

FOR LEASE | CREATIVE STRUCTURE AVAILABLE FOR CREDIT TENANTS

# OWINGS COURT PROFESSIONAL CENTER

100 OWINGS CT, REISTERSTOWN, MD 21136



**Seth Danels**

443.921.9344

sdanels@troutdaniel.com

**Stacey Berman**

443.865.4998

sberman@troutdaniel.com



### PROPERTY SUMMARY

<b>Available SF:</b>	1,200 - 2,546 SF
<b>Lease Rate:</b>	\$15.00 SF (MG)
<b>Lot Size:</b>	0.89 Acres
<b>Building Size:</b>	20,000 SF
<b>Zoning:</b>	BL
<b>Parking Ratio:</b>	6.25/1,000 SF
<b>Sub Market:</b>	Reisterstown Road Corridor



### PROPERTY HIGHLIGHTS

- Signage available on Franklin Boulevard
- Suites separately metered for individual HVAC control
- Well maintained, two-story office building
- Close to I-795, Reisterstown Rd & Hannah More Park
- Conveniently located with walking distance to many amenities including restaurants and shops
- Direct entry to suite

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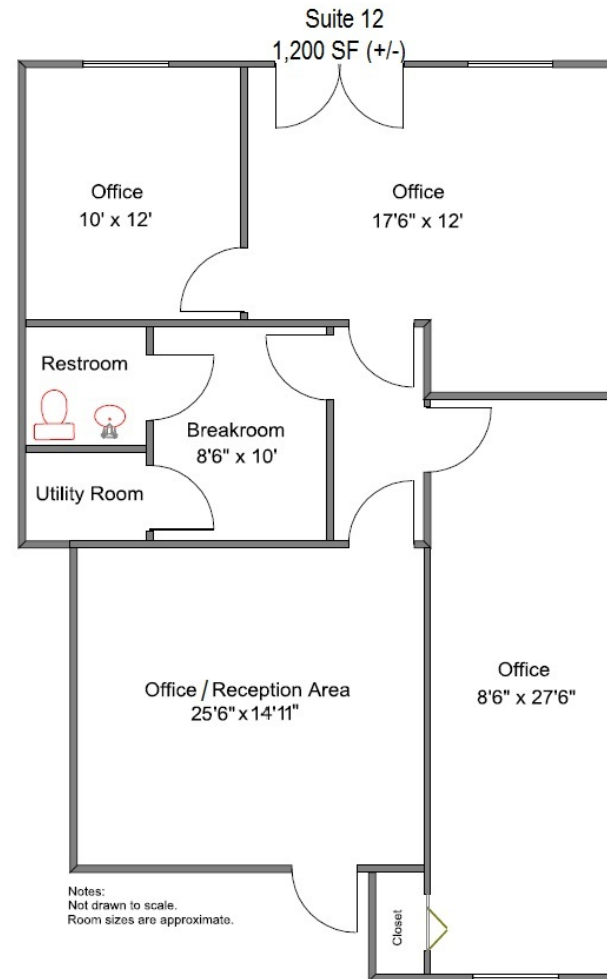
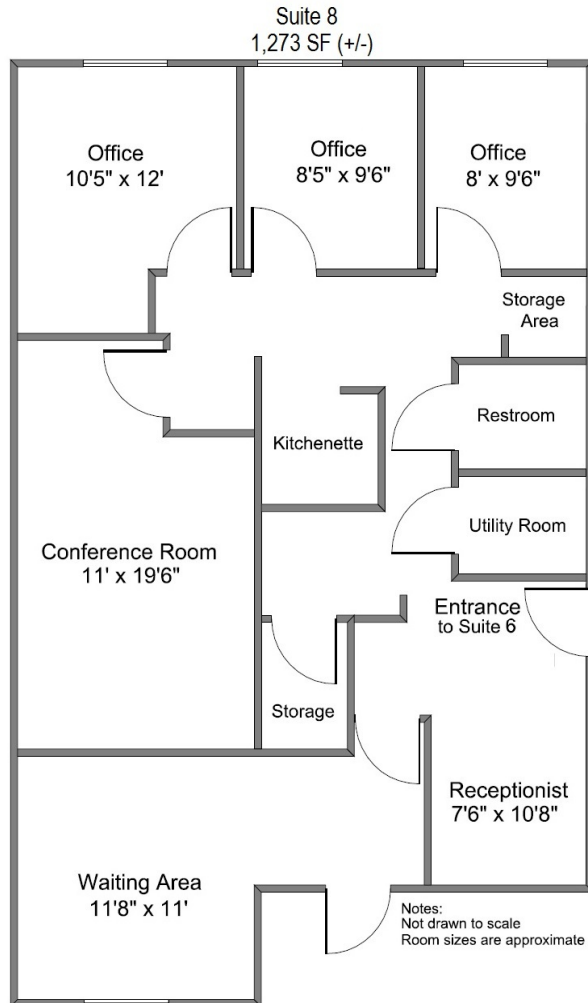
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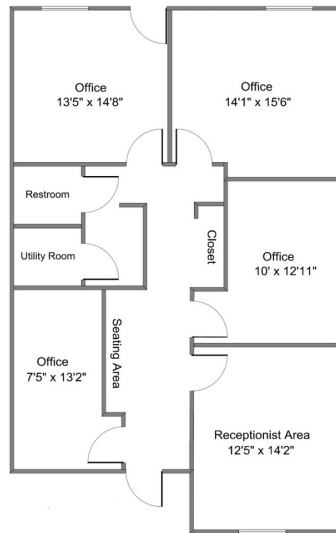
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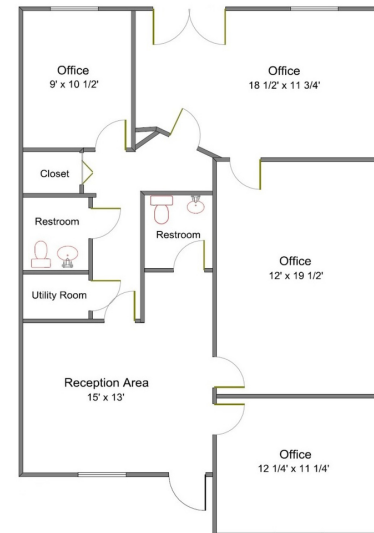


