

**NAI** Emory Hill  
Commercial Real Estate Services, Worldwide.

For Sale/Lease  
**Neuroscience &  
Surgery Center**  
Newark, DE



EmoryHill.com

# Neuroscience & Surgery Center

## Property Features

Newark, DE

Neuroscience & Surgery Center consists of a 2 Building Medical Condominium Complex. Centrally located near the I-95/Route 1 intersection, and is within a mile of the Christiana Hospital. The building is well maintained inside and out and offers a welcoming lobby with natural light as well as beautifully landscaped grounds.

Neuroscience & Surgery Center only minutes from downtown Wilmington. This location allows easy access to Philadelphia and the Baltimore-Washington area via I-95, as well as the New Jersey Turnpike. Amtrak service is nearby, and the Philadelphia International Airport is within easy driving distance.





# Neuroscience & Surgery Center Location Advantages Newark, DE



## Neuroscience & Surgery Center Centre to:

- Christiana Hospital..... 1.5 miles
- I-95..... 0.7 mile
- New Jersey..... 14 miles
- Philadelphia..... 35 miles
- Baltimore..... 60 miles
- Washington.....100 miles

# Property Highlights

Newark, DE

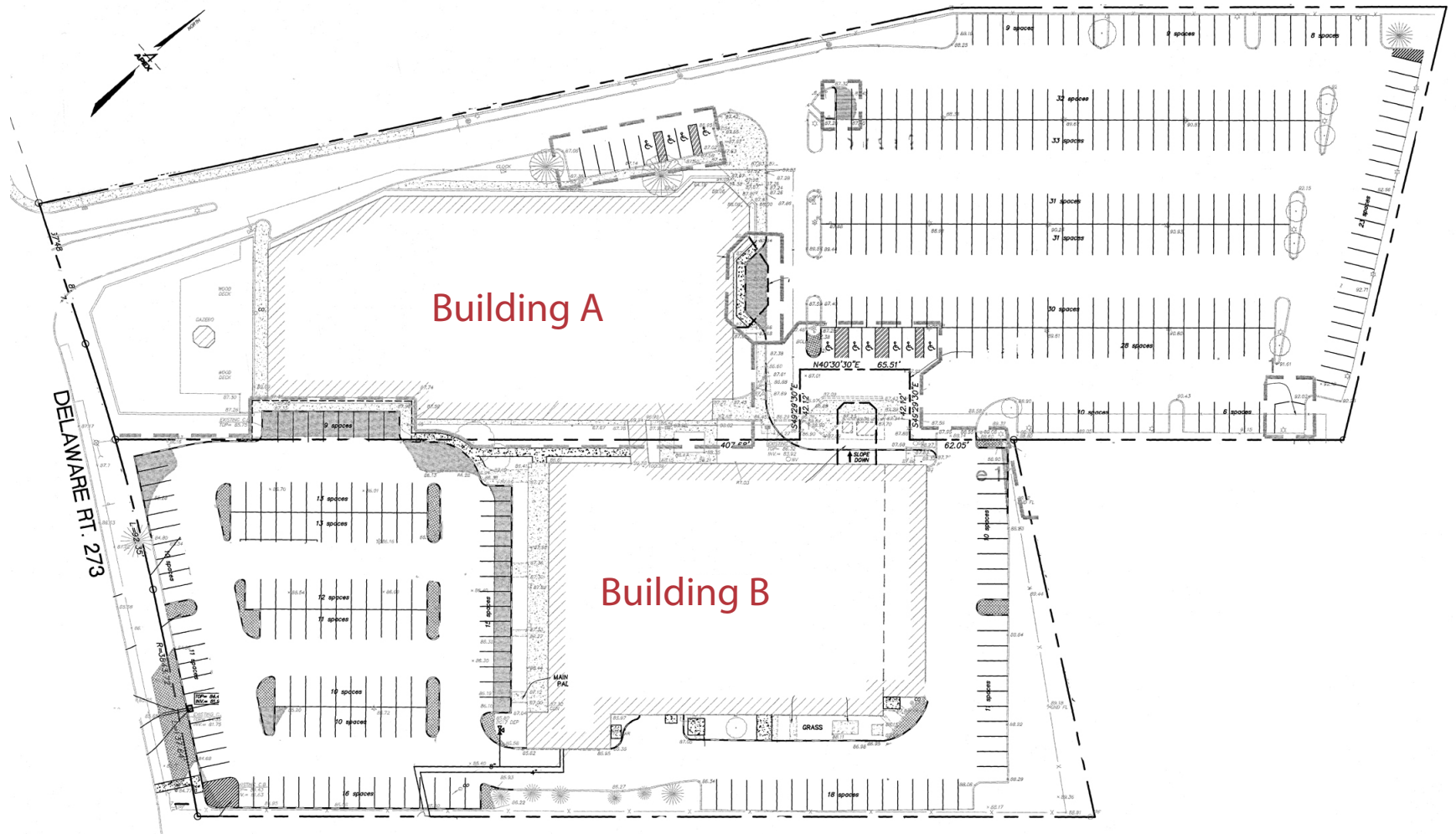
<b>Property Address:</b>	Neuroscience & Surgery Institute of Delaware 774 Christiana Road Newark, Delaware 19713	
<b>Ownership/Condominium:</b>	Neurology Neuroscience Real Estate LLC	
<b>Project Description:</b>	Two Class A Medical Condominium Buildings; Built in 2005 Building A +/- 70,000 RSF Building B +/- 30,000 RSF	
<b>Amenities:</b>	On site management/maintenance Public transportation accessible	
<b>Current Occupants:</b>	<ul style="list-style-type: none"><li>• Nouveau Medispa</li><li>• Advanced Plastic Surgery Center</li><li>• Advanced Foot &amp; Ankle Center</li><li>• Christiana Care Sleep Disorders Center</li></ul>	<ul style="list-style-type: none"><li>• Christiana Care Neurology Specialist</li><li>• Burke Dermatology</li><li>• Neuromuscular Medicine of Delaware</li></ul>
<b>Parking:</b>	400 + Surface parking spaces	
<b>HVAC:</b>	Multi zone water source heat pump	
<b>Electric:</b>	277/480 volt service to building, individual service sized to meet tenant requirements	
<b>Telecommunications:</b>	Building serviced by Comcast & Verizon	



