

# The Star Building

123 Justison Street, Wilmington, DE 19801

[Join our First Tenant!](#)  
Law Firm Grant & Eisenhofer, P.A.



**Wilmington's Largest Block of New Class "A" Office Space.  
Currently 113,450 RSF Available for Lease.**

Seven Story, 149,308 RSF, newly constructed Class "A" office building located in the Riverfront district of Wilmington, Delaware. The Star Building is within walking distance to restaurants, shopping, parks, entertainment venues and mass transit, including the Amtrak Train Station.

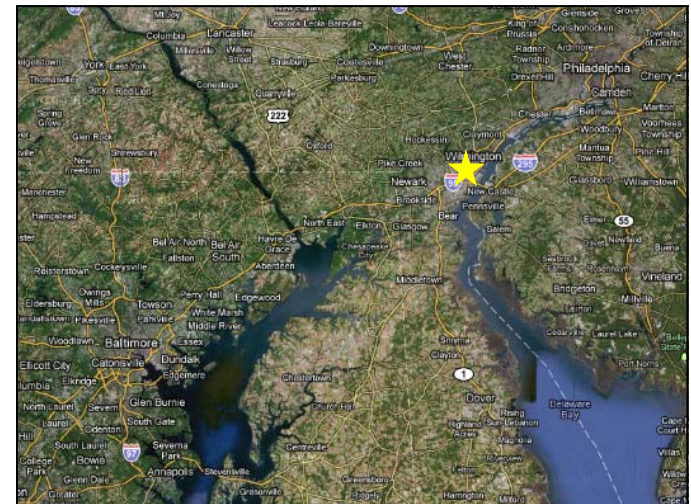
Typical Floor : +/- 24,000 SF. Parking available on-site (including 35 covered spaces)  
Great visibility from I-95. 10 foot ceilings. Impressive Lobby. Efficient mechanical systems.



**Leasing Representative:**  
Robert Stenta  
302-528-9182  
rstenta@pettinaro.com

## **SITE LOCATOR**

**123 Justison Street, Wilmington, DE 19801**



**Pettinaro Corporate Office**  
234 N James Street, Newport, DE 19804  
(302) 999-0708 [www.pettinaro.com](http://www.pettinaro.com)

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## Wilmington, Delaware

Delaware's biggest city and located strategically between New York City, Philadelphia, Baltimore, and Washington DC, Wilmington Delaware is central to all major east coast metropolitan areas. Major companies like AAA, AIG, Astra Zeneca, JP Morgan Chase, Barclays Bank, WL Gore, The DuPont Companies, Cigna Healthcare, Wachovia, Bank of America, and ING Direct all have a major presence in the Wilmington area. Other top employers include Amtrak, Citibank, the University of Delaware, Wilmington Trust, PNC Financial, Christina Health Care, and Conective.

Wilmington Delaware is currently in the midst of a renaissance with the redevelopment of the Riverfront and historic Market Street districts. Major real estate investments in concert with public funding have transformed the city of Wilmington's Riverfront into a vibrant and exciting place to conduct business, as evidenced by the major corporate investments of Barclays Bank, AAA as well as ING Direct. Some of the amenities to the riverfront include access to casual and fine dining, access to mass transit, great services like a new day care, fitness center, and hair salon, as well as the immeasurable value of the scenic beauty of the Riverwalk.

## Riverfront of Wilmington

The Riverfront of Wilmington Delaware has been undergoing a major redevelopment since 1995 when the Riverfront Development Corporation was created by the State of Delaware to coordinate the redevelopment efforts of the public and private sectors. Pettinaro has been a major player in the redevelopment effort since Verino and Greg Pettinaro acquired 86 acres of riverfront land in the 1980's.

