



405 - 411 N Market Street

Wilmington, DE 19801

**CORFAC**  
International

Presented by Patterson-Woods Commercial Properties "The Area's Leading Commercial Broker"

**FOR LEASE**



## NEW CONSTRUCTION ON MARKET STREET

Lot to include ground floor retail and approximately 24 apartments on 5 floors above

Classically inspired, modern architecture to fit into the historic fabric of Market Street, at around 45 linear feet, provides the largest retail frontage on this block

Abundant glass 13' tall storefront at the sidewalk level lets sunlight deep into the space

Present plans call for a classic red brick façade above the dark-framed commercial storefront systems

Prime opportunity for entertainment, dining, and/or nightlife to build to suit.

Incredible opportunity for new business plans to be a part of the building construction, which would reduce build out costs

Available

4,700 sq. ft. new  
construction retail +  
apartments

For more information, please  
contact:

**Will Minster**

**Cell** 302 383 1199

**Office** 302 622 3516

minster@pattersonwoods.com

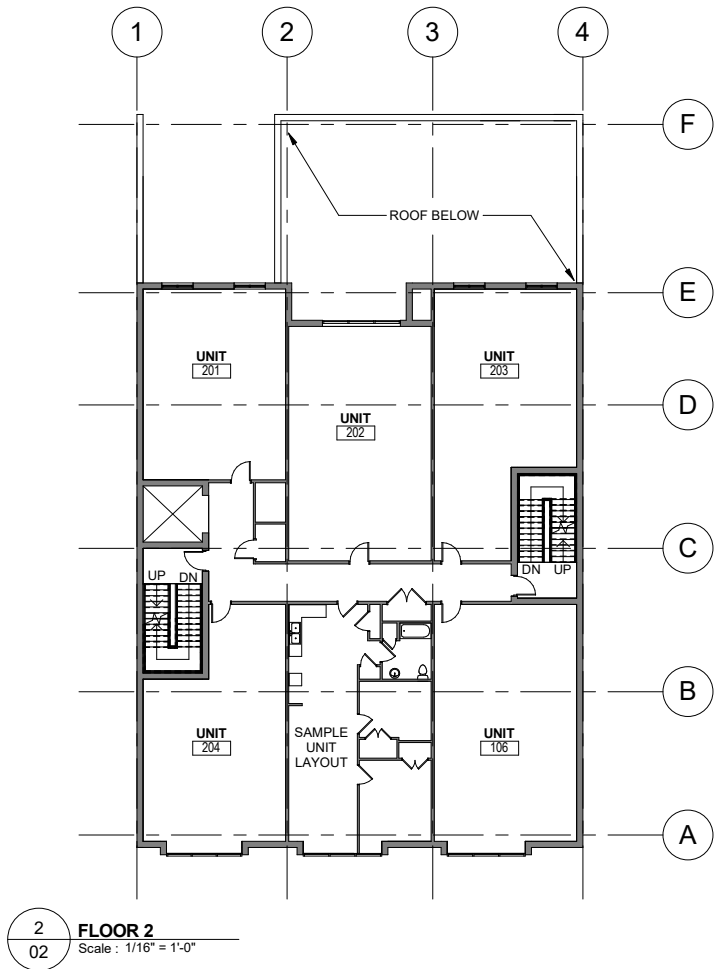
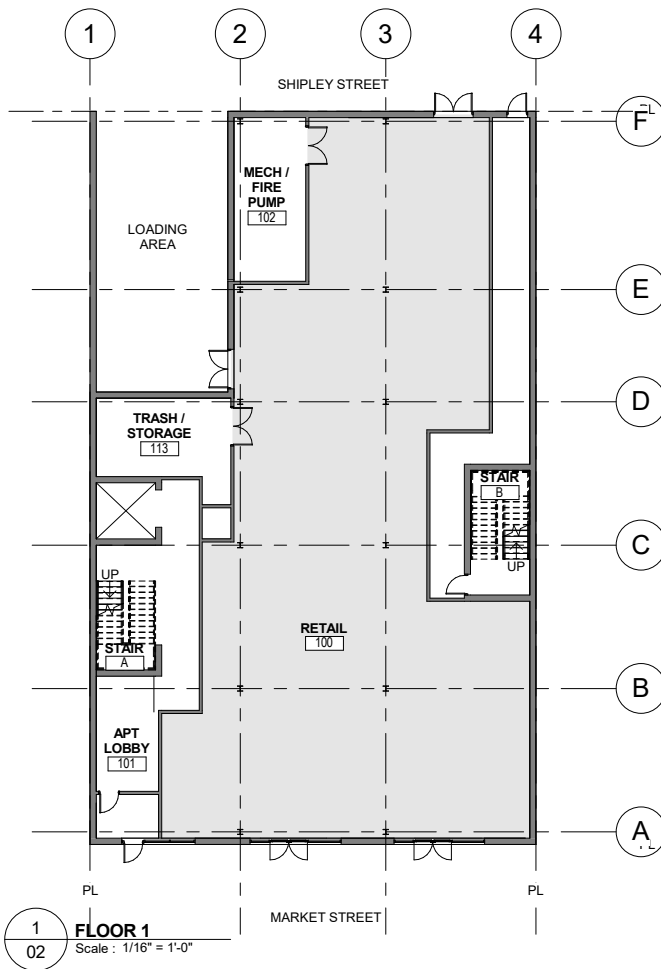
**Rich Dudek**

