



CHARLESWOOD BUILDING

8422 BELLONA LANE | TOWSON, MARYLAND 21204

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Excellent visibility and access
- Located at the triangle of I-83, I-695, and Charles Street
- Minutes from downtown Towson and downtown Baltimore
- Near major restaurants, Towson Town Center and the Shops at Kenilworth
- Elevator served
- Exclusive outdoor entrances
- Private restrooms
- Exclusive HVAC
- Operable windows

AVAILABLE:

SUITE 301: 3,438 SF
(AVAILABLE MAY 2025)
SUITE 304: 1,735 SF

PARKING:

4:1,000 SF

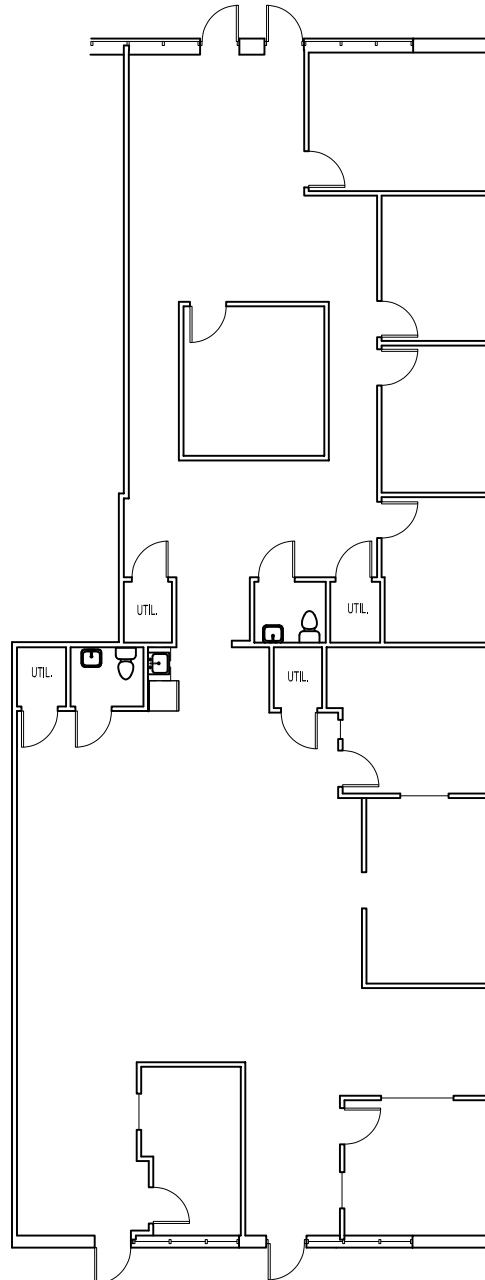
RENTAL RATE:

\$21.50/SF, MG

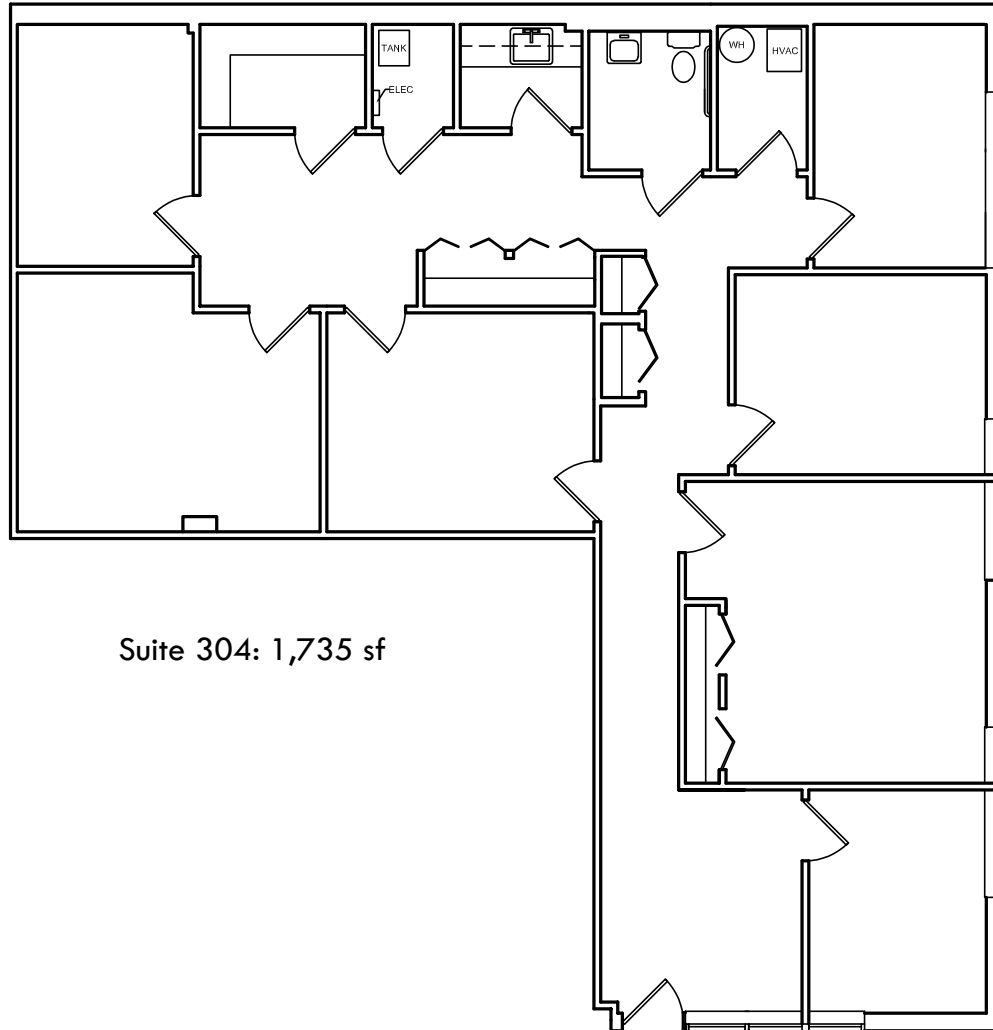


FLOOR PLAN: SUITE 301

Suite 301: 3,438 sf

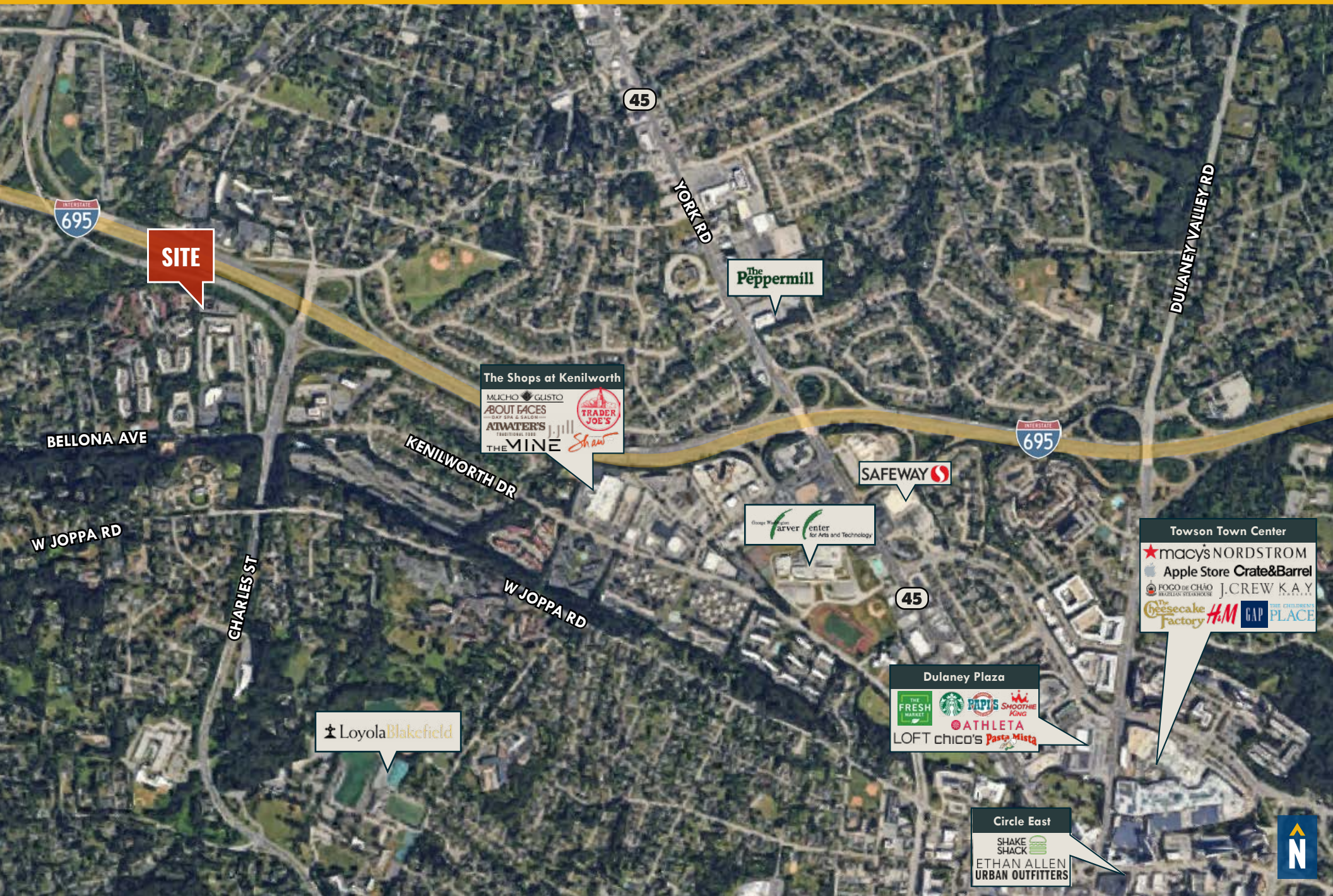


FLOOR PLAN: SUITE 304



Suite 304: 1,735 sf

LOCAL BIRDSEYE



SITE

45

YORK RD

The Peppermill

DULANEY VALLEY RD

695

BELLONA AVE

KENILWORTH DR

The Shops at Kenilworth
MUCHO GUSTO
ABOUT FACES
ATWATER'S
THE MINE
TRADER JOE'S
Shaw

695

SAFEGWAY

George Washington Carver Center
for Arts and Technology

45

W JOPPA RD

W JOPPA RD

CHARLES ST

Loyola Blakefield

Towson Town Center
macy's NORDSTROM
Apple Store Crate&Barrel
POGO DE CHAO
J.CREW KAY
Cheesecake Factory H&M GAP THE CHILDREN'S PLACE

Dulaney Plaza
THE FRESH MARKET
Starbucks
PAPA'S SMOOTHIE KING
ATHLETA
LOFT chico's Pasta Mista

Circle East
SHAKE SHACK
ETHAN ALLEN
URBAN OUTFITTERS



FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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