### **Notable Businesses on the Riverfront Include:**

- AAA Mid Atlantic Headquarters +/- 160,000 SF
- Barclays Bank +/- 350,000 SF
- ING +/- 100,000 SF
- Philips and Cohen +/- 35,000 SF
- The Goddard School
- Star Shipley
- Planet Fitness
- Amtrak
- Software Services of DE, Inc.
- Tybout, Redfearn and Pell
- The Wilmington Blue Rocks
- The Chase Convention Center
- University of Phoenix
- The Delaware Children's Museum
- The Delaware Center for Contemporary Arts
- The Delaware Theater Company
- The Delaware Rowing Center

Restaurants: Iron Hill Brewery, Cosi, Joe's Crab Shack, Big Fish Grille, Kooma Sushi, Timothy's, Firestone Grille, Harry's Seafood Grille, and the Riverfront Market.



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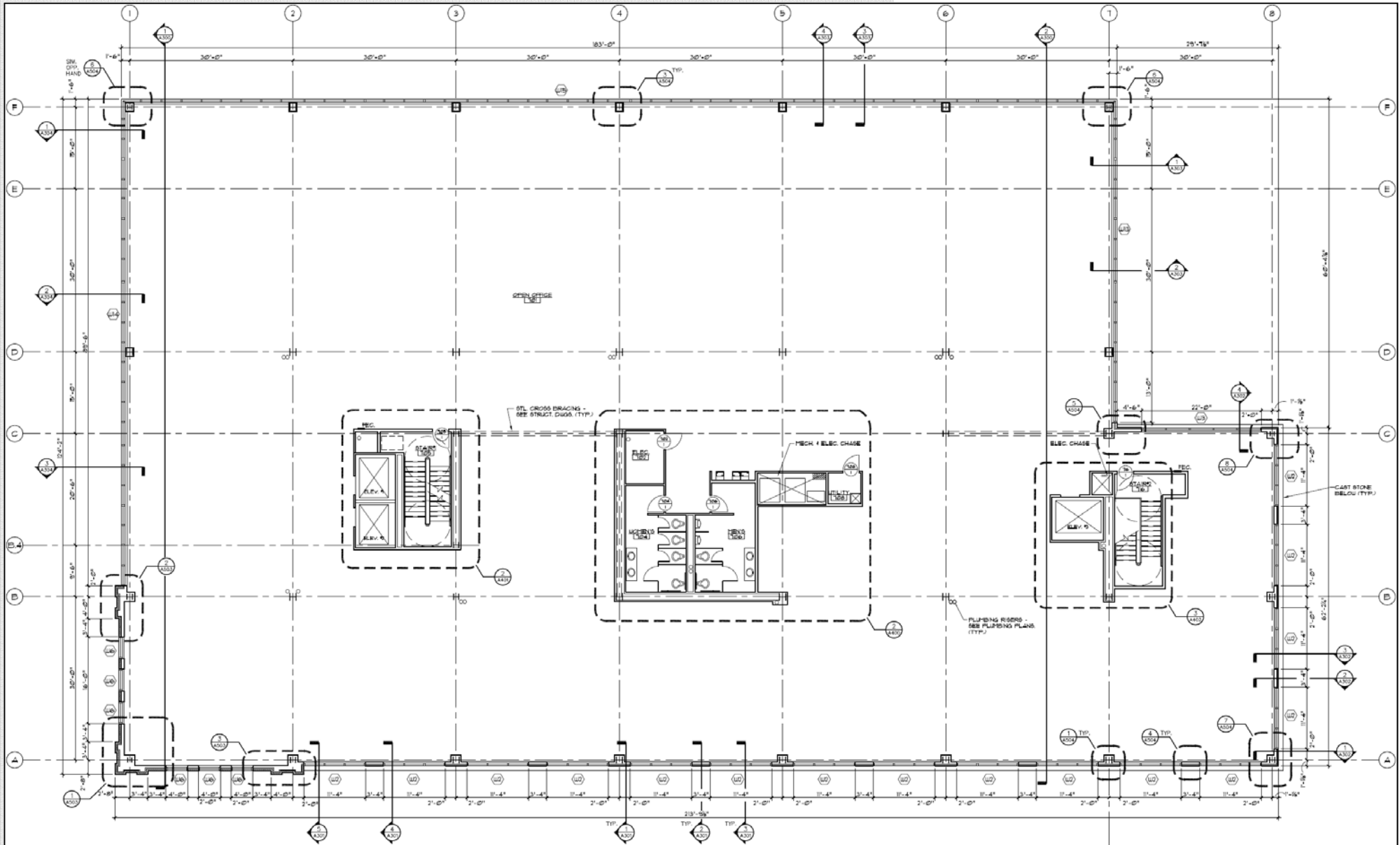


