

FOR LEASE | OFFICE/RETAIL SPACE AVAILABLE

# 3635 OLD COURT RD, PIKESVILLE, MD 21208

BEACHAM SQUARE OFFICE SPACE

**BANK BRANCH  
AVAILABLE**

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### PROPERTY SUMMARY

|                              |   |
|------------------------------|---|
| <b>Available:</b>            | 616 SF - 3,829 LSF                                  |
| <b>Core Factor:</b>          | 12% (included in LSF)                               |
| <b>Lease Type:</b>           | Full Service  |
| <b>Lease Rate:</b>           | \$19.75 psf   |
| <b>Building Description:</b> | 6-story office building<br>with ground floor retail |
| <b>Building Size:</b>        | 42,327 SF   |
| <b>Lot Size:</b>             | 1.97 Acres  |
| <b>Zoning:</b>               | BL  |

### PROPERTY OVERVIEW

Located in the heart of Pikesville, Beacham Square offers its tenants a quiet and professional working environment in a multi-building office complex, located less than one-half mile from Reisterstown Road.

The property is located within a Baltimore County Commercial Revitalization District, offering business owners a myriad of economic benefits. With ownership and property management on site daily, ownership takes great pride in the property and typically addresses its tenant's needs in quick fashion.

Abundant parking on site with surplus parking directly across Old Court Road. Property enjoys close proximity to retail shops, banking, restaurants and services.

### PROPERTY HIGHLIGHTS

- Centrally located in the Pikesville Revitalization District
- Easy access to Reisterstown Road and the Baltimore Beltway
- Common Area upgrades ongoing including new pylon sign design
- Four parking spaces available per 1,000 SF leased
- On-site ownership and property management

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Available Suites



**Beacham Square  
Welcomes**



|                   |                   |
|-------------------|-------------------|
| <b>1st Floor:</b> | 3,829 SF          |
| <b>2nd Floor:</b> | 1,531 SF          |
| <b>4th Floor:</b> | 1,824 SF          |
| <b>5th Floor:</b> | 616 SF & 1,795 SF |

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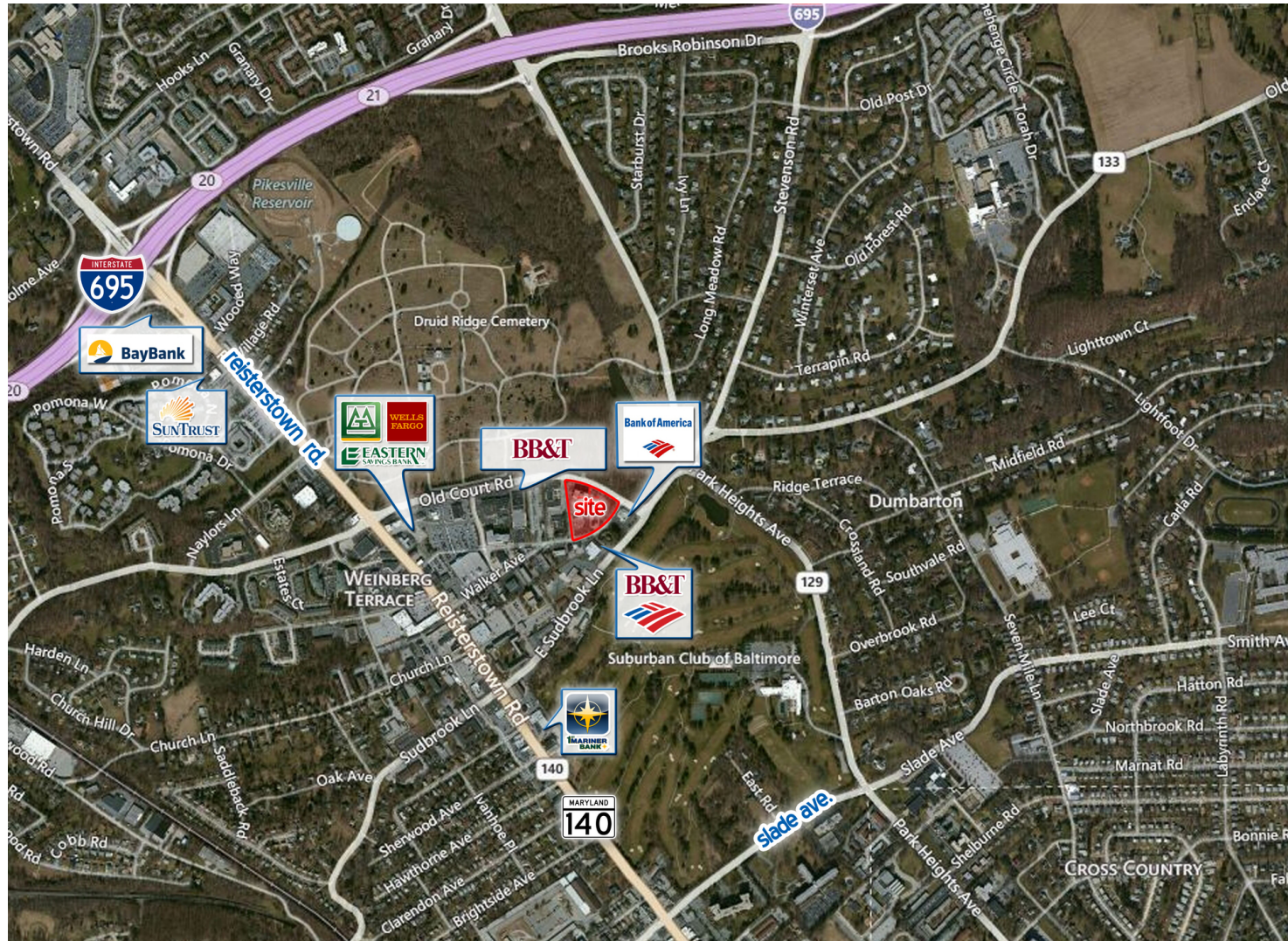
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Aerial



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