

# OFFICE SPACE FOR LEASE

504 BALTIMORE AVENUE | TOWSON, MD 21204



|                             |   |
|-----------------------------|---|
| STREET ADDRESS:             | 504 BALTIMORE AVENUE<br>TOWSON, MD 21204  |
| AVAILABLE SPACE:            | First Floor: 1,109 sf<br>Second Floor: 1,179 sf   |
| LEASE TERM:                 | 1 year  |
| MONTHLY RENT:               | First Floor: \$1,910 per month<br>Second Floor: \$1,910 per month   |
| BUILDING SIZE:              | 4,387 square feet   |
| ZONING:                     | BM, which is Baltimore County's designation for Business/Major  |
| PARKING RATIO:              | Three free spaces serve the leased suite  |
| ELEVATOR(S):                | No  |
| TOTAL NUMBER OF LEVELS:     | 3   |
| OCCUPANCY:                  | TBN   |
| EXTERIOR CONSTRUCTION:      | Frame   |
| FLOOR CONSTRUCTION:         | Wood with carpet  |
| ELECTRIC SERVICE:           | 220 volts   |
| HEATING/AC SYSTEM:          | Controlled by Landlord  |
| UTILITY SERVICE:            | Public water and public sewer   |
| BUSINESS HOURS OF BUILDING: | To Tenant's specification   |
| HIGHLIGHTS:                 | <ul style="list-style-type: none"><li>• Attractive office near Baltimore County Court House</li><li>• Free assigned parking</li></ul> |