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## Typical Floor Plan +/- 24,000 SF



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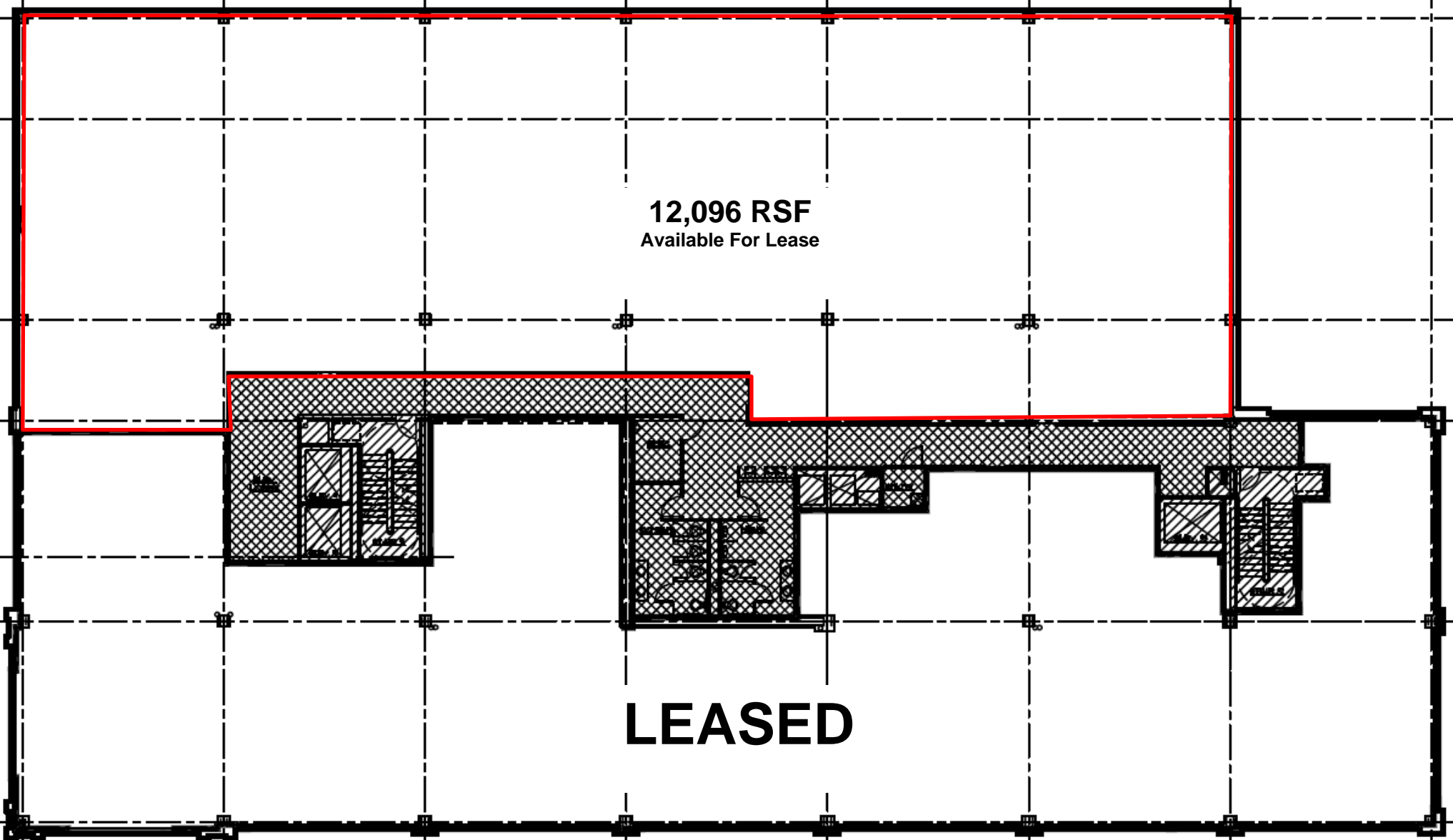
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6th Floor - 23,993 RSF