# Neuroscience & Surgery Site Plan

774 Christiana Rd | Newark, DE

## Site Plan



# Neuroscience & Surgery

774 Christiana Rd | Newark, DE



2 Story Class A Medical Condominium Building

Space Available:

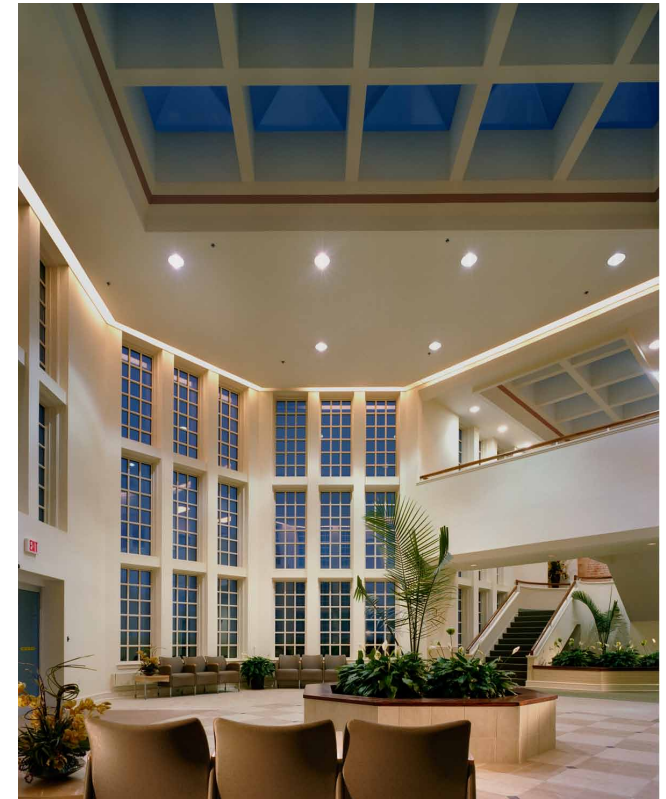
Suite 201: +/- 23,000 RSF

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# Neuroscience & Surgery

774 Christiana Rd | Building A





# Neuroscience & Surgery Floor Plans

774 Christiana Rd | Building A

