

Join the Village!

Be a part of a transformative Healthcare Wellness Village & join this network of service providers:

Aquacare Physical Therapy
PACE Your Life
Kidz, Inc.
LaRed Health Center
Delaware Assistive
Technology Initiative
Education Health Research
International
Champions for Children's
Mental Health
Easterseals of DE & MD's
Eastern Shore
Ultrasound Express
Nurses 'N Kids
Polaris Healthcare &
Rehabilitation Center
among others!



MILFORD
WELLNESS
VILLAGE

21 W. Clarke Ave., Milford, DE 19963

Property Features

- Attractive office space on highly-amenitized campus
- Space available: +/- 563 SF to +/- 25,000 SF
- Daily traffic of more than 1500 situated in the heart of Milford at the crossroads of Sussex and Kent
- On-site management, maintenance, security & reception
- On-site conference facilities with kitchenette (available at market rates)
- On-site Village Cafe
- Multiple on-site daycare facilities
- Convenient access to Route 113 & Route 1
- Nearby shopping, restaurants & public transportation
- Abundant, free on-site parking



264,000 sq. ft. on 10 acres

For more information:

Ann Bailey, CCIM

C: 215 292 6100
annbailey@emoryhill.com

Neil Kilian SIOR, CCIM

302 322 9500 • C: 302 521 7291
neilkilian@emoryhill.com

Visit:

www.milfordwellnessvillage.com

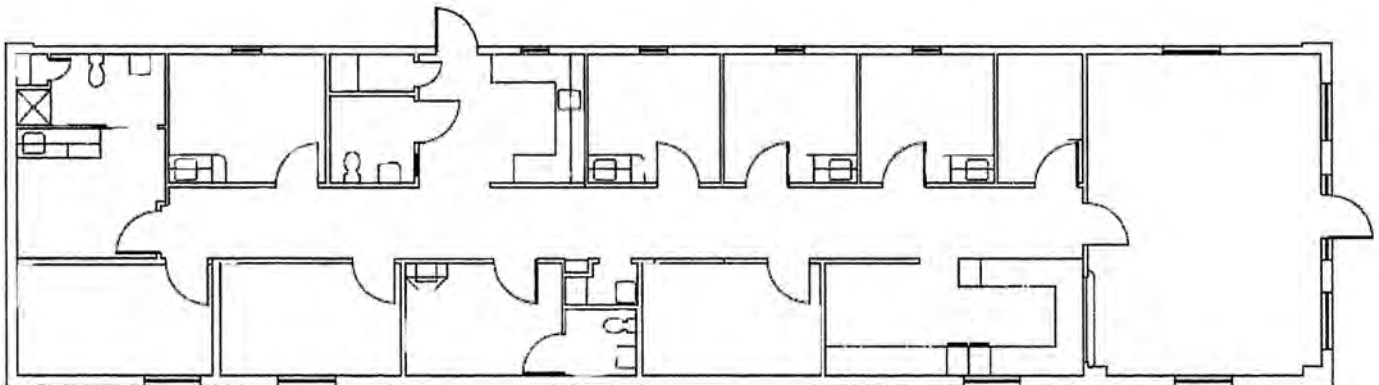
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Emory Hill Real Estate Services Inc
10 Corporate Circle, New Castle, DE 19720
302 322 9500
naiemoryhill.com



305 Jefferson St., Milford

- Free-standing, single-story medical building on the Milford Wellness Village campus
- +/- 2,246 SF
- Separate HVAC unit with utilities paid directly to the provider