12,096 RSF  
Available For Lease

LEASED

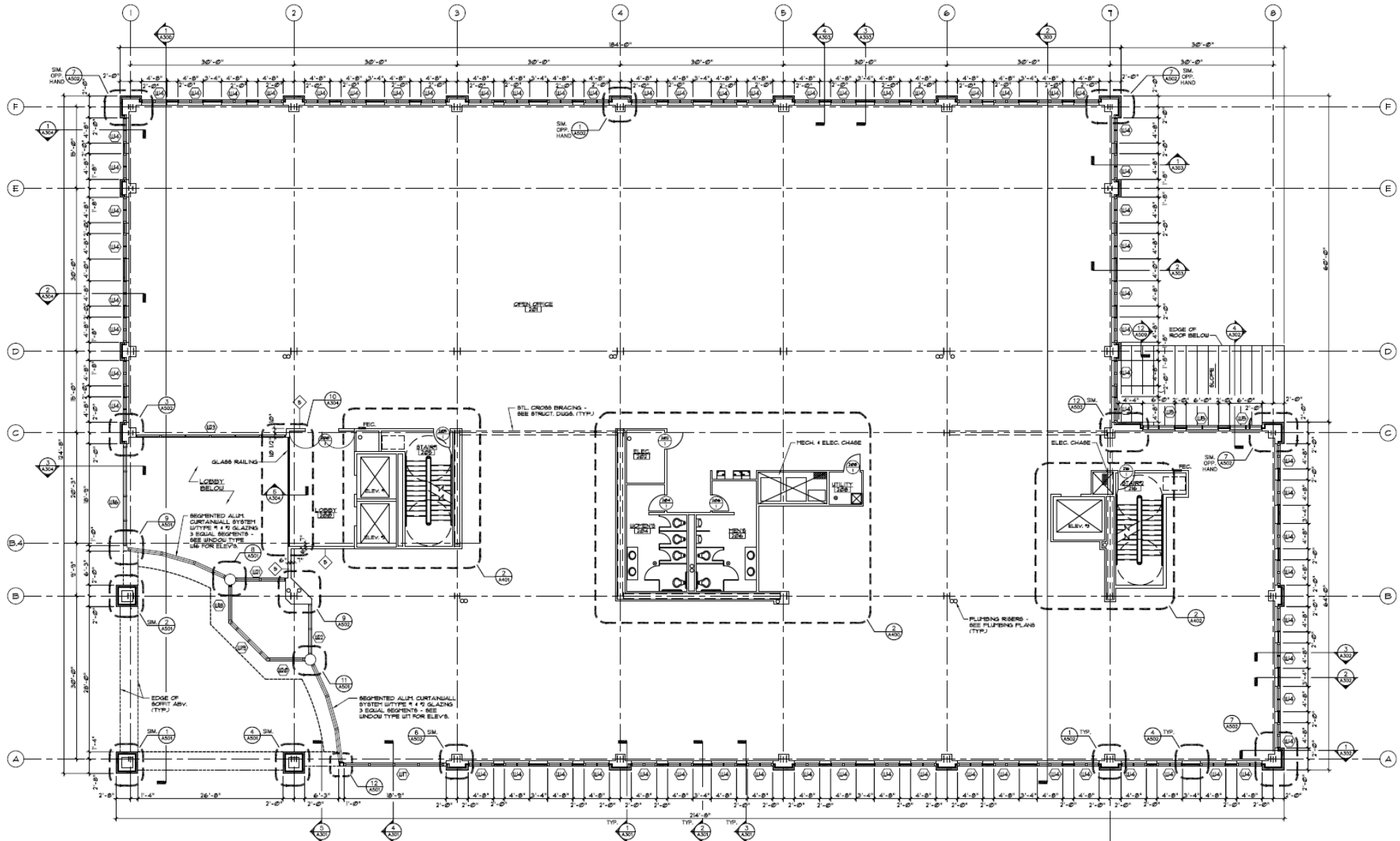


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123 Justus Street, Wilmington, DE 19801



