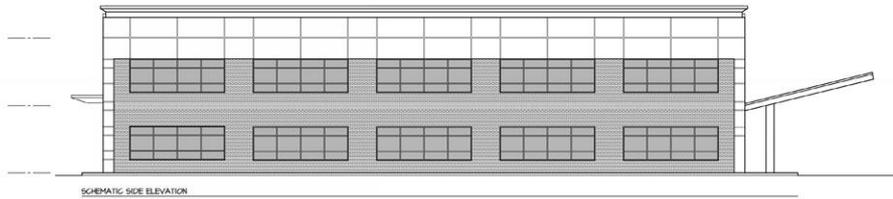
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LOCATION MAP



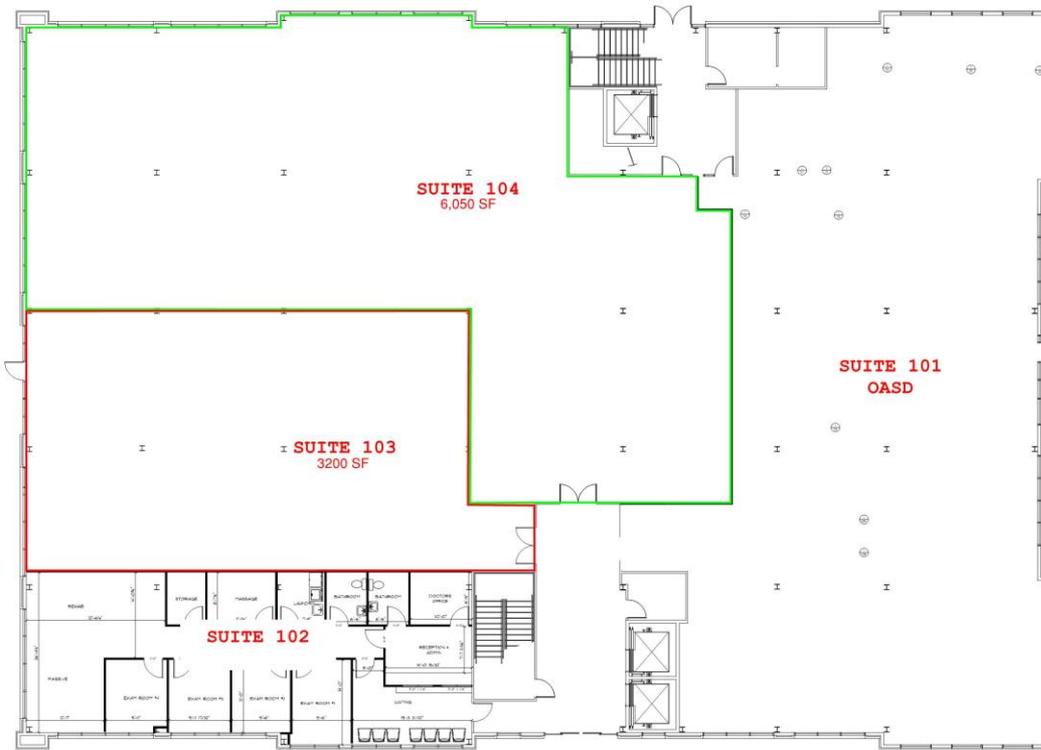
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ELEVATIONS



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1ST FLOOR PLAN



A1 FIRST FLOOR PLAN
1/8" = 1'-0" KEY