

# OFFICE SPACE FOR LEASE

9708 Monroe Street | Cockeysville, MD 21030



<b>STREET ADDRESS:</b>	9708 Monroe Street Cockeysville, MD 21030
<b>AVAILABLE SPACE:</b>	800 square feet
<b>RENTAL RATE:</b>	\$950.00 per month
<b>ESCALATION CLAUSE:</b>	3% annually
<b>OCCUPANCY:</b>	July, 2019
<b>LEASE TERM:</b>	2+ years
<b>BUILDING SIZE:</b>	3,400 square foot
<b>ZONING:</b>	O1
<b>PARKING RATIO:</b>	Three spaces serve the suite
<b>TOTAL NUMBER OF LEVELS:</b>	Two
<b>TYPICAL FLOOR SIZE:</b>	800 square feet
<b>CEILING HEIGHT:</b>	9'
<b>EXTERIOR CONSTRUCTION:</b>	Frame
<b>ELECTRIC SERVICE:</b>	220v
<b>HEATING SYSTEM &amp; AIR CONDITIONING:</b>	Heat pump controlled by Tenant
<b>UTILITY SERVICE:</b>	Public water and public sewer
<b>BUSINESS HOURS OF BLDG.:</b>	To Tenant's specifications
<b>HIGHLIGHTS:</b>	<ul style="list-style-type: none"><li>• One office and large reception work area in suite</li><li>• Powder room</li><li>• First floor suite</li></ul>