

FOR LEASE | OFFICE & STORAGE SPACE

# MAJOR RENT REDUCTION!

14 GREENSPRING VALLEY RD, OWINGS MILLS, MD 21117



**Steven L. Cornblatt**

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Executive Summary



## MAJOR RENT REDUCTION - OWNER HIGHLY MOTIVATED TO LEASE SCENIC PROPERTY !

- Property Available within 60 days !
- Gorgeous, quiet location at western Gateway to prestigious Greenspring Valley
- Convenient to countless dining, shopping, services and banking options and I-695 and I-795
- 2,945 Square Feet (+/-) plus lower level on 0.69 acres (+/-)
- 37,642 Average Daily Traffic Count on Reisterstown Road
- Zoned RO - Residential Office - Ideal uses include business offices, wellness center, independent practitioner's use
- Abundant parking
- Rent reduced from \$17.95 psf Triple Net to \$15.25 psf; Double Net Lease
- Grass cutting and basic landscape maintenance included in Base Rent

## PROPERTY OVERVIEW

Fully renovated in 2006, tastefully appointed "Residential Office-zoned" single family home situated near the intersection of Greenspring Valley and Reisterstown Roads; at the westernmost gateway into prestigious Greenspring Valley; adjacent to Greenspring Valley Hunt Club. Property presently serves as a home-office with lower level used for storage of business supplies, inventory & more.

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Additional Photos



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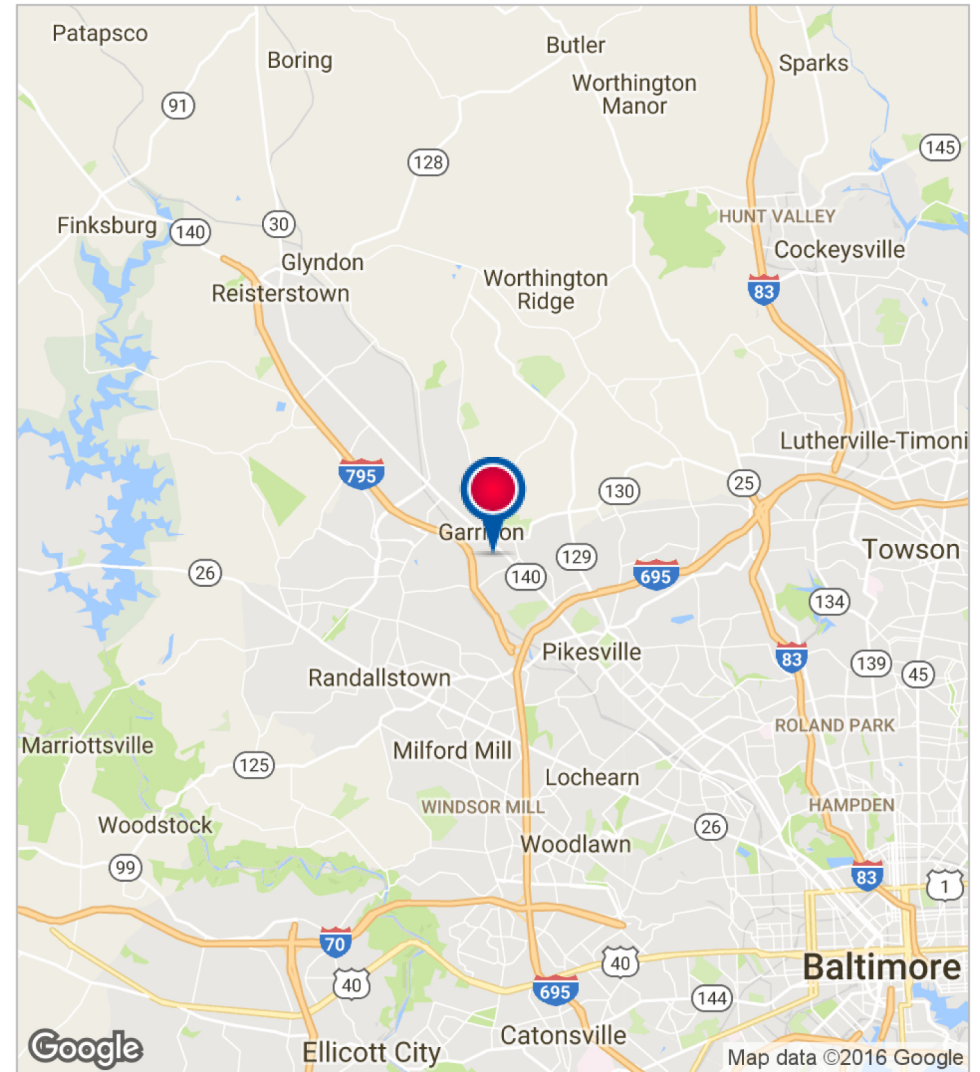
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# MAJOR RENT REDUCTION!