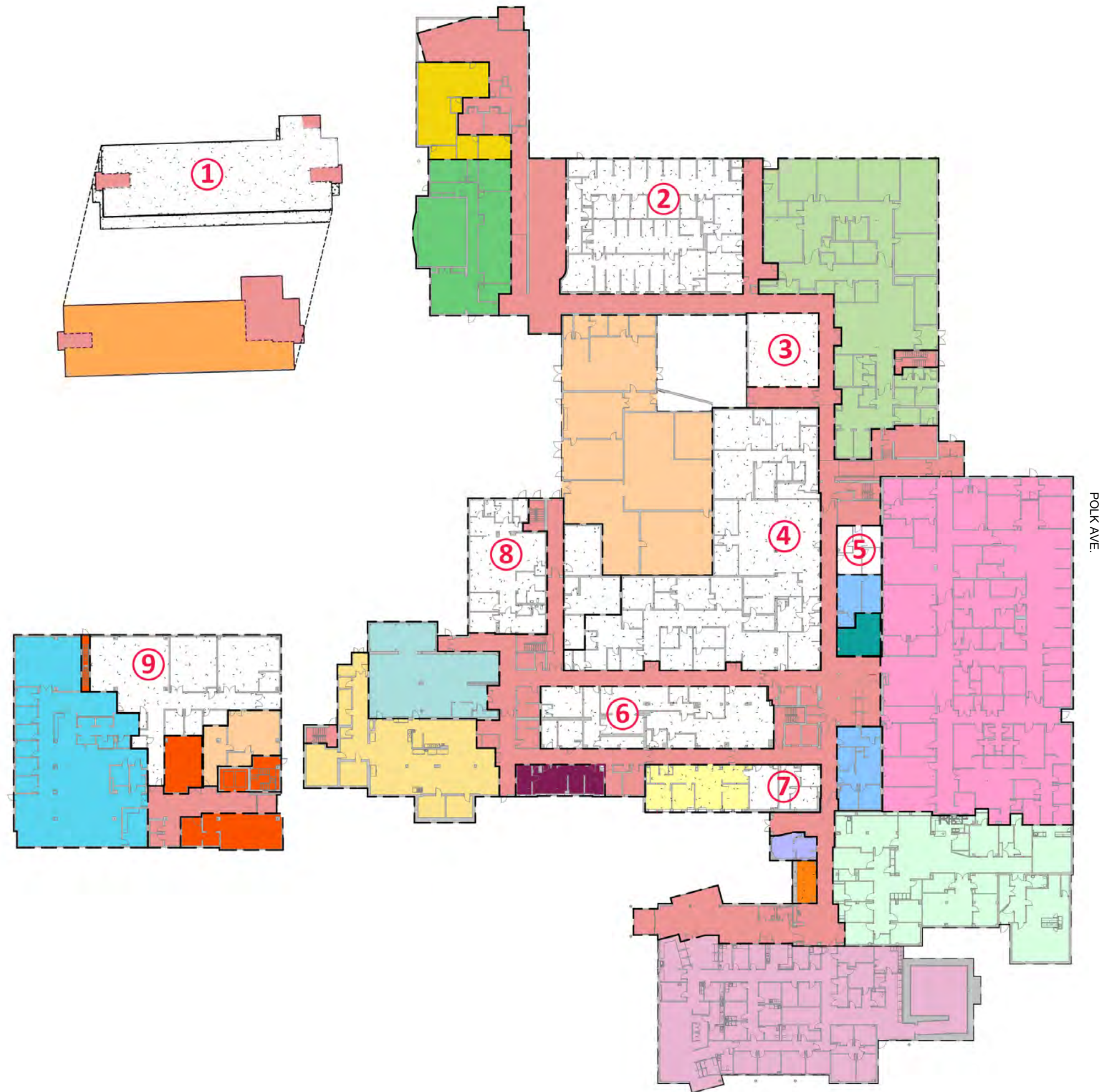
MILFORD WELLNESS VILLAGE

+/- 563 USF to +/- 25,000 USF

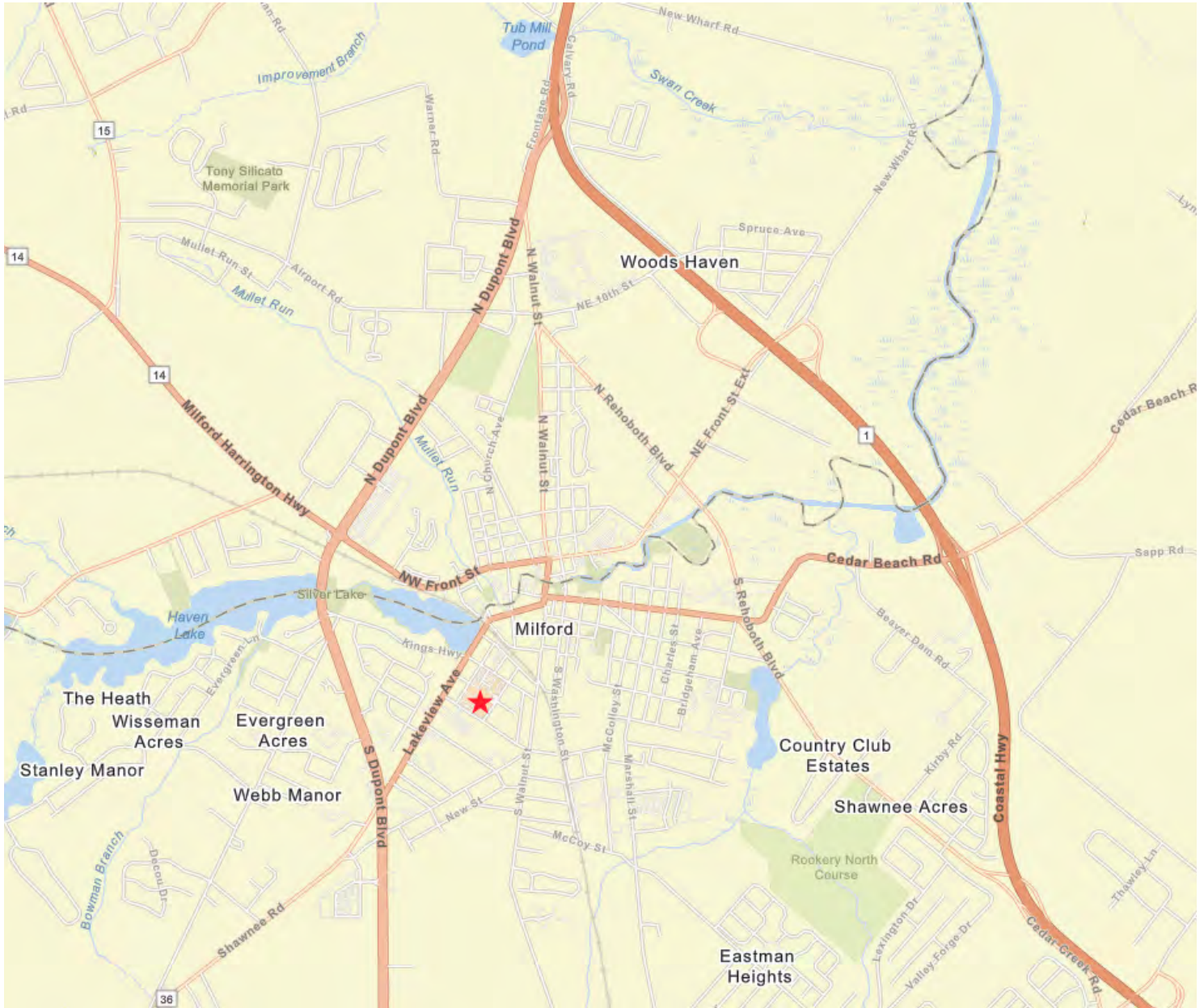
Available Spaces:

- 1 +/- 5,336 USF (Full Floor)
- 2 +/- 6,156 USF (Divisible)
