

**COMMERCIAL
SUBLEASE**

**JUST
LISTED**



DAVID FEAZELL

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12B NEWPORT DRIVE | FOREST HILL, MD 21050

Turnkey 3,000SF 2nd generation gym space. C1 zoning.

Starting lease rate \$9.50/SF NNN.



LEASE HIGHLIGHTS

3,000SF 2nd generation gym space

Fully built-out and ready to go

Lease rate \$9.50/SF NNN

CI Zoning

74,000 people living within 5 miles

Quick access to RT 40 & I-95



BUILDING DETAILS

Newer brick construction from 2007

Center retail space between Agape and Bayata

Signage available on front door

8ft drop ceilings

Significant parking available in parking lot + free street parking

1 utility area

2 private bathrooms

19,400 CPD on Rock Spring Rd

Previously leased by 'Limitless Fitness'



PRIME LOCATION ON ROCK SPRING RD

19,400 CPD
PASSING SITE



ExtraSpace Storage



PIZZA
PAPA JOHN'S

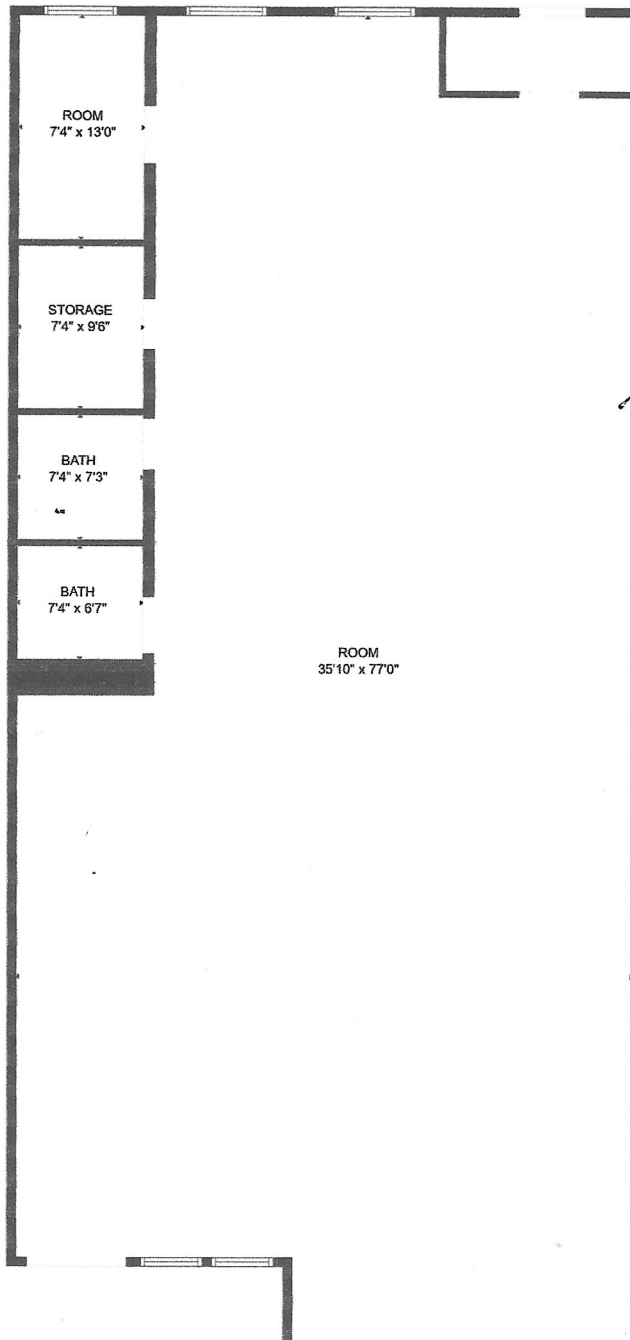
Walgreens

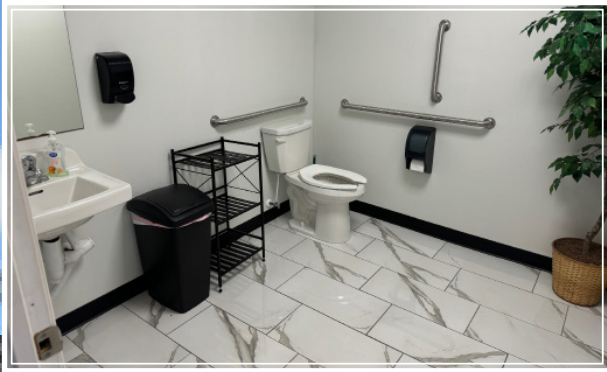


KOHL'S



FLOOR PLAN





 **BAYADA**
Home Health Care

12B Newport Drive, Forest Hill MD 21050

EXCLUSIVELY MARKETED BY

David Feazell of Garceau Realty, Commercial Realtor

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