



ROCKWOOD

OFFICE PARK

501, 503 & 505 CARR ROAD
WILMINGTON, DE 19809

210,000 SF OF CLASS A OFFICE SPACE
WITH PARK VIEWS

CBRE



RECENT IMPROVEMENTS

- On-site fitness center
- Conference center
- Grab-and-go cafe
- Upgraded elevators

FEATURES

- Dynamic two and three-story atrium lobbies with glass curtain walls
- Building signage opportunities
- Adjacent to I-95
- Ample surface parking free of charge
- Adjacent to Northern Delaware Greenway Trail
- Located outside the city limits of Wilmington
- Heat pump HVAC system



501, 503 & 505 CARR ROAD
WILMINGTON, DE 19809

**SUITES AVAILABLE FROM
2,865 SF – 14,122 SF**

THREE 70,000 RSF BUILDINGS
ON 17.76 ACRES SURROUNDED
BY PUBLIC PARKS





BUILDING SPECIFICATIONS

YEAR BUILT
1986

RENOVATED
2020

PARKING
There are a total of 759 parking spaces on the site, including 15 handicapped accessible spaces representing 3.81 spaces per 1,000 rentable square feet.

VOICE AND DATA COMMUNICATIONS
Verizon, Comcast and Cavalier services available.

BACK-UP GENERATOR
501 Carr Road has a full building back-up generator.

ELECTRICITY
The building standard electrical capacity ranges from 6 watts/USF to 7 watts/USF (2 watts/USF for lighting and 4 watts/USF to 5 watts/USF for receptacles).

ELEVATORS
Newly upgraded. Each building is equipped with two 3,000 lb. 3-stop hydraulic passenger elevators.

ENERGY CONSERVATION
The buildings include a Building Automation System (BAS).