- 3 +/- 1,769 USF
- 4 +/- 9,883 USF (Divisible)
- 5 +/- 563 USF
- 6 +/- 3,688 USF (Divisible)
- 7 +/- 953 USF
- 8 +/- 2,570 USF
- 9 +/- 4,344 USF

WILLIAMS ST.



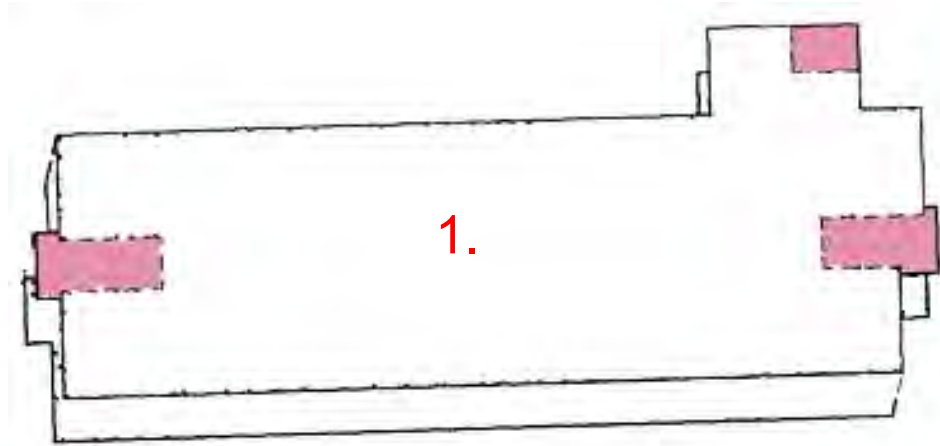
W. CLARKE AVE.



