

Valley Place One

Commercial Property for Lease

9601-9611 Reisterstown Road | Owings Mills | MD 21117

1,750-10,500 SF Available for Lease

5,250 SF Max Contiguous Per Floor

or

Long-Term Ground Lease

.51 Acre Site | 24 Parking Spaces | As-Is



Property Overview

- **Lease Type:** Triple Net Lease or Absolute Net Ground Lease - TBD
- **Building Lease:** 1,750 SF to 10,500 SF
- **Ground Lease:** .51 Acres with 10,500 SF Building in As-Is, Where-Is Condition
- **Ingress & Egress:** Harden Ave and Greenspring Valley Rd
- **Average Daily Traffic:** Reisterstown Rd (30,000 ADT) & Greenspring Valley Rd (9,500 ADT)
- **Signalized intersection:** Reisterstown Rd & Greenspring Valley Rd
- **Signage:** Direct exposure on Reisterstown Road
- **Nearby Arteries:** I-695, I-795, I-83 / Falls Road and Greenspring Valley Rd; 2 miles from I-695, 3.1 miles from I-795, 7.5 miles from I-83 S / Falls Rd



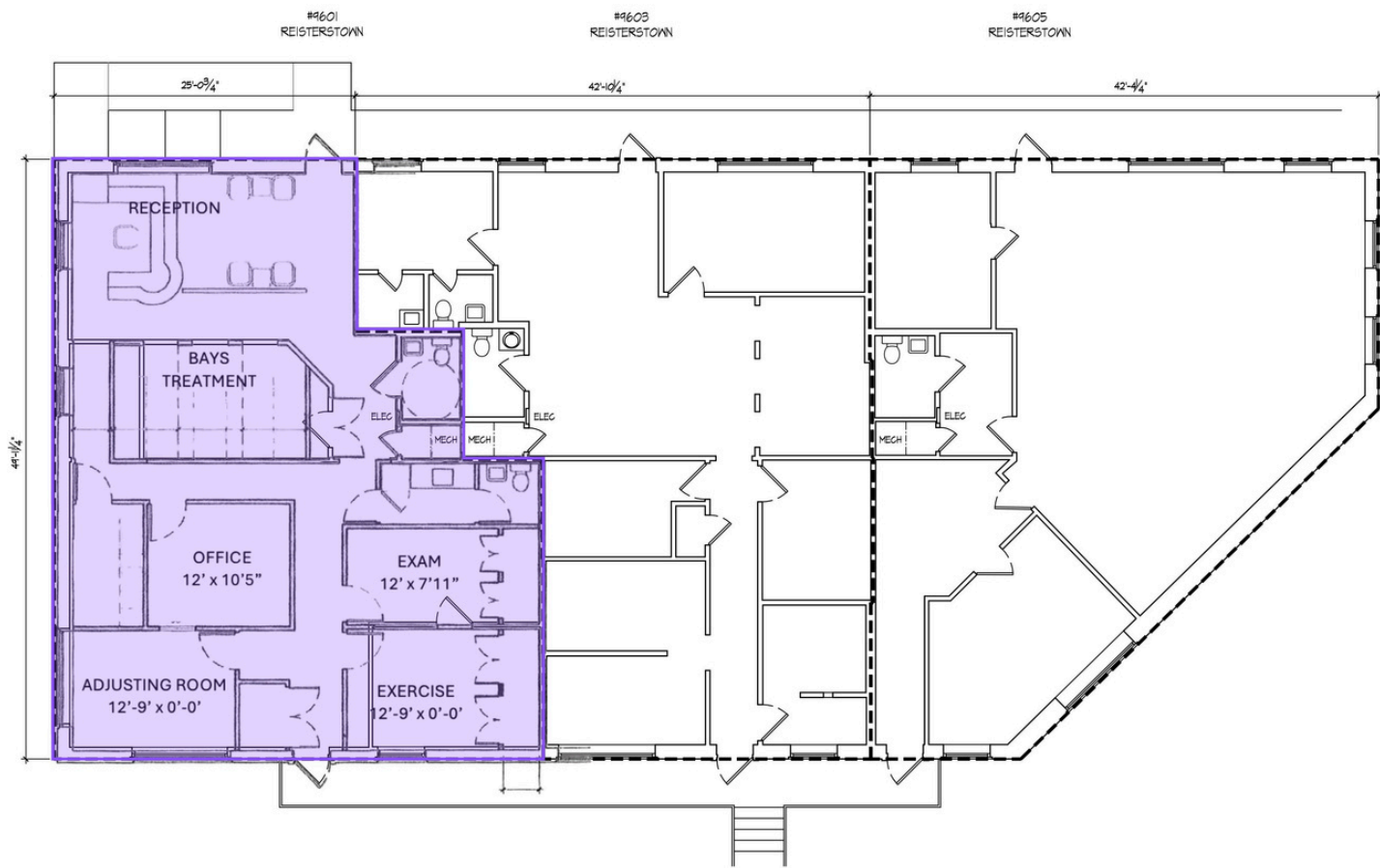
Details


Address	Tenant	Size (SF)	Current Buildout	Description
9601 Reisterstown Road	Occupied	1,750	Chiropractic Office	Chiropractor has been a model tenant at the property since 2007 and intends to vacate by end of term, or 9/30/26, if not sooner subject to a potential sale and transfer of his extensive client book to an incoming replacement practice.
9603-05 Reisterstown Road	Available	1,750-3,500	Church/Meeting Space	Ideal for Church Use
9607 Reisterstown Road	Available	1,750	Multi-Purpose	Open Plan, Ideal for Personal Training Studio Use
9609 Reisterstown Road	Available	1,000	Multi-Purpose	Ideal for Bodywork/Skincare Studio Use
9609-A Reisterstown Road	Available	750	Professional Office	Recently Remodeled Studio Office
9611 Reisterstown Road	Available	1,750	Professional Office	2 Restrooms & Kitchenette