Upper Level Floor Plans

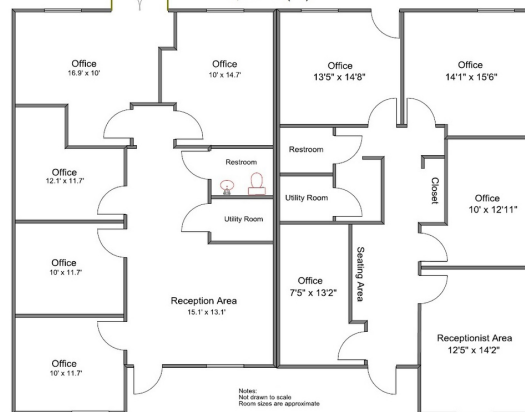
Suite 7  
1,237 SF (+/-)



Suite 9  
1,237 SF (+/-)



Suites 5 & 7  
2,546 SF (+/-)



Notes:  
Not drawn to scale  
Room sizes are approximate

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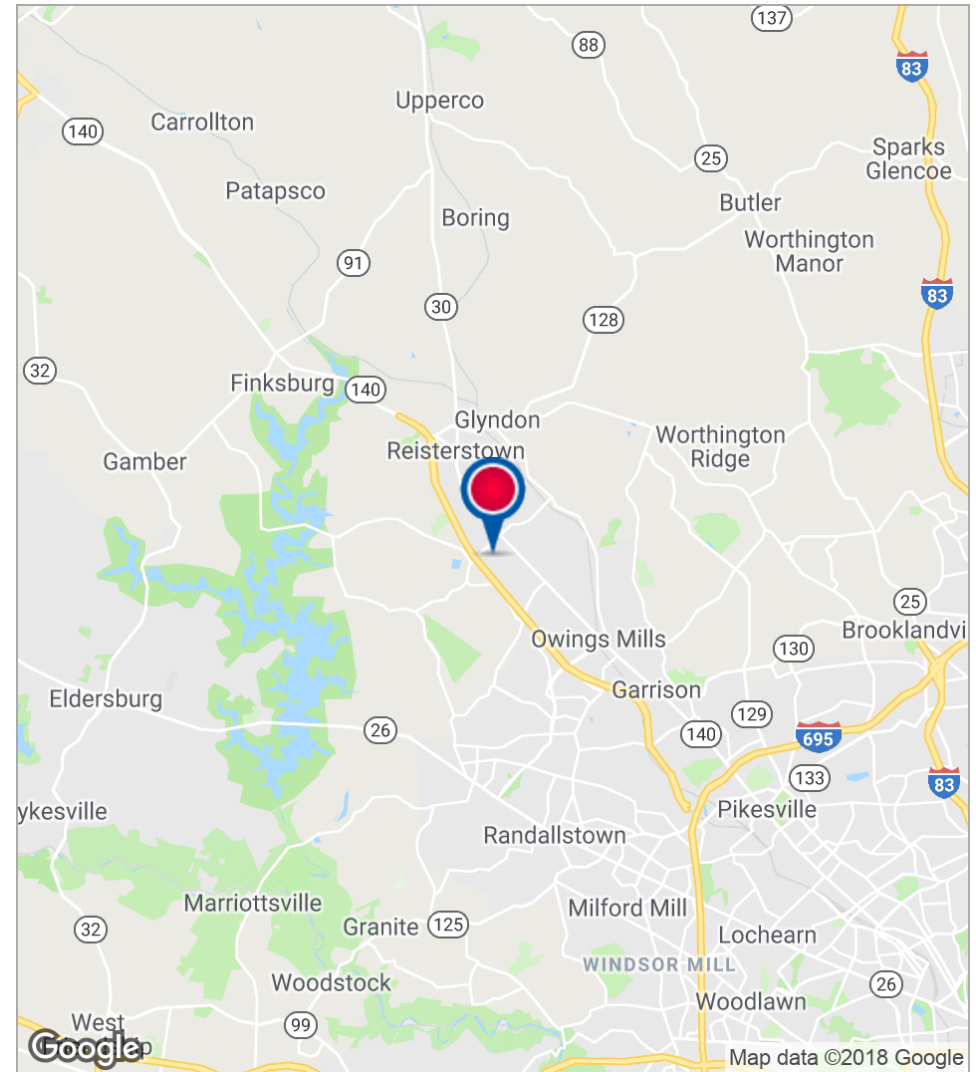
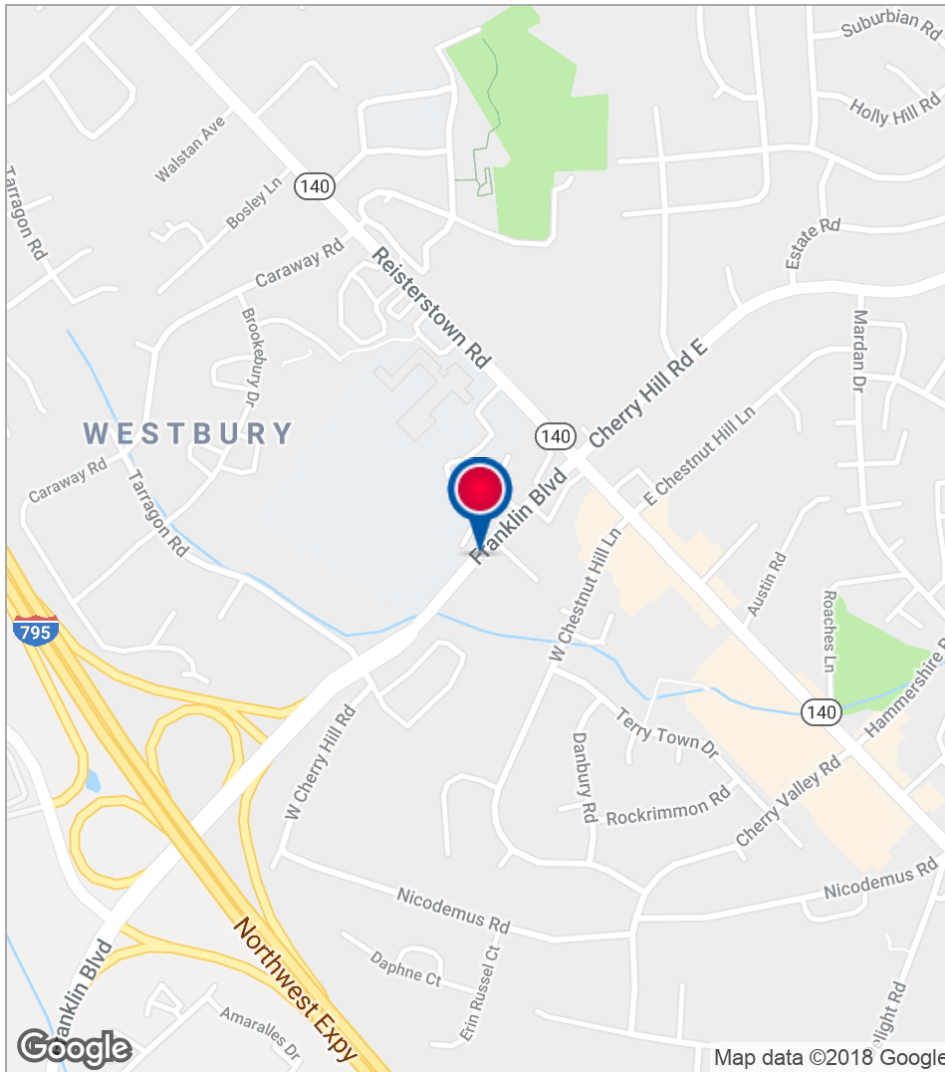
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Location Maps



