

Benfield Crossing

8638 Veterans Highway, Millersville, Maryland



for lease office space

Office Space for Lease

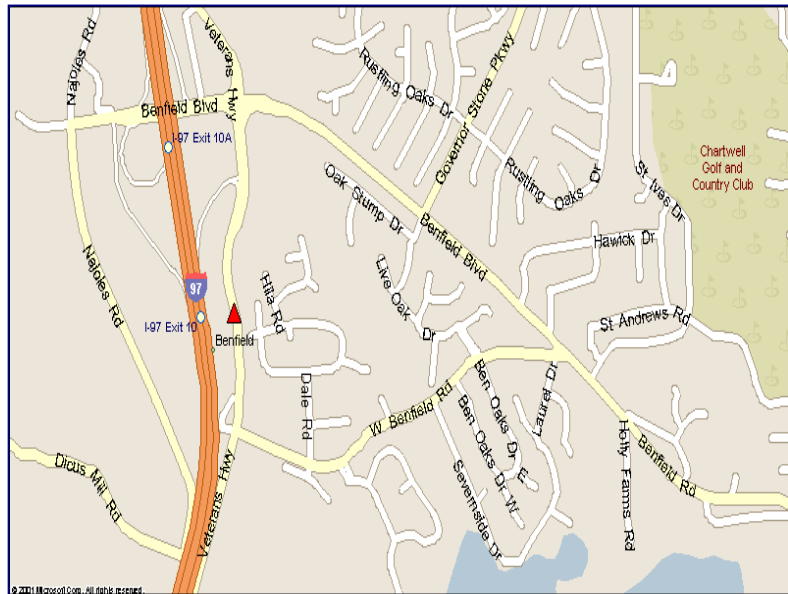


Benfield Crossing offers:

- Convenient location to Baltimore, Annapolis and BWI
- Class "A" professional office building
- Excellent access to I-97
- New construction
- High parking ratio

Features:

Space Available:	14,000 s.f.
Rental Rate:	\$22.00/s.f.
Parking:	4.6/1,000 s.f.
Tenant Improvement Allowance:	\$20.00/s.f.
Building Size/Levels:	25,584 s.f./3
HVAC:	Controlled by Tenant
Developed by:	PCS Commercial



For additional information contact:

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

OFFICE SPACE OFFERED FOR LEASE



BUILDING IDENTIFICATION:	Benfield Crossing
PROPERTY ADDRESS:	8638 Veterans Highway, Millersville, Maryland
BASE RENTAL RATE:	\$22.00 per square foot
LEASE TYPE:	Full Service net of utilities & janitorial
TENANT IMPROVEMENT ALLOWANCE:	\$20.00/s.f.
SUITE SIZE:	800 – 14,000 square feet ±
BUILDING SIZE/LEVELS:	25,584 s.f. / 3
OCCUPANCY:	60 days
TYPICAL FLOOR SIZE:	8,528 square feet ±
PARKING RATIO:	4.6:1,000 square feet; 118 spaces serve the property
HVAC:	Controlled by Tenant
AMENITIES:	High parking ratio
ADDITIONAL INFORMATION:	<ul style="list-style-type: none">• Class “A” professional office building• Excellent access to I-97• New construction• Convenient to Baltimore, Annapolis and BWI

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