MAJOR RENT REDUCTION- HIGHLY MOTIVATED OWNER!



Aerial / Location Map



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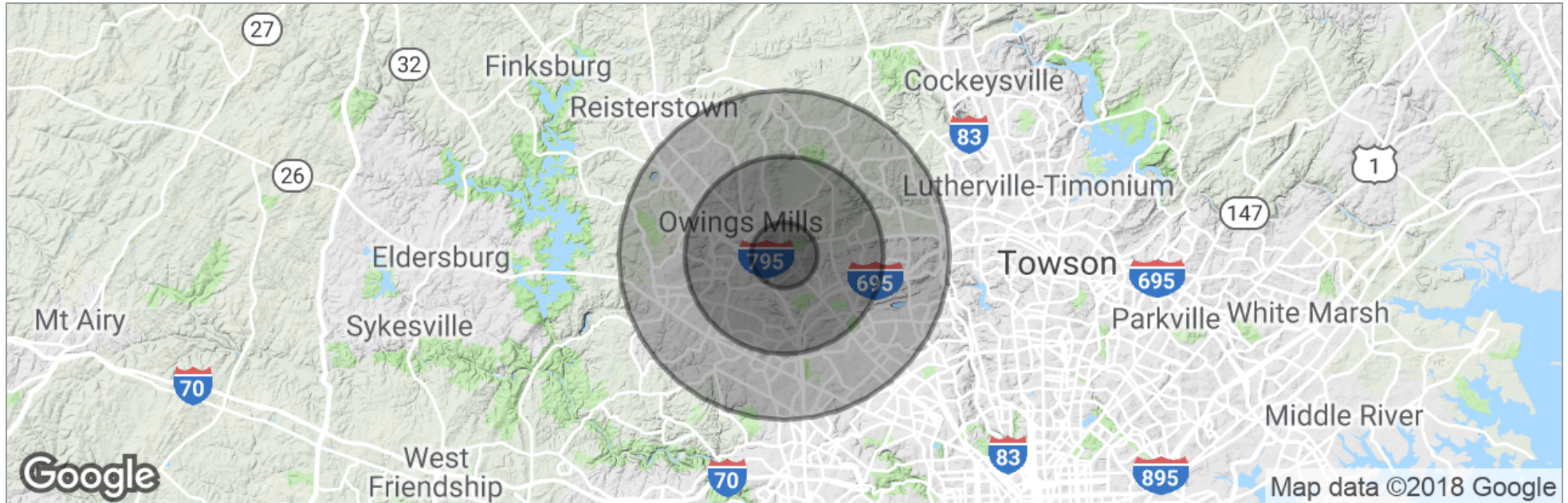
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	5,262	65,485	202,462
Population Density	1,675	2,316	2,578
Median Age	42.8	40.0	38.7
Median Age (Male)	37.7	38.2	36.5
Median Age (Female)	45.6	41.5	40.6
Total Households	2,391	27,119	82,195
# of Persons Per HH	2.2	2.4	2.5
Average HH Income	\$116,669	\$91,567	\$85,200
Average House Value	\$413,755	\$362,596	\$312,553

\* Demographic data derived from 2010 US Census

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