

OFFICE SPACE OFFERED FOR LEASE

ADDRESS:	9708 Monroe Street, Cockeysville, Maryland 21030
AVAILABLE SPACE:	100% Leased
RENTAL RATE:	
ESCALATION CLAUSE:	
OCCUPANCY:	
LEASE TERM:	
BUILDING SIZE:	3,400 square feet ±
ZONING:	O1, which is Baltimore County's designation for office
PARKING RATIO:	3 spaces serve the suite
TOTAL NUMBER OF LEVELS:	2
TYPICAL FLOOR SIZE:	1,800 square feet ±
CEILING HEIGHT:	9'
EXTERIOR CONSTRUCTION:	Frame
FLOOR CONSTRUCTION:	Carpet over wood
ELECTRIC SERVICE:	220v
HEATING SYSTEM & AIR CONDITIONING:	Heat Pump controlled by Tenant
UTILITY SERVICE:	Public water and public sewer
BUSINESS HRS. OF BLDG:	To Tenant's specifications
AMENITIES:	<ul style="list-style-type: none">• Two offices• Large reception work area• Powder room• 2nd Floor Walk-up

For additional information, contact

Frederick W. Hearn, SIOR – 410/494-4868 or fhearn@mackenziecommercial.com

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