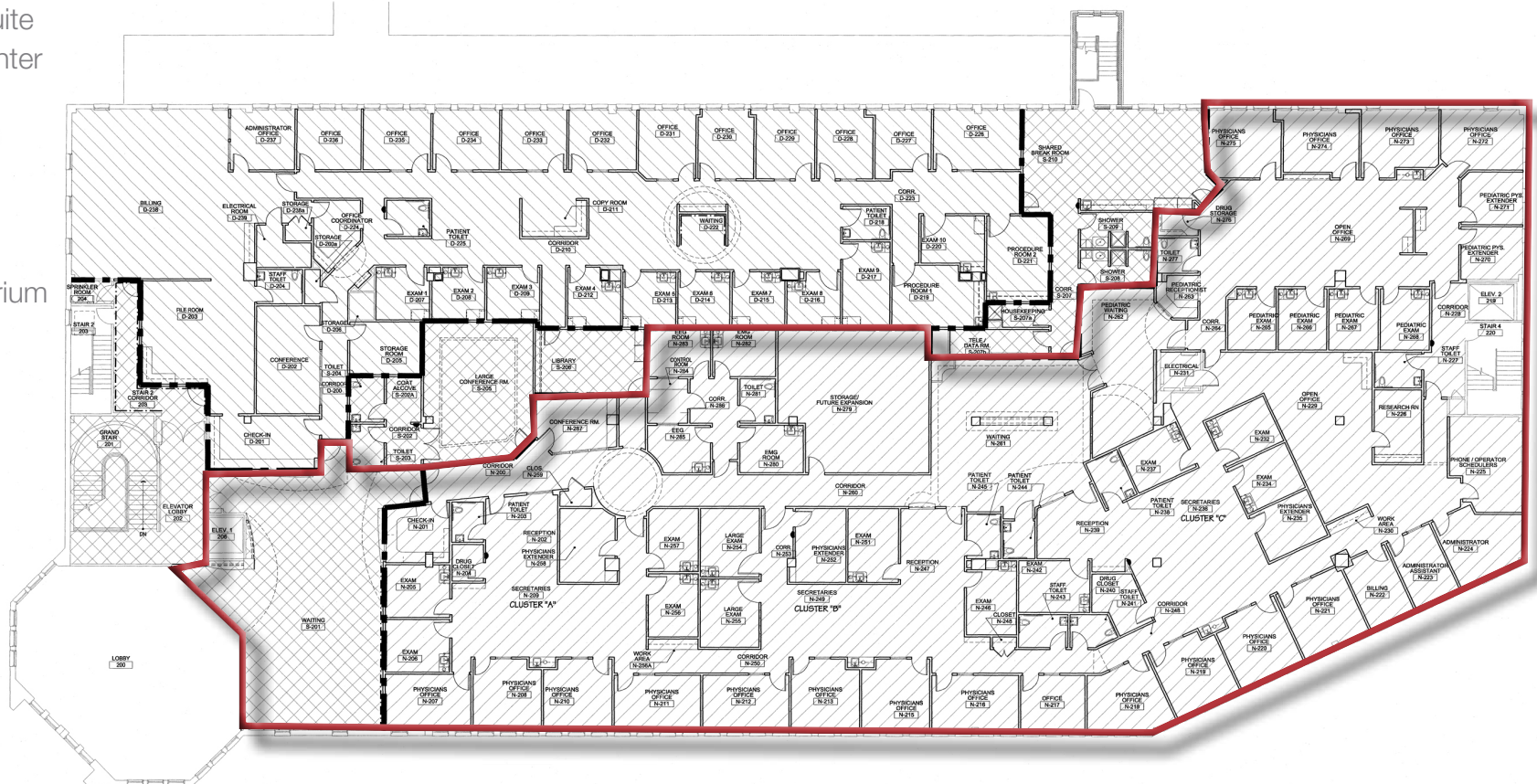
## Suite 201 Floor Plan

2 Story Class A Medical Condominium Building

Space Available:

Suite 201: +/- 23,000 RSF

- Turnkey Medical Suite
- Former imaging center
- Within 1 mile of Christiana Hospital
- Covered dropoff driveway at front entrance
- Beautiful 2 story atrium
- Elevator served
- Abundant parking
- Diverse medical tenant mix





# Neuroscience & Surgery

774 Christiana Rd | Building B

Class A Medical Condominium Building

Space Available:

