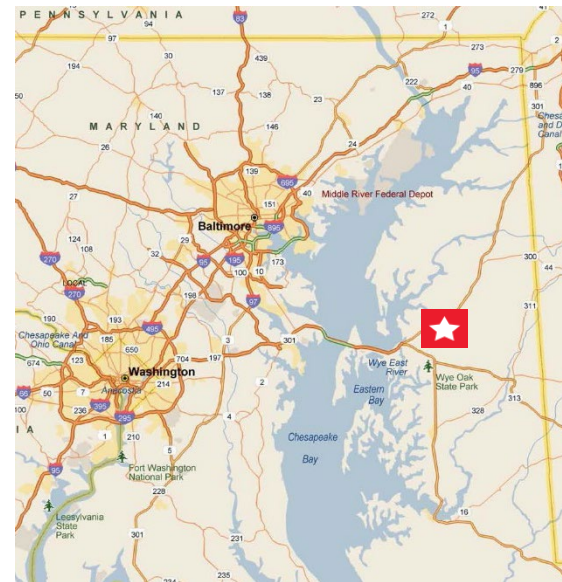


**CENTREVILLE BUSINESS PARK**



**Property Highlights**

- Building Square Feet: 20,605 SF
- Remaining Space: 1,563 SF
- Parking: 4.8/1,000 SF
- Total Lot Size: 1.74 ± Acres
- Zoning: PBD
- Exterior: Brick and Glass
- Existing ADA Restrooms
- Ceiling Height: 9' Finished
- HVAC: Electric
- Sprinklers: Wet System
- Floor Construction: 5" Concrete
- Utilities: Public Water & Sewer
- **Sale Price: \$295,000**
- Lease Price: \$19.75 NNN
- CAM: \$2.75 PSF
- Insurance: \$0.15 PSF
- Real Estate Taxes: \$1.95 PSF (2021)



**Kevin J. Greaney**  
Senior Director  
+1 410 953 6689  
kevin.greaney@cushwake.com

**Gideon Price**  
Associate  
+1 410 953 6699  
gideon.price@cushwake.com

One East Pratt Street  
Suite 700  
Baltimore, MD 21202  
Phone: +1 410 752 4285  
cushmanwakefield.com

## Suite 104 – Last Suite Available

