

8666 Veteran's Highway

Millersville, Maryland



for lease OFFICE

Office Space for Lease

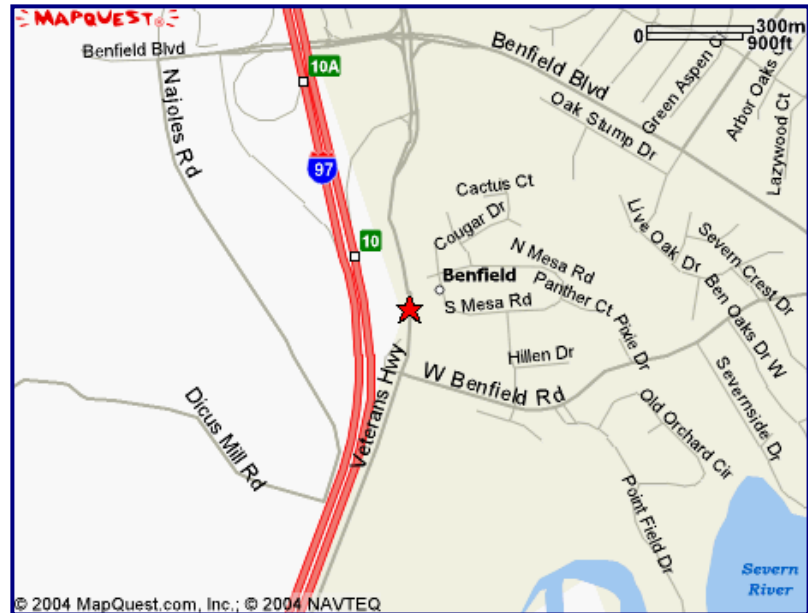


Additional Information:

- Class "A" professional office building
- Excellent access and visibility to I-97
- New construction
- Convenient to Baltimore, Annapolis, and BWI
- Elevators

Severn Commons

- Space Available:** 34,200 square feet +/-
- Rental Rate:** \$22.00/sf preconstruction
\$23.00/sf after construction
- Building Size:** 34,200 square feet +/-
- Parking:** 6 cars per 1,000 square feet
- Lease Type:** Modified full service
- Occupancy:** Fall 2005



For more information contact:

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Mackenzie Commercial Real Estate Services, LLC • 6750 Alexander Bell Drive, Suite 110 • 410-872-0400

OFFICE SPACE FOR LEASE

BLDG. IDENTIFICATION:	Severn Commons
PROPERTY ADDRESS:	8666 Veteran's Highway; Millersville, Maryland 21108
LEGAL DESCRIPTION:	Grid 24; County Tax Map 22; Parcel 187
SPACE AVAILABLE:	34,200 square feet ±
BASE RENTAL RATE:	\$22.00 per square foot preconstruction; MFS \$23.00 per square after construction has been completed; MFS
BUILDING SIZE:	34,200 square feet ±
SITE SIZE:	2.91 Acres ±
TOTAL NUMBER OF LEVELS:	3
ELEVATOR:	Yes
OCCUPANCY:	Fall 2005
ZONING:	C2, which is Anne Arundel County's designation for Office/Retail/Commercial
CEILING HEIGHT:	9'
PARKING RATIO:	6:1,000 s.f.
SPRINKLER:	Yes
UTILITY SERVICE:	Public water, public sewer and gas
ELECTRIC SERVICE:	200 amps
HEATING and AIR CONDITIONING SYSTEMS:	Controlled by Tenant
HVAC:	Three separate direct expansion split systems, includes direct digital control (DDC)
OFFICE BUILD OUT:	\$20.00 per square foot T.I. allowance
DEMOGRAPHICS:	Available upon request
TRAFFIC COUNT:	111,342 daily vehicles
ADDITIONAL INFORMATION:	<ul style="list-style-type: none"> •Class "A" professional office building •Excellent access and visibility to I-97 •New construction •Convenient to Baltimore, Annapolis and BWI

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