

413 COMMONWEALTH AVE.,
CATONSVILLE, MD 21228



MEDICAL OFFICE SPACE
FOR LEASE

MEDICAL/OFFICE SPACE FOR LEASE

413 COMMONWEALTH AVENUE



OFFERING SUMMARY

LEASE RATE:	\$25 SF/YR
LEASE STRUCTURE	Modified Gross; Tenant Pays Utilities
SPACES AVAILABLE:	Unit 6 & 7
BUILDING SIZE	8,865 SF
CORE FACTOR	10%
PARKING:	Free and Unreserved

PROPERTY HIGHLIGHTS

- Two Medical Office Suites Available
- ±821 RSF & ±888 RSF Suites
- \$25/SF/Yr Modified Gross
- Private Offices & Treatment Rooms
- Reception & Waiting Areas
- Private Restrooms
- Free Surface Parking
- 24-Hour Building Access
- Easy Access to I-695, I-95, I-70 & Route 40
- Walkable to Bus Routes
- Move-In Ready Space



HELEN DELLHEIM

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PROPERTY PHOTOS

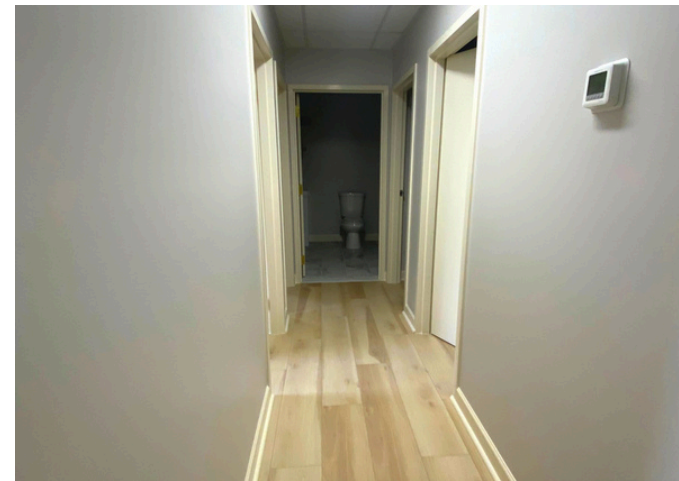
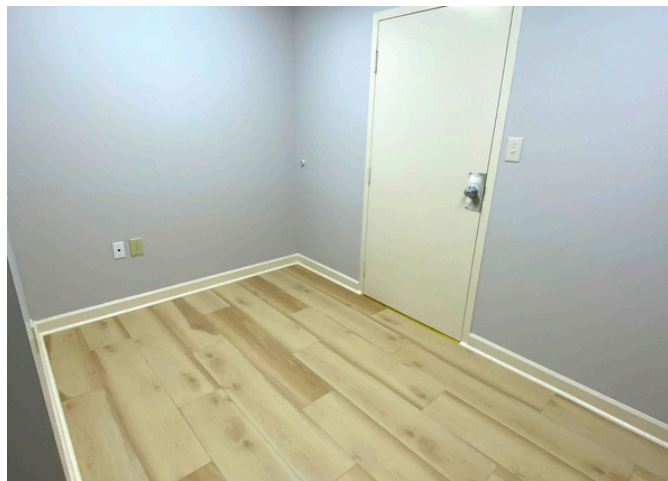
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UNIT 6

PROPERTY PHOTOS

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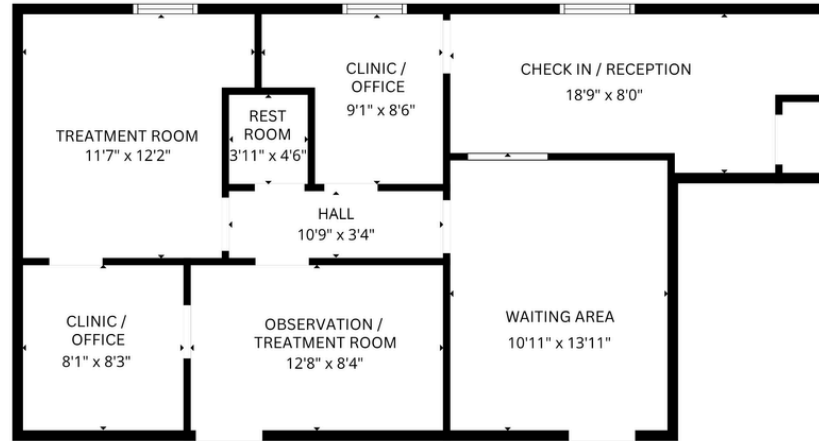