Convenient access to Route 113 & Route 1



Just south of Dover, DE



+/- 5,336 USF (Full Floor)



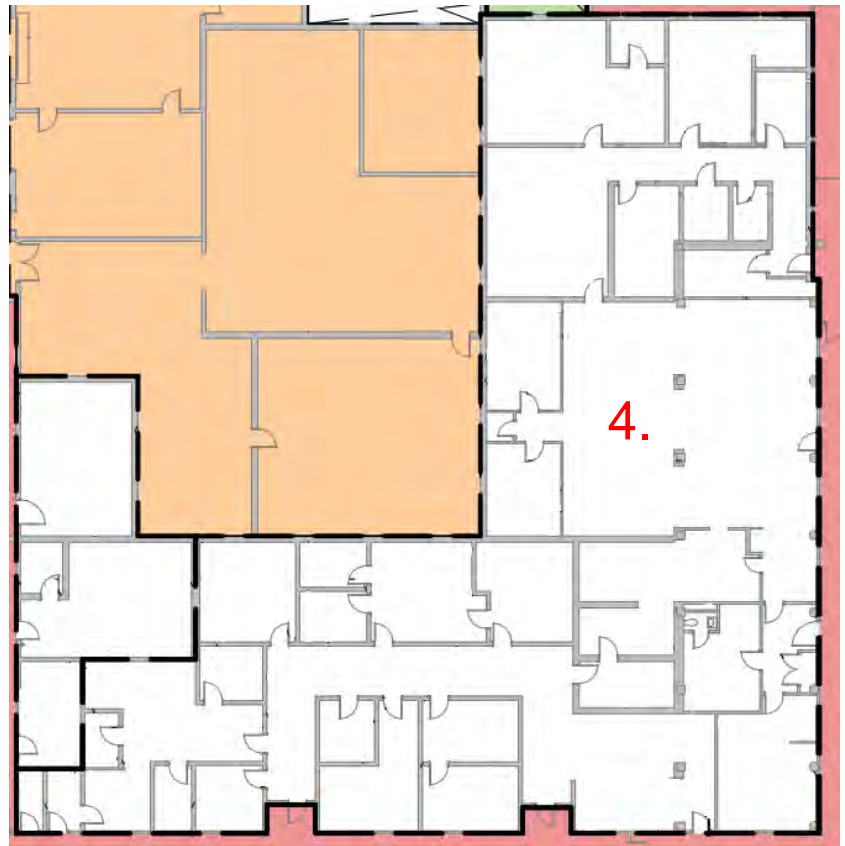
+/- 6,156 USF (Divisible)



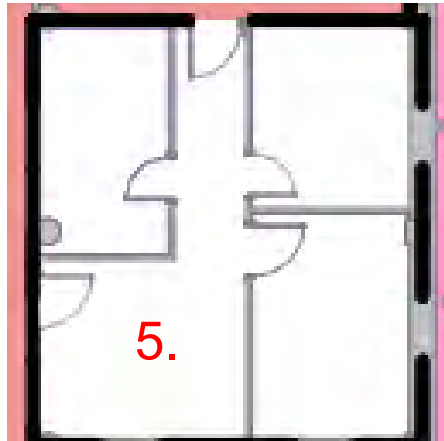
3.

