

# SALE/LEASE

## Medical Office Condominium



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**Centreville, Delaware 19807**  
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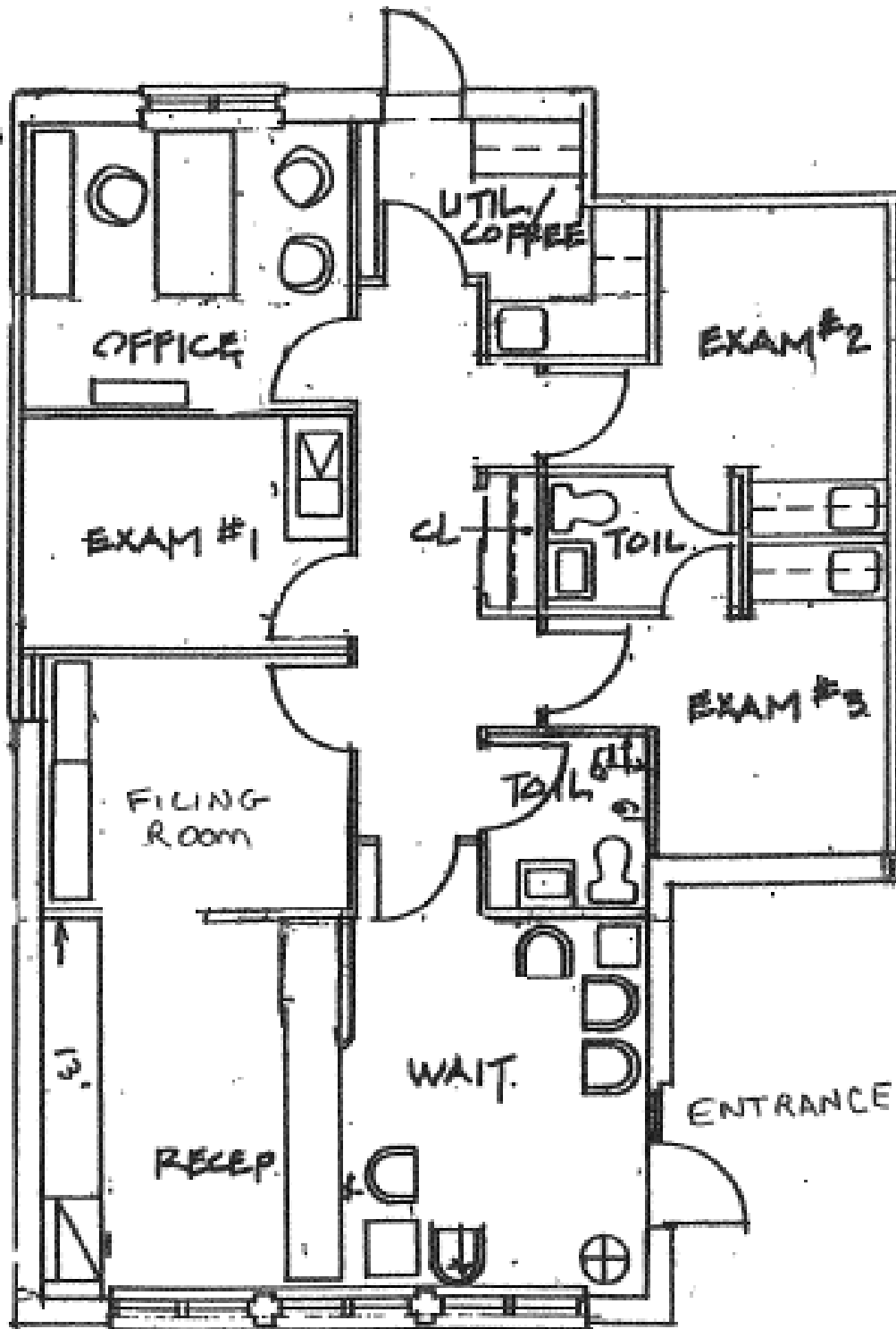
**Omega Professional Center**  
**J30 Omega Drive**  
**Newark, Delaware 19713**

- +/-1,350 square feet
- Sale Price: \$275,000.00
- Lease Price: \$21.00/sf. Net utilities & janitorial.
- The unit is located on the first floor with an efficient layout. 2 restrooms, break room, 3-4 exam rooms, private office, waiting & reception area.
- Omega Professional Center is located directly across Rt.4 from Christiana Hospital.
- Roof and HVAC have been replaced in the last 5 & 7 years.

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The information presented is believed to be accurate, but the users must verify it for their own satisfaction. Price and availability are subject to change without prior notice. The Seller's broker, any cooperating broker, and any salesperson working with either are representing the Seller's best interests and have fiduciary responsibilities to Seller, but are obligated to treat all parties fairly.

# Floor Plan



FRONT