

# BUILDING FOR LEASE

203 OLD PADONIA ROAD | TIMONIUM, MD 21093



<b>STREET ADDRESS:</b>	203 Old Padonia Road, Timonium, MD 21093
<b>COUNTY:</b>	Baltimore County
<b>PROPERTY TYPE/USE:</b>	Office
<b>BUILDING SIZE:</b>	1,935 sf
<b>BUILDING STORIES:</b>	Two
<b>ELEVATOR(S):</b>	No
<b>OFFICE BUILD-OUT:</b>	100% first floor – basement storage
<b>AVAILABLE:</b>	Immediate
<b>LEASE TYPE:</b>	Modified/Full Service
<b>LEASE RATE/ESCALATION:</b>	\$1,800.00 per month
<b>TOTAL SPACE AVAILABLE:</b>	1,935 sf
<b>ZONING:</b>	BM
<b>BUILDING CLASS:</b>	C
<b>PARKING SPACES:</b>	8 spaces
<b>EXTERIOR CONSTRUCTION:</b>	Frame
<b>FLOOR TYPE:</b>	Carpet over wood
<b>ROOFING:</b>	Asphalt
<b>WALLS/CEILINGS:</b>	Dry Wall
<b>COOLING FUEL:</b>	Natural Gas
<b>COOLING SYSTEM:</b>	Heat Pump(S)
<b>HEATING FUEL:</b>	Natural Gas
<b>HEATING SYSTEM:</b>	Forced Air
<b>UTILITIES:</b>	At Landlord's expense
<b>CEILING HEIGHT:</b>	8'-10'
<b>UTILITY CONTROL:</b>	Tenant
<b>GENERAL UTILITIES:</b>	220; Three Phase
<b>DEMOGRAPHICS:</b>	Available Upon Request
<b>HIGHLIGHTS:</b>	<ul style="list-style-type: none"><li>• Free-standing building</li><li>• Convenient to I-83</li><li>• Two stories with basement</li><li>• Four rooms on first floor</li></ul>

8/7/2019