

OFFICE SPACE LEASE

6 Parks Avenue | Cockeysville, MD 21030



STREET ADDRESS:	6 Parks Avenue Cockeysville, MD 21030
AVAILABLE SPACE:	1,045 sf (divisible into two suites) 485 sf at \$550.00 per month 560 sf at \$630.00 per month Each suite has reception room and large office with powder room
LEASE TYPE:	Modified Gross
RENT:	\$1,045 per month
ESCALATION CLAUSE:	Yes
LEASE TERM:	Negotiable
BUILDING SIZE:	1,800 sf
ZONING:	O-1, which is Baltimore County's designation for Office
PARKING RATIO:	Ample
TOTAL NO. OF LEVELS:	One
CEILING HEIGHT:	9'
EXTERIOR CONSTRUCTION:	Masonry
FLOOR CONSTRUCTION:	Carpet over concrete
HEATING SYSTEMS	Forced air
AIR CONDITIONING:	Wall unit
UTILITY SERVICE:	Electricity and air conditioning at Tenant's expense
BUISINESS HOURS OF BLDG:	To Tenant's specifications

8/2/2018