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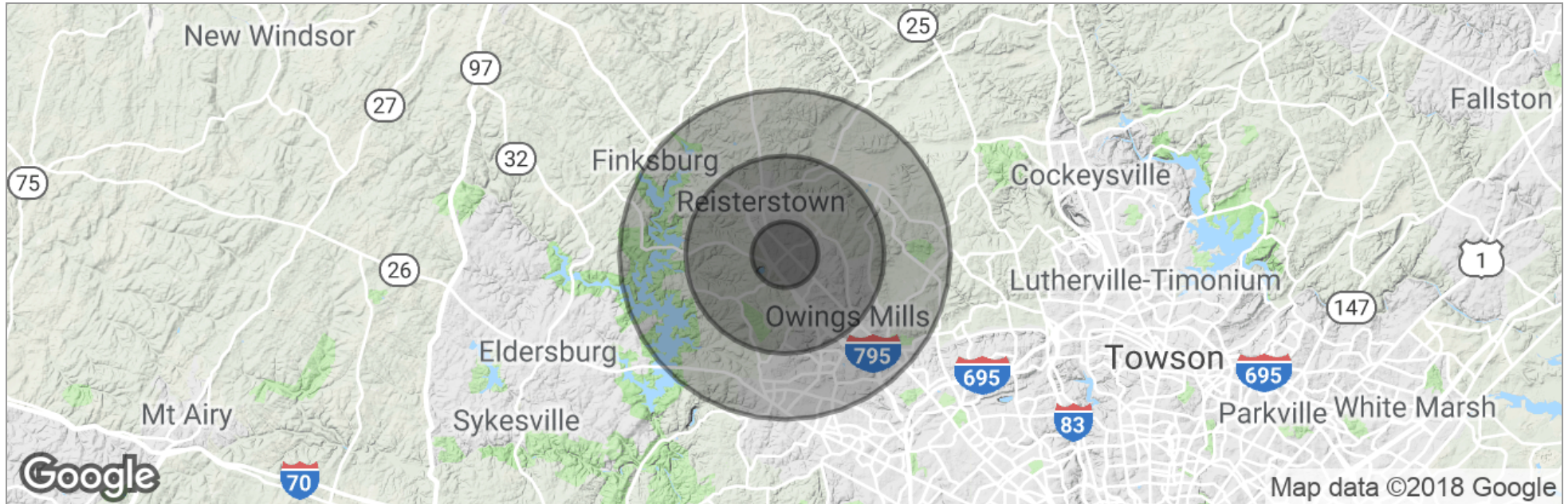
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	15,842	60,569	115,575
Population Density	5,043	2,142	1,472
Median Age	34.5	35.5	36.1
Median Age (Male)	32.0	33.6	34.2
Median Age (Female)	36.4	36.9	37.6
Total Households	6,270	23,304	45,299
# of Persons Per HH	2.5	2.6	2.6
Average HH Income	\$65,810	\$83,217	\$88,315
Average House Value	\$238,303	\$262,281	\$307,127

\* Demographic data derived from 2010 US Census

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## OWINGS COURT PROFESSIONAL CENTER

### RECENTLY RENOVATED OFFICE SPACE FOR LEASE IN REISTERSTOWN

PROPERTY ADDRESS: 100 Owings Court, Reisterstown, MD 21136

BUILDING SIZE: 20,000 sf

AVAILABLE SPACE: First Floor:  
Suite 6: 1,269 LSF  
Suite 8: 1,273 LSF  
Suites 6 & 8 can be combined for 2,542 LSF  
Suite 12: 1,200 LSF  
Second Floor:  
Suite 9: 1,273 LSF

DATE AVAILABLE: Immediately

LEASE TYPE: Modified Gross: Tenant responsible for cost of utilities and janitorial.

LEASE TERM: 3 Year Minimum

LEASE RATE: Negotiable

CORE FACTOR: None

RENT ESCALATIONS: Negotiable

UTILITIES: Each suite is separately metered for electric service and have individually controlled HVAC

PARKING: 6.25 per 1,000 sf

ZONING: BL

AMENITIES: The Owings Court Professional Center is a two-story suburban office building in Reisterstown. The property is in very close proximity to I-795, and other major arterial roadways such as Reisterstown Rd, and Franklin Blvd. Conveniently located within walking distance to Franklin Senior High School, banks, a grocery store, and a variety of restaurants.

LEASING AGENT: Stacey Berman  
(443) 921.9359 (direct)  
[sberman@troutdaniel.com](mailto:sberman@troutdaniel.com)

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