



MDRE EQUITIES, LLC
Commercial Real Estate Investment Group

Executive Plaza III, Suite 902
11350 McCormick Road
Hunt Valley, MD 21031

FOR LEASE



**10811 Red Run Boulevard
Owings Mills, MD 21117**

Address:	10811 Red Run Boulevard, Owings Mills, MD 21117
Total Building Size:	22,500 sq. ft. rentable building area
Rental Rate:	First Floor - \$21.00 Full Service Second Floor - \$17.00 Net of Utilities and Cleaning
Rental Rate Escalation	The rental rate shall increase 3% annually
Available Space:	Suite 100 - 1,874 rentable square feet Suite 106 - 2,000 rentable square feet Suite 200 - 12,000 rentable square feet
Services:	The rental rate for the First Floor is quoted on a Full Service basis, which is inclusive of standard electric, weekday janitorial services, and a base year for operating expenses and real estate taxes.
Operating Expenses & Real Estate Taxes:	Tenants are responsible for their proportionate share of increases in operating expenses and real estate taxes above the base year of the lease term. Snow removal is passed through per occurrence.
Tenant Improvements:	Suites, which are currently subdivided, will be delivered in improved condition with fresh paint, new carpet and thoroughly cleaned and repaired as specified by a lease proposal. Telephone service shall be the responsibility of the Tenant to include the installation of conduit cable and outlets to the Premises from the telephone closet.
Hours of Operation:	The Building's business hours of operation are: Weekdays: 8:00 a.m. - 6:00 p.m. Saturdays: 9:00 a.m. - 12:00 p.m. <i>Legal Holidays excluded</i>



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- After Hours Access:** Tenant's visitors receive access by calling the Tenant's suite from the access system located at the main entrance
- Parking:** 110 free, non-reserved surface parking spaces at a ratio of 4.8 spaces per 1,000 square feet.
- Area Amenities:** Located within a short driving distance of Owings Mills Mall, The Restaurant Park, located next to the U.S. Post Office, and Hotels.
- Corporate Neighbors:** Legg Mason, Global Payments, T. Rowe Price, State Employees Credit Union and ADP



For additional information or to schedule a tour, please contact:

L. Alan Grace
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All information obtained from reliable sources, but no warranty is made as to its accuracy Interested parties are responsible for their own due diligence.

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