## 2nd Floor - 21,849 RSF

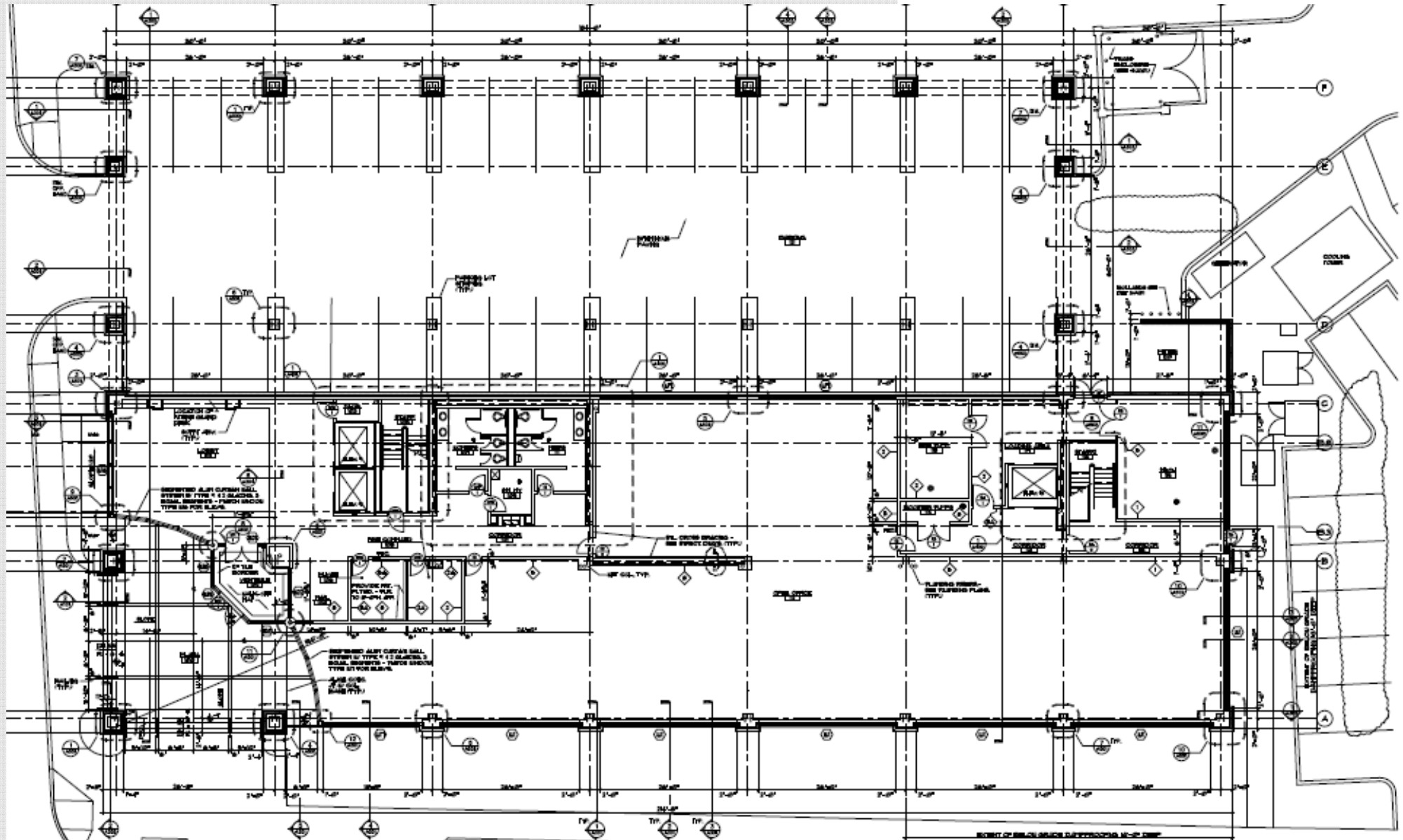


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## 1st Floor - 7,628 RSF



