



MDRE EQUITIES, LLC
Commercial Real Estate Investment Group

201 West Padonia Road
Suite 100
Timonium, MD 21093
www.mdrequities.com

FOR LEASE



**7133 Rutherford Road
Baltimore, MD 21244**

Address:	7133 Rutherford, Baltimore, Maryland 21244
Asset/Property Manager:	Brandywine Construction & Management, Inc.
Original Developer:	McCormick Properties
Total Building Size:	85,490 sq. ft. gross building area 79,878 sq. ft. rentable building area
Available Space:	Suite 122 - 1,102 r.s.f Suite 300 - 14,190 r.s.f Suite 400 - 10,974 r.s.f
Rental Rate:	\$16.50 per rental square foot
Rental Rate Escalation	The rental rate shall increase 3% annually
Services:	The rental rate 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.
Lease Term:	A five (5) year lease term is preferred.
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. Suites not currently subdivided, will be improved by Landlord to Tenant's layout in accordance with building standard materials and specifications. 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.



Rear Entry



Front Entry

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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.
Legal Holidays excluded

After Hours Access: Tenant’s visitors receive access by calling the Tenant’s suite from the phone located at the main entrance

Heating and Air Conditioning: 24 5-ton Carrier, roof top mounted heat pump units, with air handling units equally spaced per floor above the ceiling tiles. Additional roof top package units service the first floor (2nd story side) and fourth floor - all installed 1997-1998. Supplemental wall units are available on the first floor and fourth floor.

Parking: 340 free, non-reserved surface parking spaces at a ratio of 4.3 spaces per 1,000 square feet. Parking surrounds the Building creating convenient access to the main entrance and secondary entrances to the Building.

Building Amenities: On-site overnight boxes, convenient loading, and first floor suite has private entrance capability.

Area Amenities: Within a short driving distance of 7133 Rutherford Road is Security Mall and other retail amenities on Lord Baltimore Drive, Security Boulevard and Rolling Road.

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

L. Alan Grace
410 252 5510 x 23
agrace@mdreequities.com

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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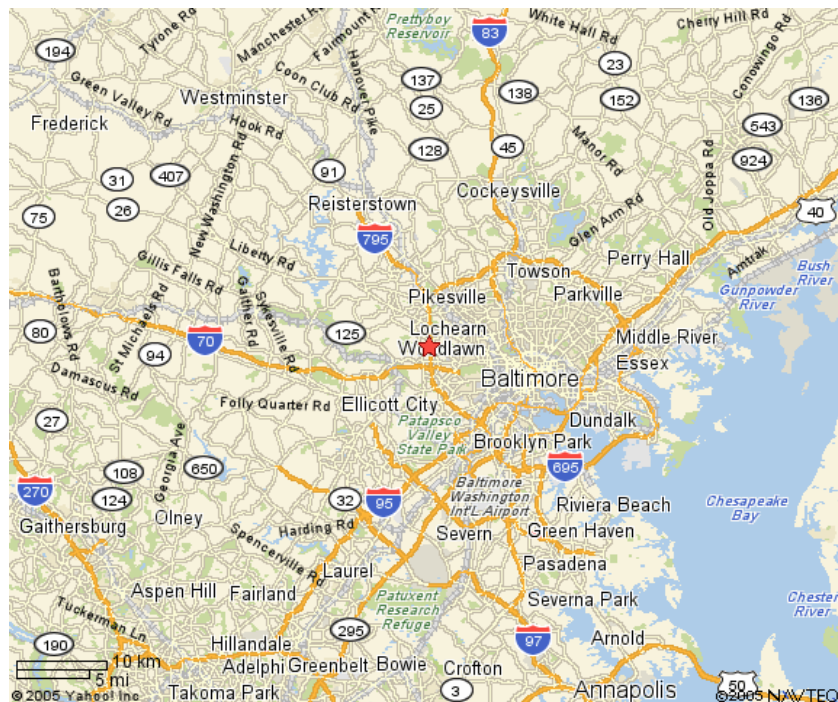
Rear Entry



Front Entry

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Corporate Neighbors: CMS, FBI, SSA, Northrop Grumman, Lockheed Martin, Computer Sciences Corporation, United Healthcare and Constellation Energy.