**Cell** 302 893 7937

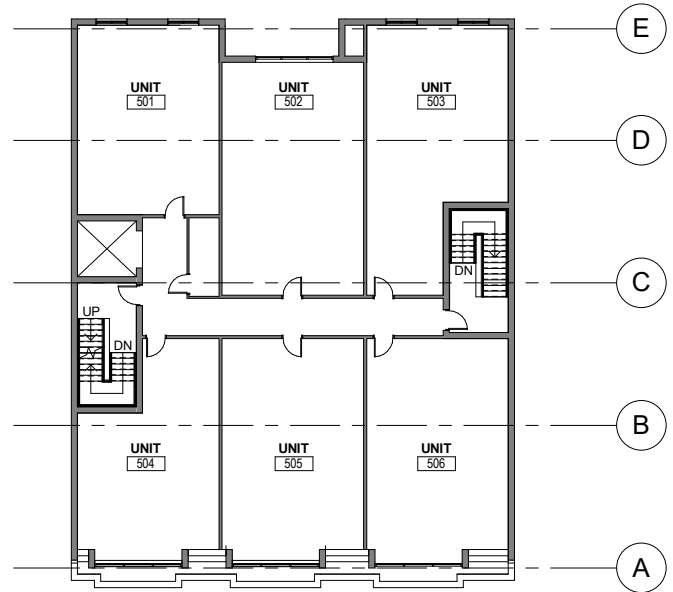
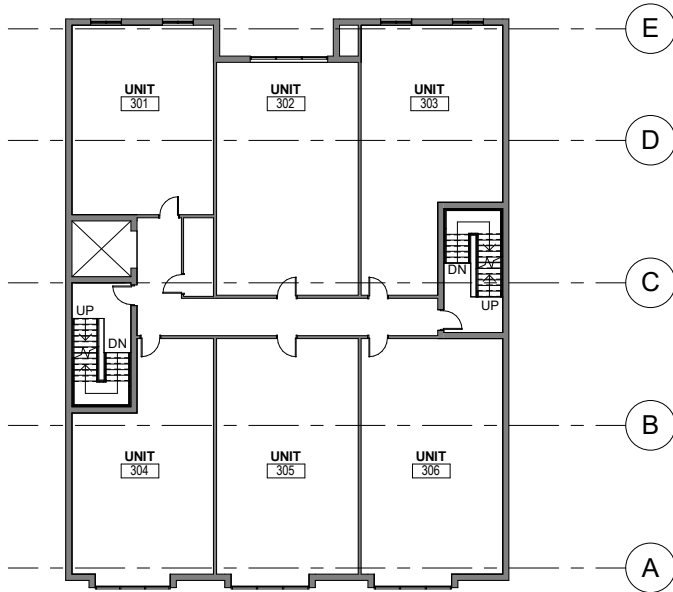
**Office** 302 656 6870

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## 1<sup>st</sup> & 2<sup>nd</sup> Floor

