

# COMMERCIAL/FLEX SPACE FOR LEASE

ORCHARDS I | Towson, Maryland 21286



|                           |   |
|---------------------------|---|
| <b>BUILDING NAME:</b>     | Orchards I  |
| <b>STREET ADDRESS:</b>    | 8821 Orchard Tree Lane<br>Towson, Maryland 21286  |
| <b>AVAILABLE SPACE:</b>   | 2,800 square feet ±   |
| <b>LEASE RATE:</b>        | \$2,200.00 per month  |
| <b>LEASE TYPE:</b>        | Modified Gross  |
| <b>LEASE TERM:</b>        | Two years plus  |
| <b>ESCALATION CLAUSE:</b> | Yes   |
| <b>OCCUPANCY:</b>         | December  |
| <b>BUILDING STORIES:</b>  | One   |
| <b>BUILDING SIZE:</b>     | 10,400 square feet  |
| <b>TYPICAL UNIT SIZE:</b> | 2,800 square feet   |
| <b>PARKING SPACES:</b>    | 25 spaces serve the property  |
| <b>ZONING:</b>            | Business Roadside (BR)  |
| <b>RESTROOM(S):</b>       | One   |
| <b>CEILING HEIGHT:</b>    | 14'   |
| <b>LOADING:</b>           | One drive-in door (8' x 6')   |
| <b>HVAC:</b>              | Controlled by Tenant  |
| <b>BUILD OUT:</b>         | Showroom and warehouse  |
| <b>CONSTRUCTION:</b>      | Masonry exterior, concrete floor with built up roof   |
| <b>YEAR BUILDING:</b>     | 1977  |
| <b>HIGHLIGHTS:</b>        | <ul style="list-style-type: none"><li>• Excellent flex space</li><li>• Convenient to Loch Raven Blvd and I-695</li><li>• Public water, public sewer, gas service with 240v electric</li></ul> |

10/12/2016