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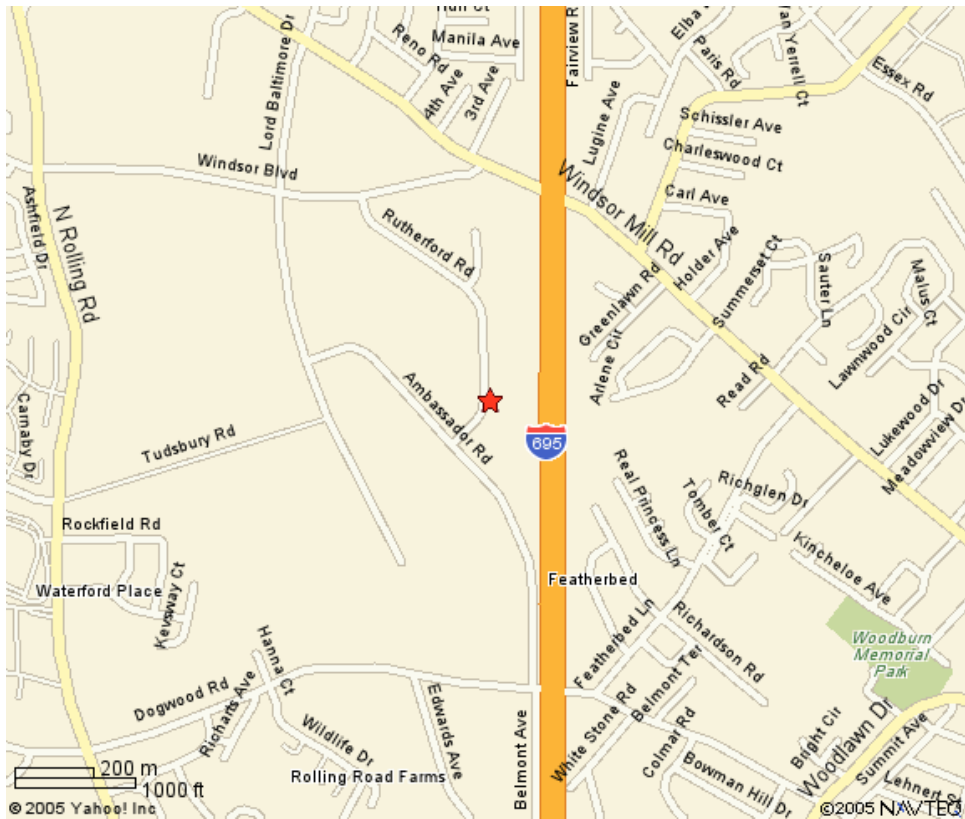


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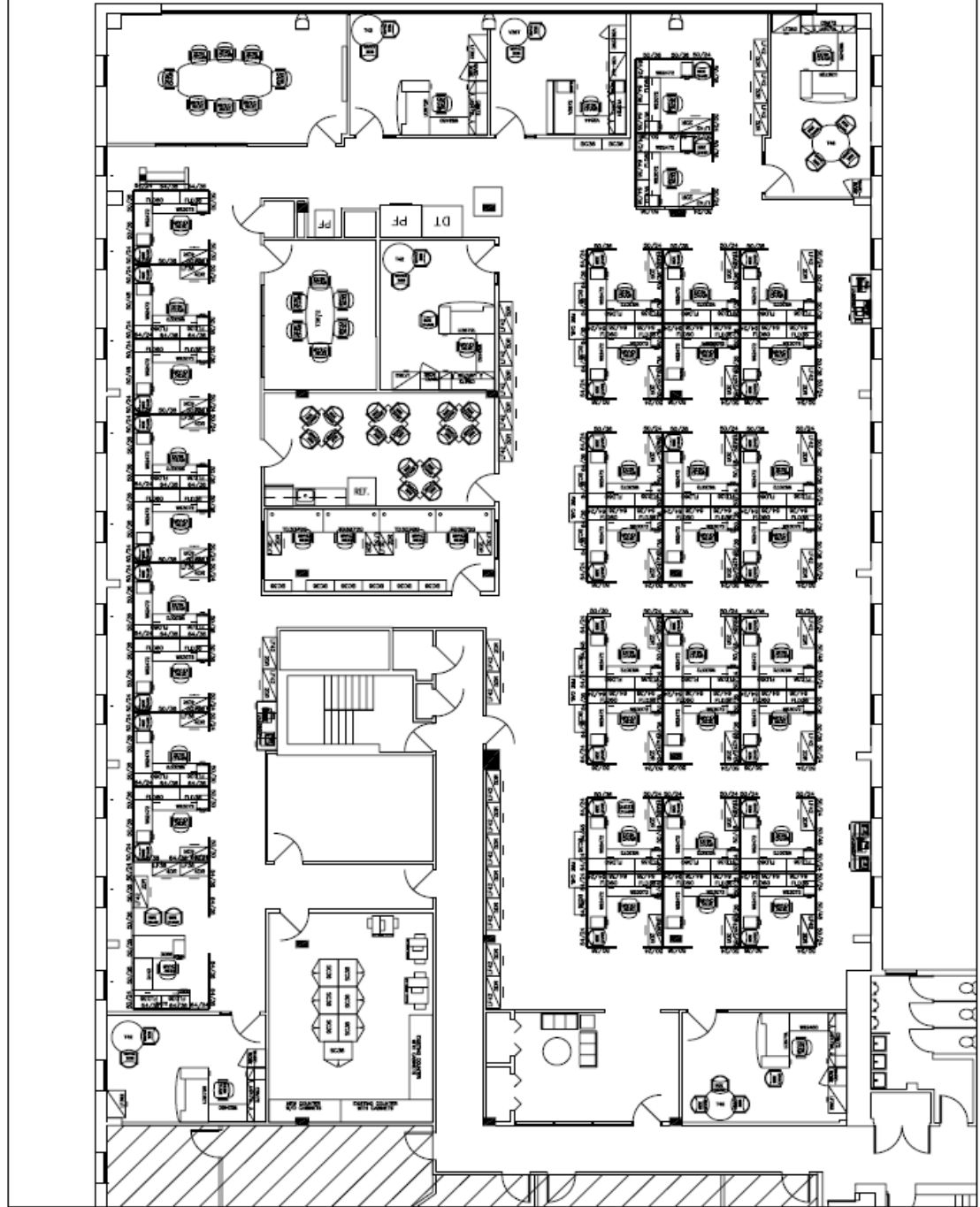
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4th Floor



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