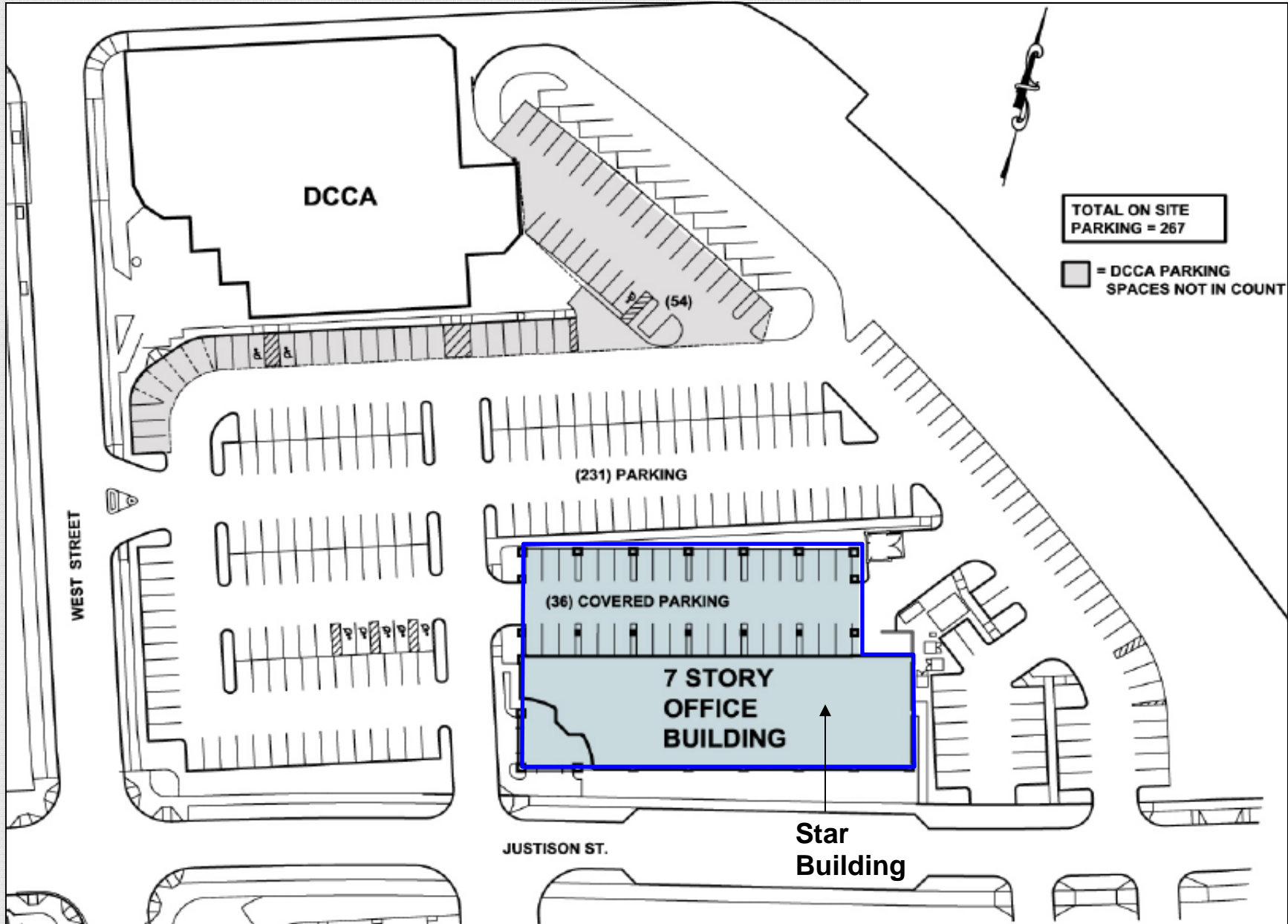
REINFORCED ALUM. CURTAIN WALL SYSTEM OF TYPE # 11 GLAZING 3 SOGAL. INSURTS - FINISH BRICKS TYPE 21 FOR SLAB