Suite: +/- 9,000 RSF



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# Neuroscience & Surgery

774 Christiana Rd | Building B





# Neuroscience & Surgery Floor Plans

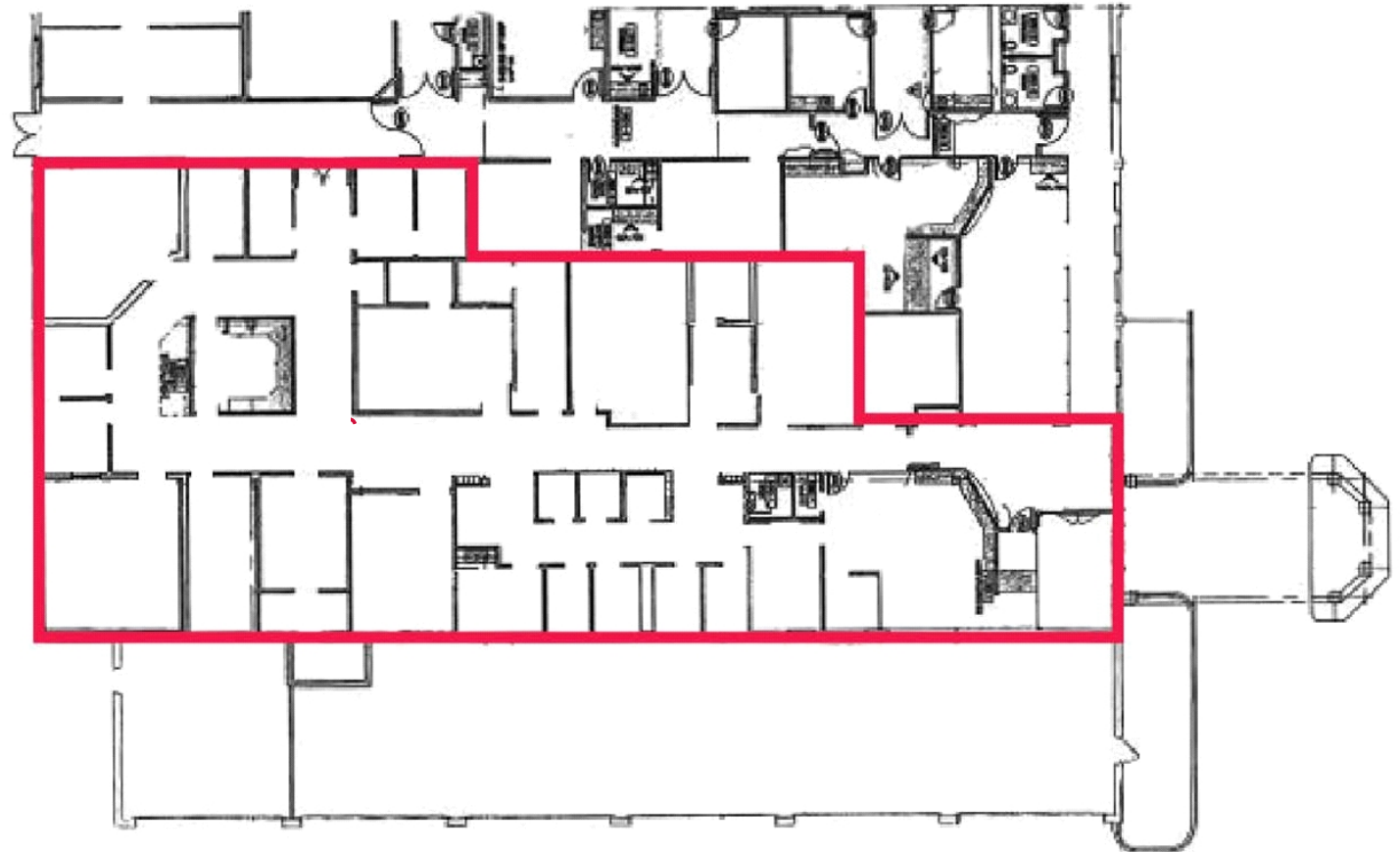
774 Christiana Rd | Building B



## 1st Floor

Space Available:  
+/- 9,000 RSF

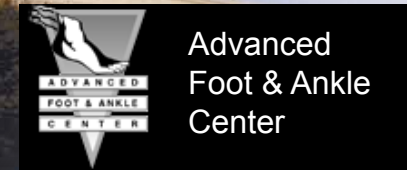
- Turnkey Medical Suite
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# Neuroscience & Surgery

Newark, Delaware

## Join Our Esteemed Client Roster





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