501



503



505



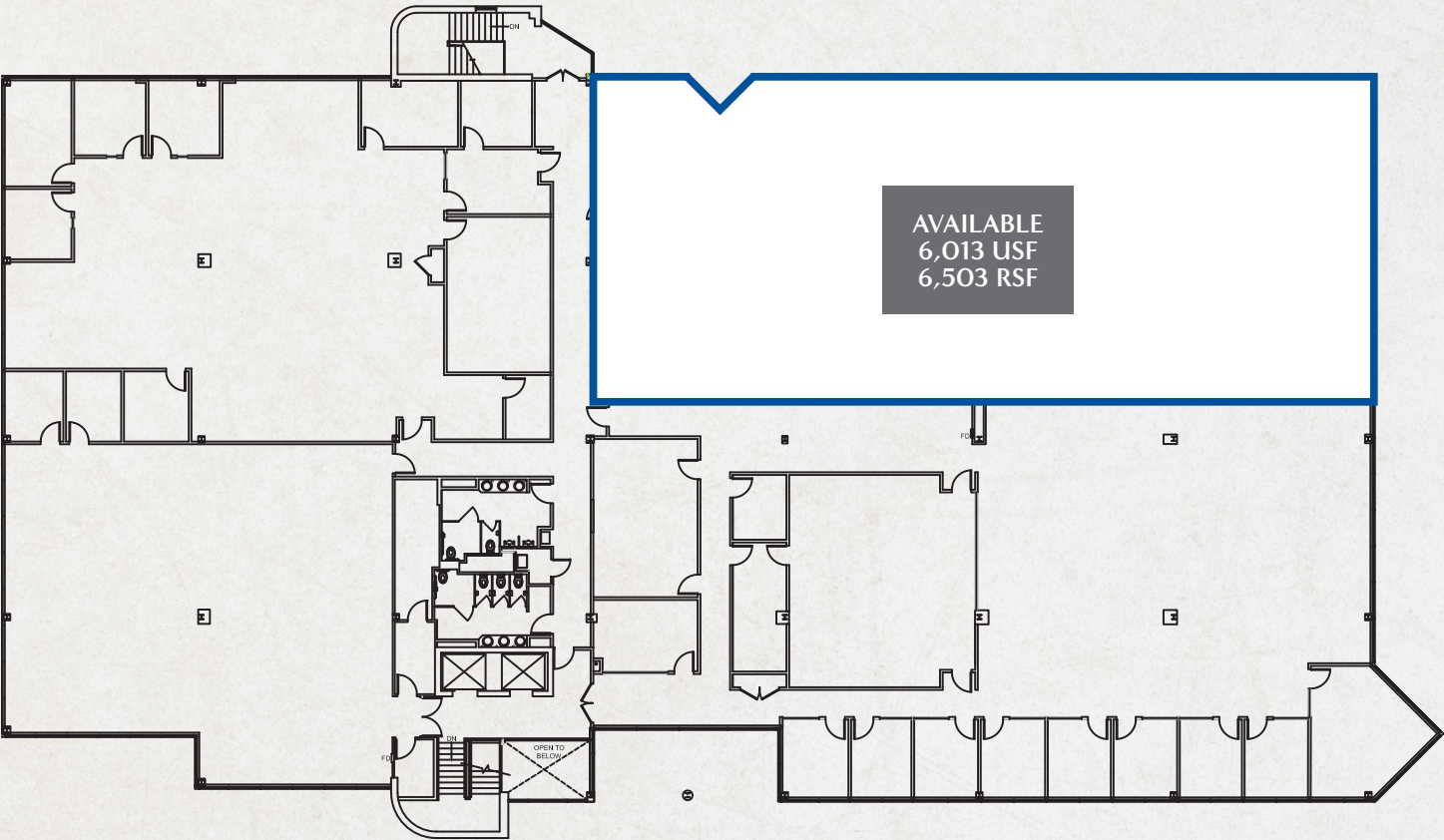
AVAILABILITIES

501 CARR ROAD – 1ST FLOOR PLAN