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Site Plan Showing On-Site Parking  
(Additional Parking Available Off-Site)



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## PROPERTY DETAILS

<b>Address:</b>	123 Justison Street Wilmington, Delaware 19801
<b>Size:</b>	7 Stories 155,597 Gross Square Feet (149,308 Rentable SF per BOMA Standards) +/- 24,000 SF Floor Plates
<b>Parking:</b>	3.5 per 1,000 SF Available—267 spaces on-site with balance in adjacent parking facility.
<b>HVAC:</b>	Ground mounted closed circuit cooling tower with indoor boilers and system water pumps circulating heat pump loop water to all portions of the building. The capacity of the cooling system will be 400 tons. Heating and cooling on tenant floors will be accomplished by recessed ceiling mounted water source heat pumps. A rooftop mounted energy recovery unit will provide ventilation air and capture both heating and cooling energy from exhaust air systems.
<b>Electrical:</b>	Two different voltages from two transformers will be fed from a single substation. The common areas, cooling tower, energy recovery unit, heating boilers, elevators and the domestic water and cooling water pumps will be served by a 1200 amp, 480/277 volt, 3 phase service. The rest of the building will have a 6000 amp, 208Y/120 volt, 3 phase service. The capacity for tenant floors 1 through 6 will be 800 amps at 208Y/120 volt, 3 phase. This will provide 12.5 watts per square foot for floors 2 through 6 and 22 watts per square foot for the first floor. Floor seven will have a capacity of 1200 amps at 208Y/120 volts, 3 phase, providing 18 watts per square foot for that floor. Tenant lighting, receptacles, miscellaneous power, and the water source heat pumps will be connected to these services. A 350 KW, 480 volt, 3 phase natural gas fired emergency generator will serve as backup for all elevators, stair tower pressurization fans, fire alarm system, common area exit/emergency lighting, fire command center, elevator machine room air conditioning systems and other miscellaneous loads.
<b>Ceiling Heights:</b>	10' to the bottom of the ceiling grid above finished floor
<b>Structure:</b>	Steel Frame with Concrete Floors and Grade Beams. Columns Spaced at 30'.
<b>Windows:</b>	Floor to Floor Glass, Aluminum Curtain Wall, Insulated, with a Blue Tint
<b>Life Safety:</b>	Two Emergency Egress Stair Towers with standpipes.
<b>Elevators:</b>	Two Passenger and One Service Elevator
<b>Fire Alarm:</b>	Pull stations, horn/strobes, voice evacuation system, fire command center, and a two way fire department communication system between the fire command center and every elevator, elevator lobby, and entry into an enclosed exit stairway. The fire alarm will be transmitted to the fire department or an approved alarm-receiving facility.
<b>Security System:</b>	TBD
<b>Roof:</b>	EPDM
<b>Communications:</b>	High Speed Internet Available
<b>Architect:</b>	William Netta Architects, LLC.
<b>Mech/Elec Engineer:</b>	Richard C. Sokoloski, P.E.
<b>Structural Engineer:</b>	Macintosh Engineering
<b>Site Civil Engineer:</b>	Rummel, Klepper and Kahl, LLP.