UNIT 7

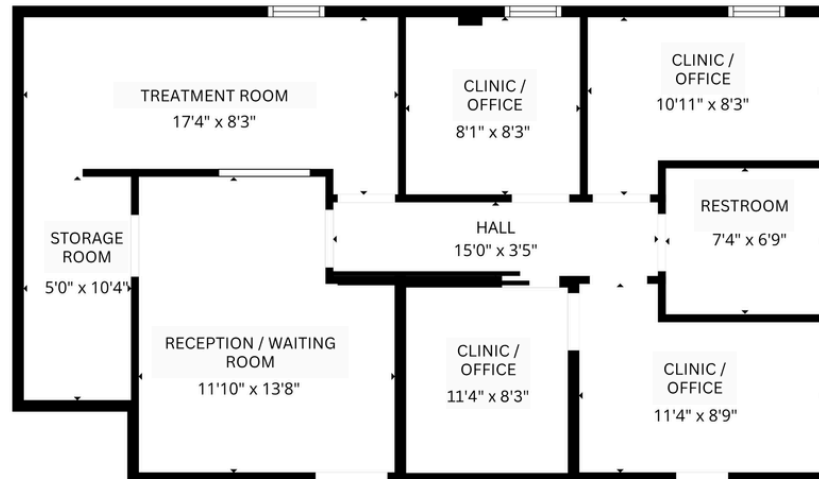
FLOORPLAN

NOTE: FLOORPLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT PER BOMA SPECIFICATION

UNIT 6

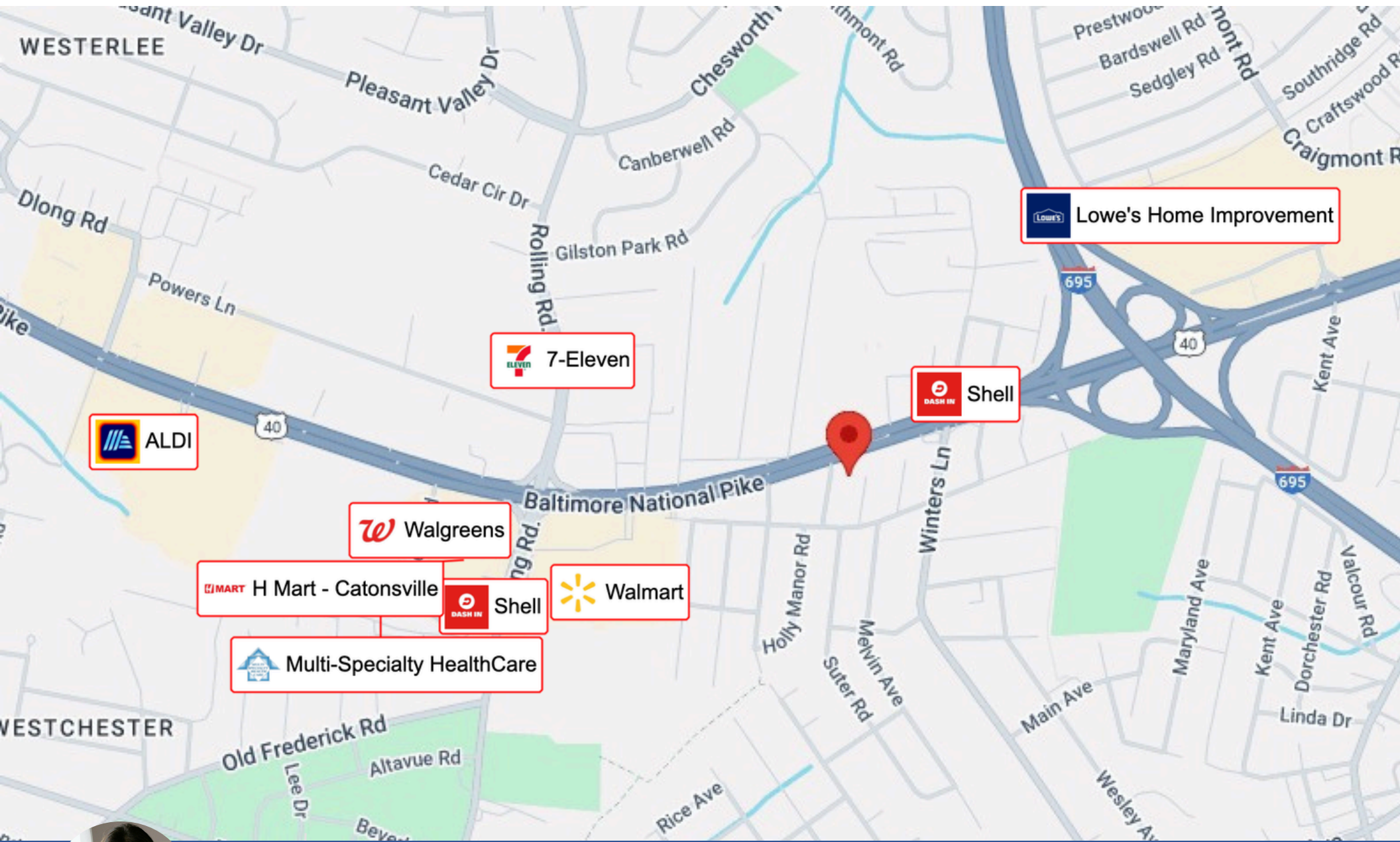


UNIT 7



BUSINESS MAP

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