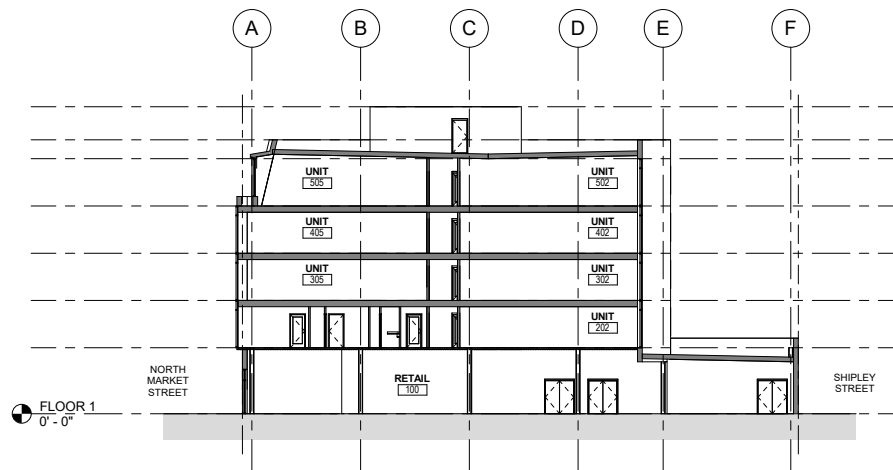


## 3<sup>rd</sup>, 4<sup>th</sup> & 5<sup>th</sup> Floors / Building Cross Section



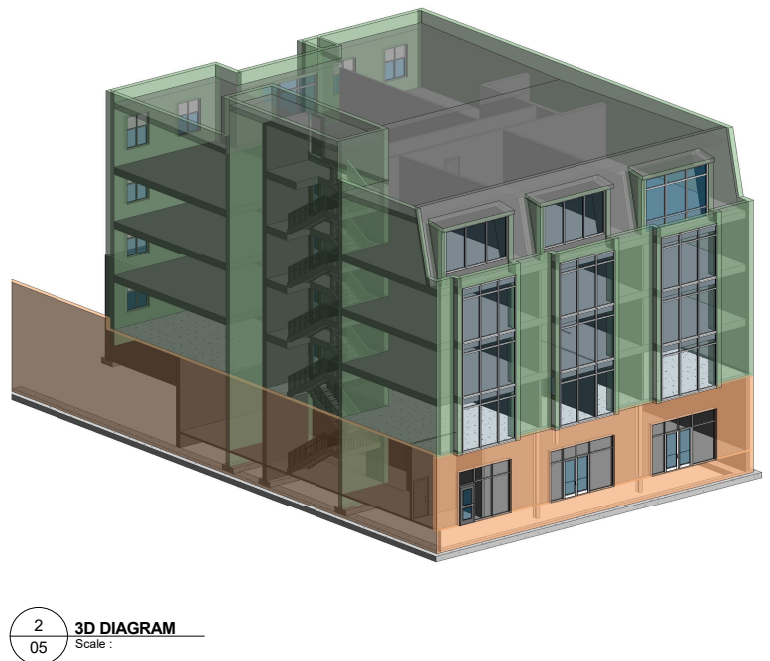
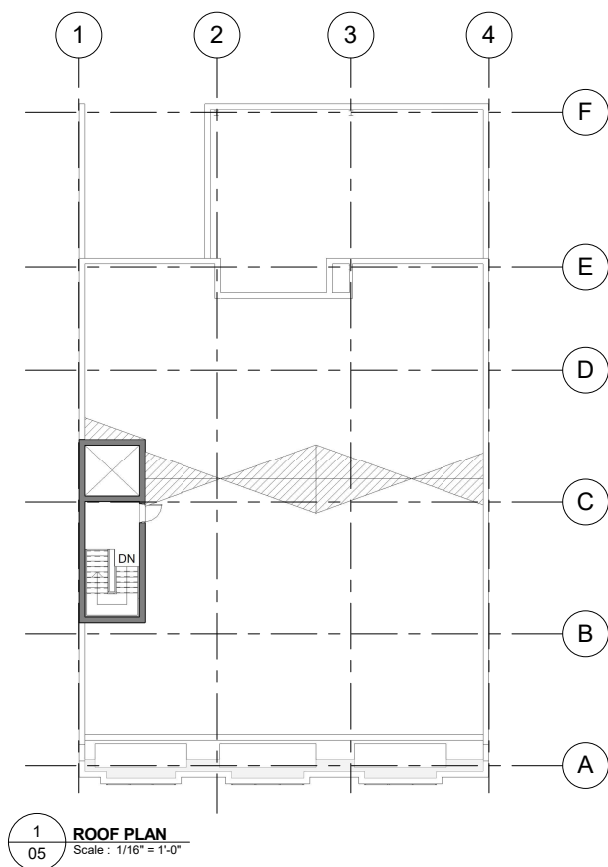
1 **FLOOR 3 AND 4**  
03 Scale : 1/16" = 1'-0"

2 **FLOOR 5**  
03 Scale : 1/16" = 1'-0"



