

SMYRNA

(Kent County)

Property address: Smyrna Health and Wellness Center, 100 South Main Street, Smyrna Delaware 19977

Downtown location: State of the Art Medical Building in Downtown Smyrna

Approximate interior square footage of space: Multiple Units from +/- 883 SF and larger

- Multiple Units available in the Smyrna Wellness Center (Medical Arts Building)
- Several suites available in new construction; most availability on building's second floor
- Varied interiors in move-in condition with central heating and air conditioning
- Located in established Wellness Center on historic Main Street in downtown Smyrna across the street from Smyrna Opera House and within immediate foot traffic of other medical spaces
- Ample off-street parking in large paved lot at rear of building
- Entire third floor is available at +/- 36,000 SF
- These are preferred spaces for unique Pop-Up establishments Great for early stage medical professionals, Wellness counselors, Yoga, Nutritional establishments. No food, daycare establishments

Cost estimate for utilities (These are unique multiple space configurations. Utilities will totally depend upon on the space identified with the potential Pop Up Business Owner.)

- Electric - \$TBD
- Gas- \$N/A
- Phone - tenant's own system
- WiFi or Internet connection - \$
- Water - \$TBD
- Other – N/A

Value of space based on normal rental rate: \$ TBD a month

We believe prospects especially suitable for this space include:

- Early stage or well-established medical, counseling, nutritional or health-oriented businesses
- Superior location in downtown Smyrna
- Free parking in designated lot behind building
- Established customer base required and Internet presence preferred