AVAILABLE (1769 SF)

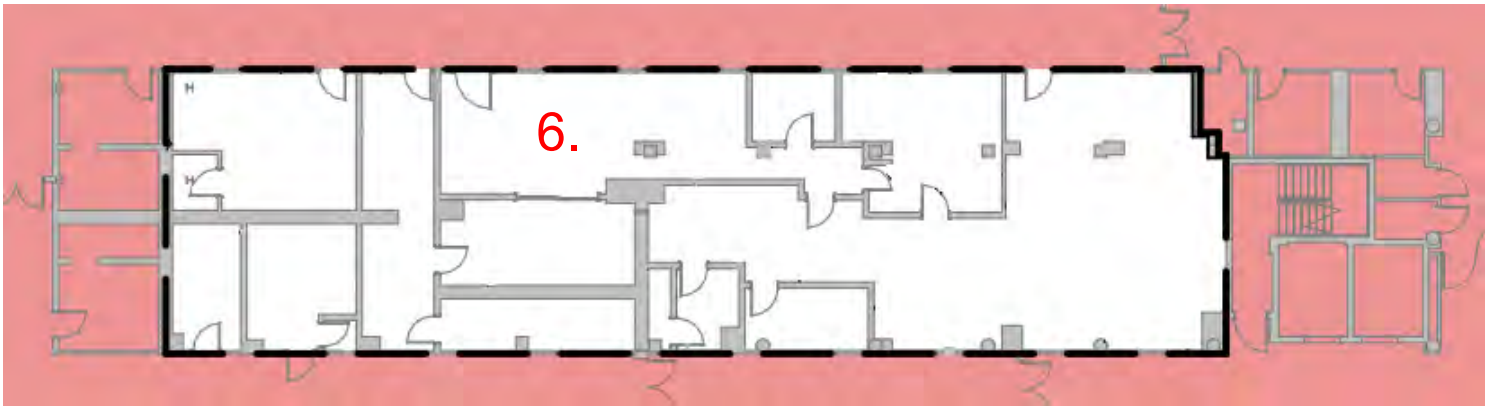
+/- 1,769 USF



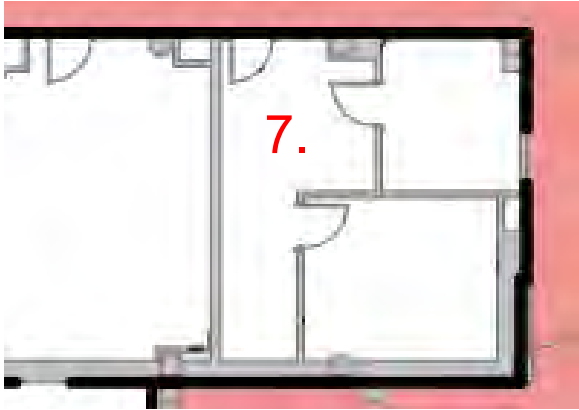
+/- 9,883 USF (Divisible)



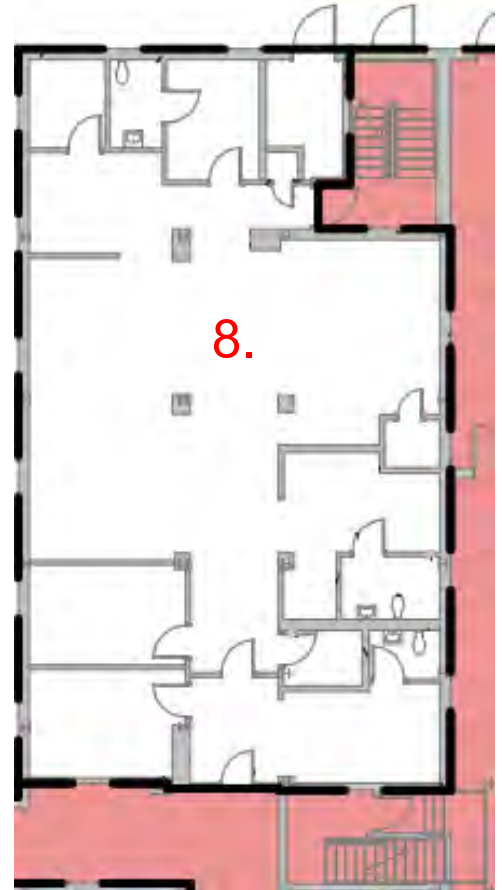
+/- 563 USF



+/- 3,688 USF (Divisible)



+/- 953 USF



+/- 2,570 USF



+/- 4,344 USF



MILFORD
WELLNESS
VILLAGE



