

# FLEX OFFICE SPACE FOR LEASE

117 Old Padonia Road | Timonium, MD 21093



<b>STREET ADDRESS:</b>	117 Old Padonia Road Timonium, MD 21093
<b>AVAILABLE SPACE:</b>	Unit: A and B – 1,680 square feet
<b>OFFICE BUILD-OUT:</b>	Office, kitchen and work area
<b>LEASE TYPE:</b>	Modified Gross
<b>LEASE RATE:</b>	\$2,200.00 per month
<b>BUILDING CLASS:</b>	B
<b>ZONING:</b>	Business Major
<b>PROPERTY TYPE:</b>	Flex
<b>BUILDING STORIES:</b>	1
<b>SITE SIZE:</b>	120' x 200'
<b>PARKING SPACES:</b>	Two per unit
<b>YEAR BUILT:</b>	1990
<b>DATE AVAILABLE:</b>	August 2019
<b>EXTERIOR:</b>	Masonry
<b>FLOOR:</b>	Concrete
<b>ROOFING:</b>	Built up
<b>RESTROOM(S):</b>	Two
<b>UTILITIES:</b>	Gas, Sewer, Water
<b>ELECTRIC:</b>	100 AMP, 3 phase, 120/208
<b>LEASE TERM:</b>	Two years +
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"><li>• Easy access to I-83 at Padonia Road</li><li>• 100% air conditioned</li><li>• Good for destination retail</li><li>• Can be expanded</li></ul>

3/13/2019