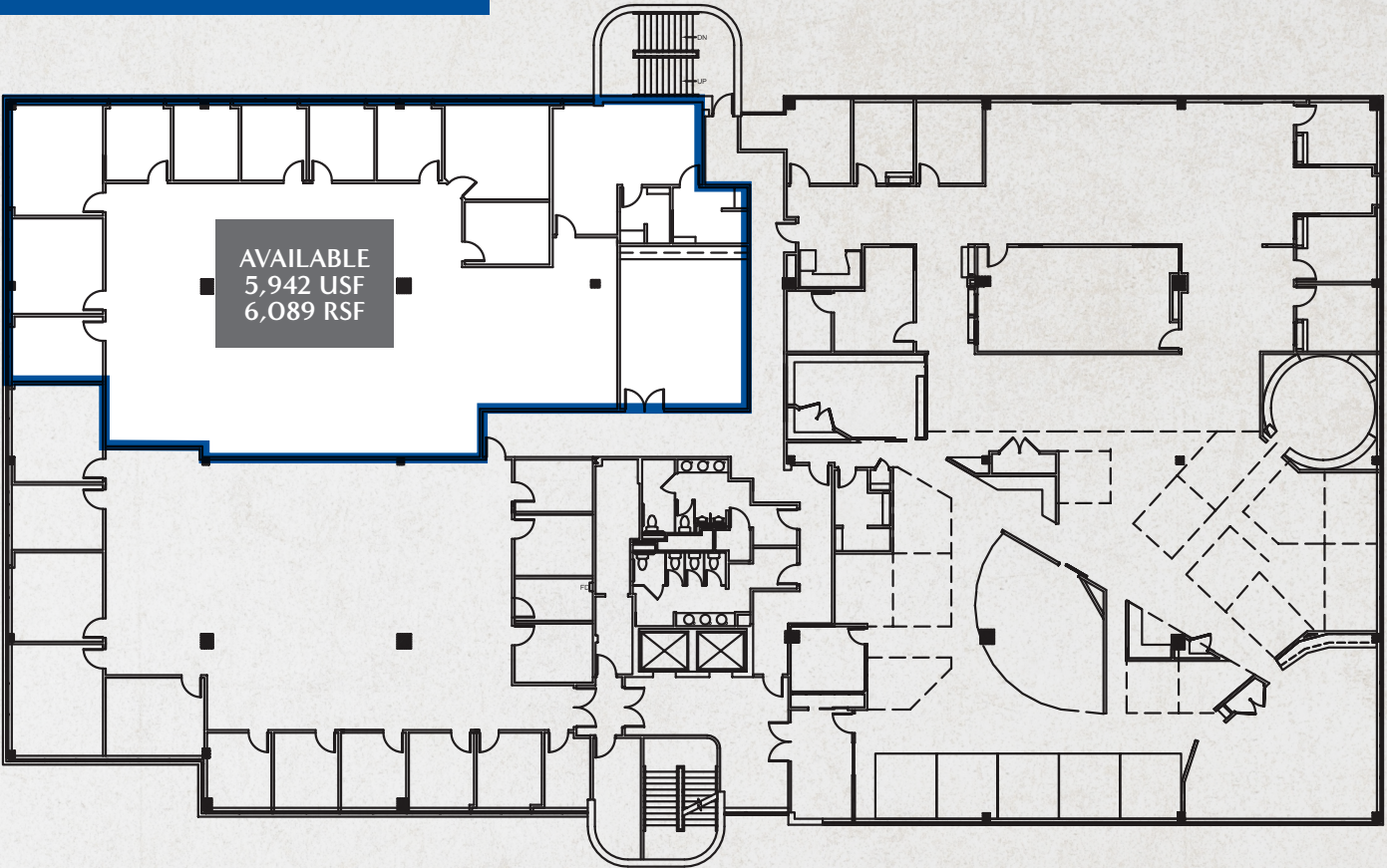


AVAILABILITIES

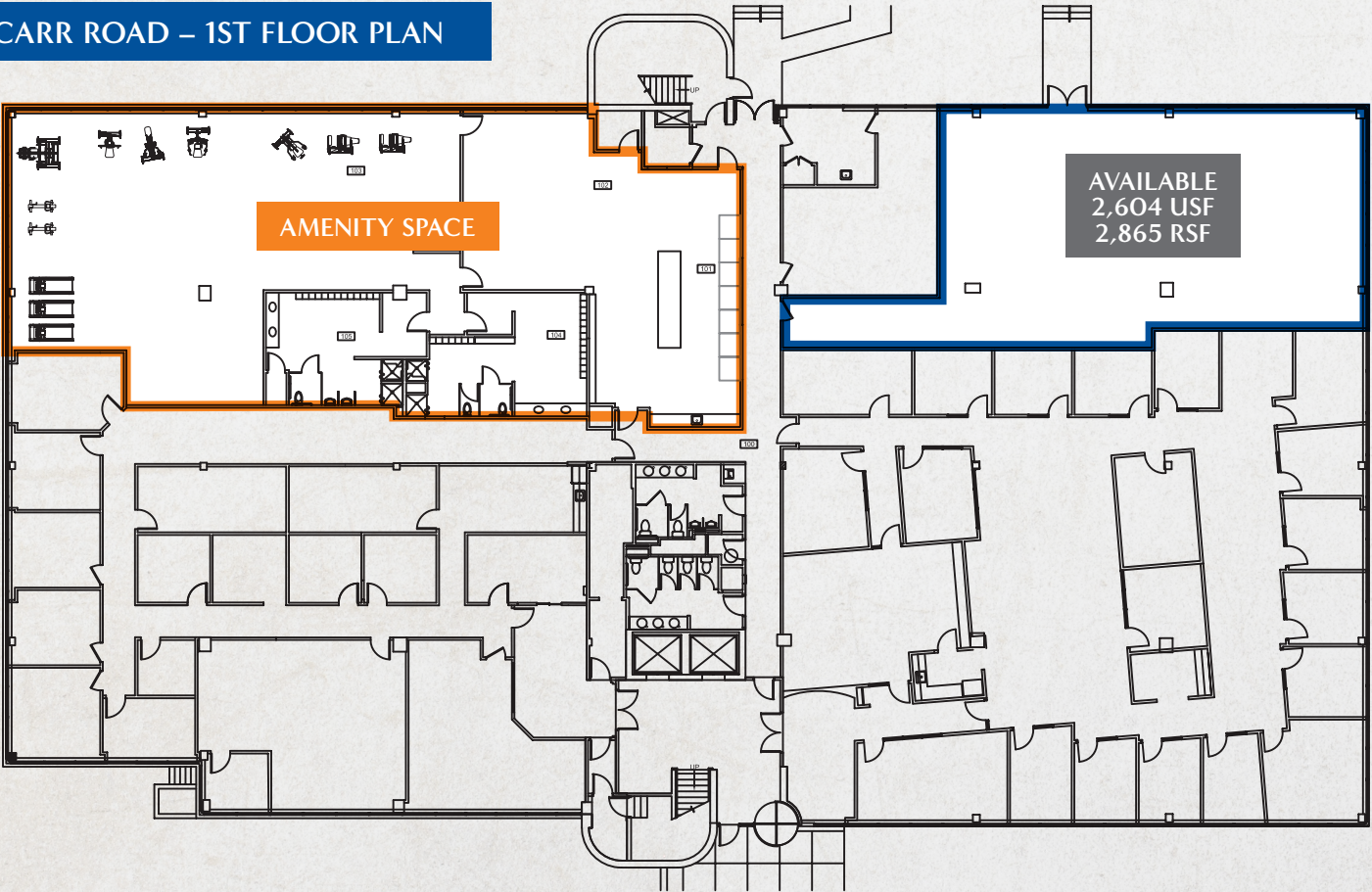
501 CARR ROAD – 2ND FLOOR PLAN