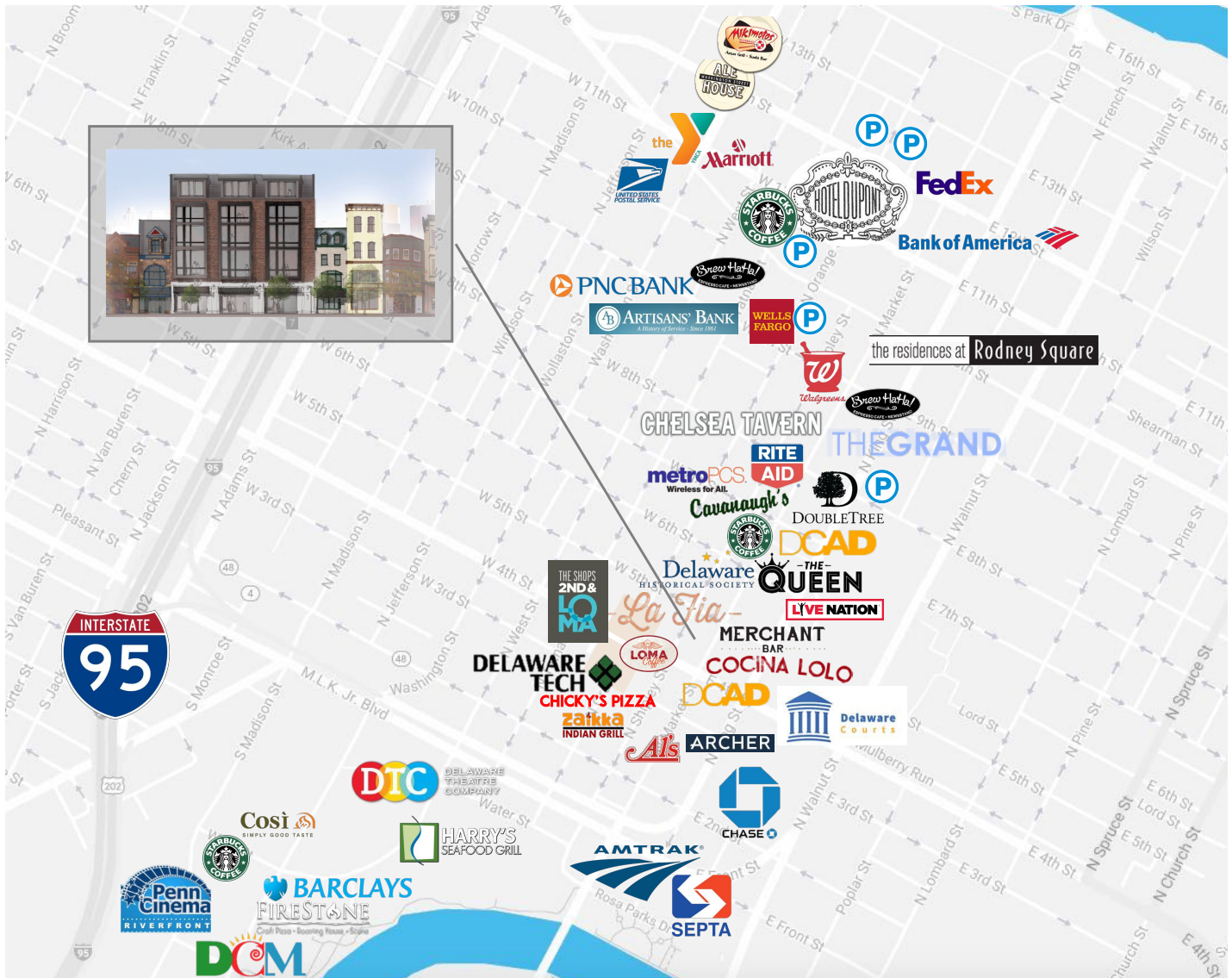
1 **BUILDING CROSS SECTION**  
04 Scale : 1/16" = 1'-0"

## Roof Plan & 3D Diagram



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## LOCATION DESCRIPTION

This property is located in the LOMA district, a "live - work - play" community at the lower end of Market Street. La Fia, Merchant Bar, Twisted Soul, & Dragon Cuisine are in the same block. It is nearby Live Nation at The Queen, the Grand Opera House, Playhouse Theatre, Theatre N, Cocina Lolo, Chelsea Tavern, Starbucks, LOMA Coffee, and more. It is located within a half a block to Delaware Tech and one block to the Delaware courts. There is easy access to DART public transportation, and it is a short walk to the Amtrak/SEPTA rail station.

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