Property Views



Floor Plan - Upper Level



 Short -Term Lease

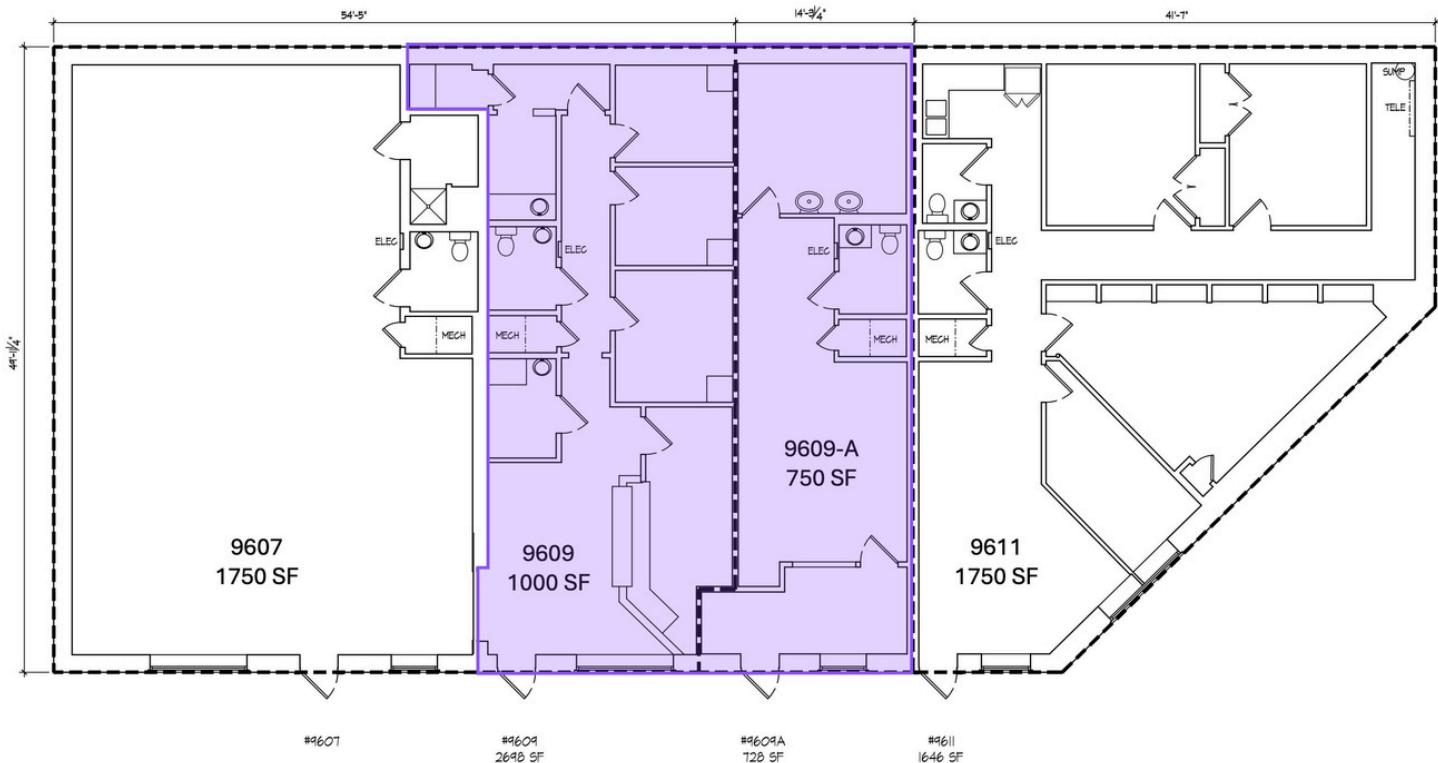


Valley Place One
Owings Mills, MD 21117

DATE: 2.19.20
DRAWING: 20004
SCALE: 1/8" = 1'-0"
SHT SIZE: 11x17

EXISTING UPPER LEVEL FLOOR PLAN
EX2

Floor Plan - Lower Level



Short -Term Lease

Retail Aerial





TROUT DANIEL & ASSOCIATES

BUY. SELL. LEASE. ADVISE.

VALLEY PLACE
ONE

THE CHURCH OF
JESUS CHRIST OF
LATTER-DAY
SAINTS

CHIROPRACTOR
A.S. HEALTHCARE
SCOTT SOBEL, D.C.

A WILD PHYSIQUE

WELLNESS CLUB

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