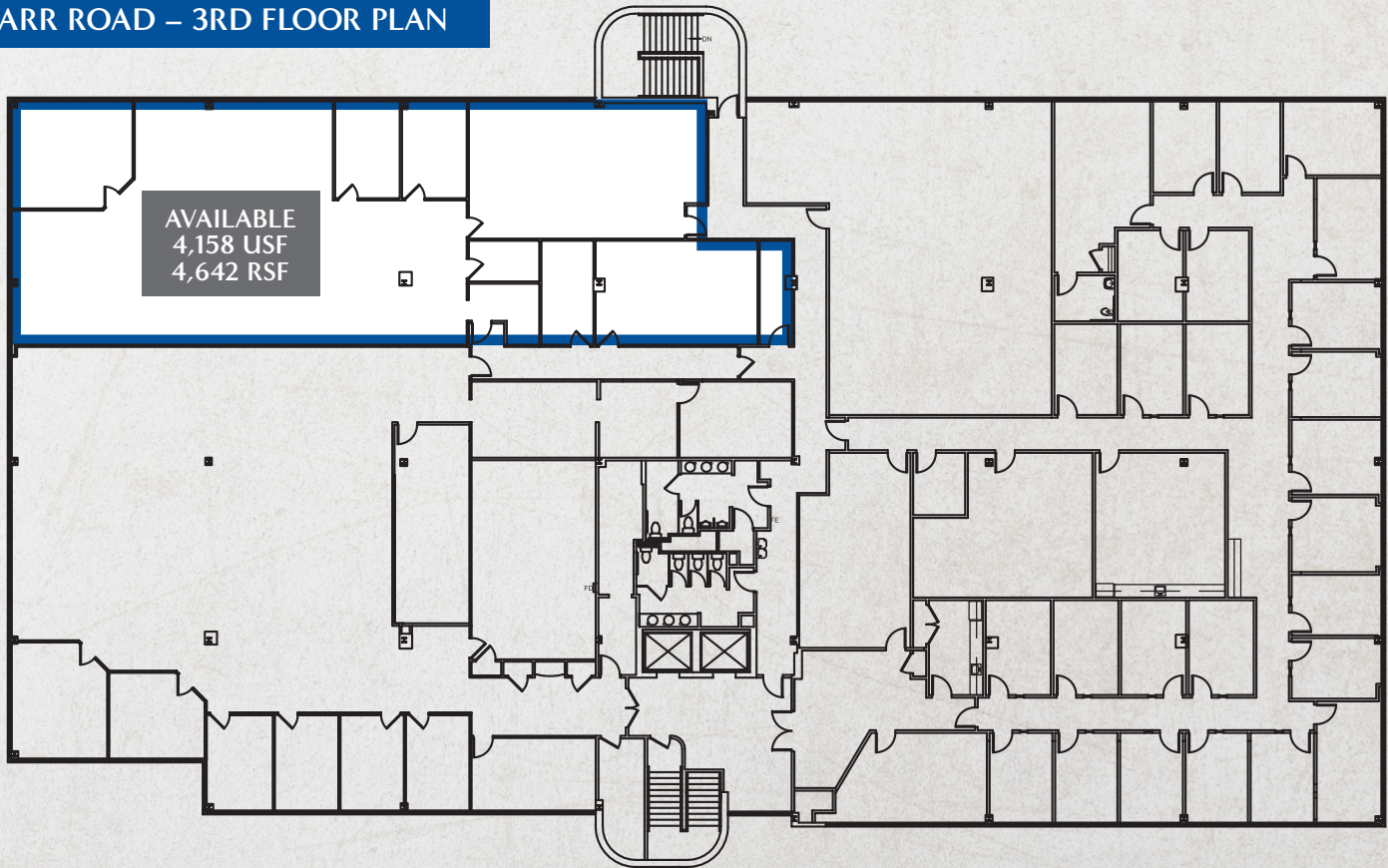
503 CARR ROAD – 2ND FLOOR PLAN



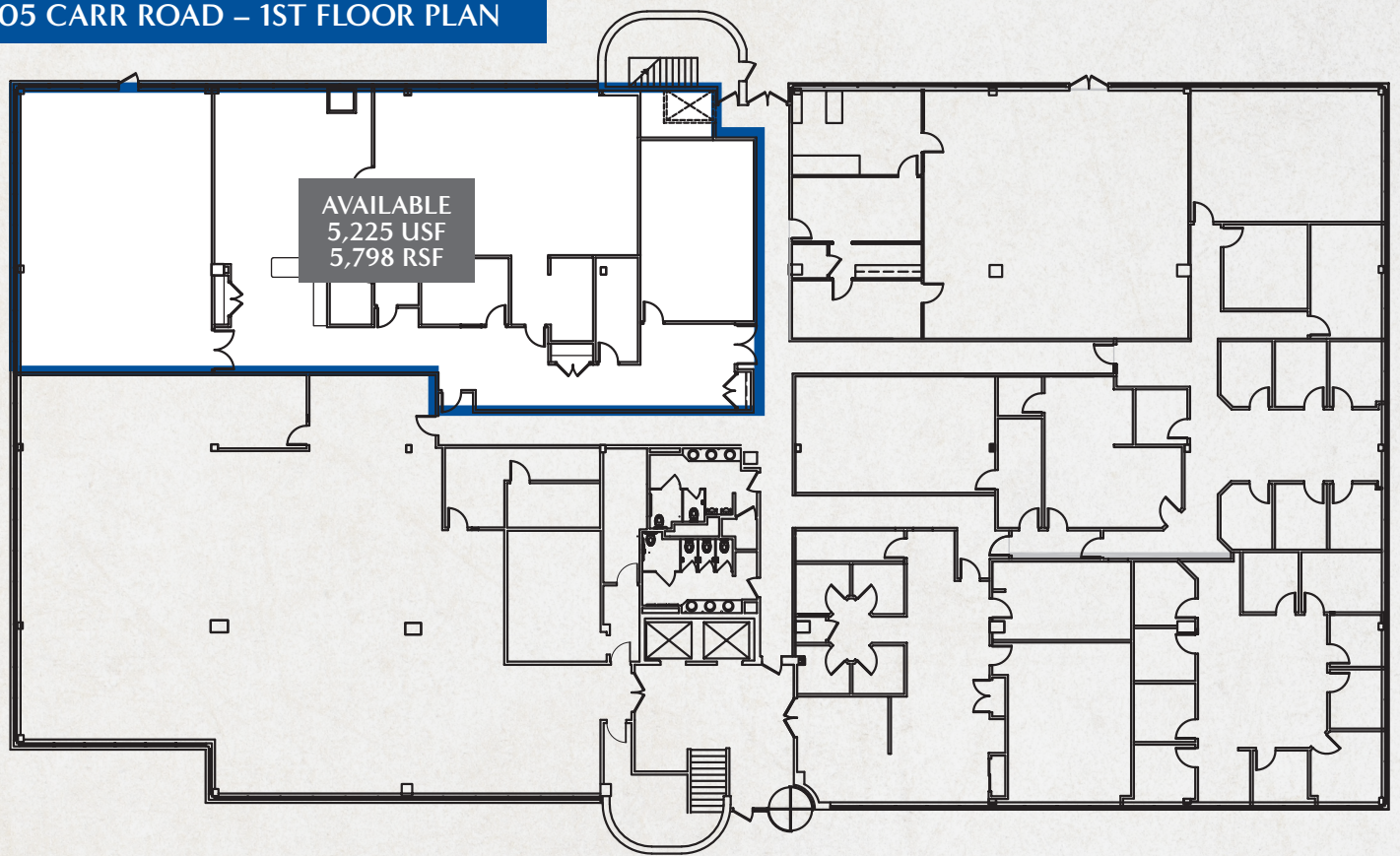
503 CARR ROAD – 1ST FLOOR PLAN



