

OFFICE SPACE FOR LEASE

8505 Loch Raven Boulevard | Towson, Maryland 21286



STREET ADDRESS:	8508 Loch Raven Boulevard Towson, MD 21286
SPACE AVAILABLE:	Suite B: 1,823 square feet
RENTAL RATE:	\$2,430.00 per month, Modified Gross
PUBLIC FACTOR:	7% included
ESCALATION CLAUSE:	3%
OCCUPANCY:	Immediate
LEASE TERM:	Two (2) Years
BUILDING STORIES:	Two
ELEVATOR:	Yes
ZONING:	O1, which is Baltimore County's designation for Office
PARKING:	Ample
UTILITY SERVICE:	Public water and public sewer
HVAC:	Controlled by Tenant
RESTROOMS:	In suite
TRANSPORTATION:	Front door
BUSINESS HOURS OF BUILDING:	To Tenant's business
HIGHLIGHTS:	<ul style="list-style-type: none">• Convenient to I-695• Building in excellent condition and professionally managed• Good signage• First floor – exterior signage