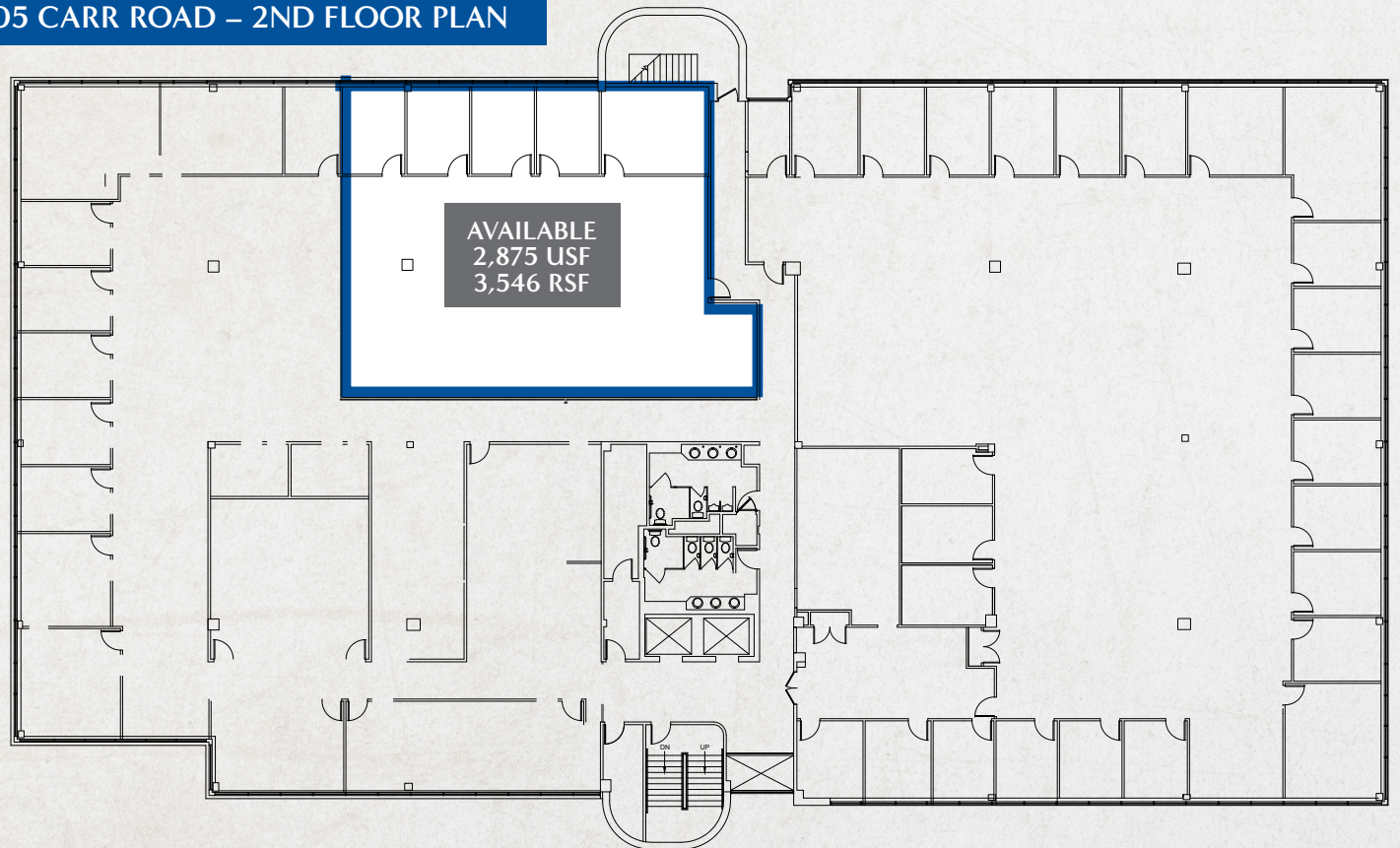
503 CARR ROAD – 3RD FLOOR PLAN



505 CARR ROAD – 1ST FLOOR PLAN



505 CARR ROAD – 2ND FLOOR PLAN



For more information, please contact:

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