



# For Lease Office Space

9649 Belair Road, Nottingham MD 21236

## Madison Square Center



### Property Highlights

Available	1st floor— 1,000 to 7,517 SF 2nd floor—1,140 to 5,579 SF		
Rental Rate	1st floor - Negotiable 2nd floor - Negotiable		
Parking Ratio	Ratio of 7.08/1,000 sf		
Building Size	36,000 sf		
Core Factor	12% Core Factor		
Nearby Amenities	Dining, Retail, Banking		
Traffic Count	Over 30,000 AADT		
Highlights	Class A office Property Management on Site Ample Parking (300 spaces) Signage available Excellent Visibility from Belair Road		
Population	1 Mile	3 Mile	5 Mile
Total	7,421	55,880	126,852
Average Household Income	\$88,911	\$86,740	\$79,170

**Brian Chen**  
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### Commercial Real Estate Services of Maryland

1829 York Road, Timonium, MD 21093  
Office: 410.321.5500

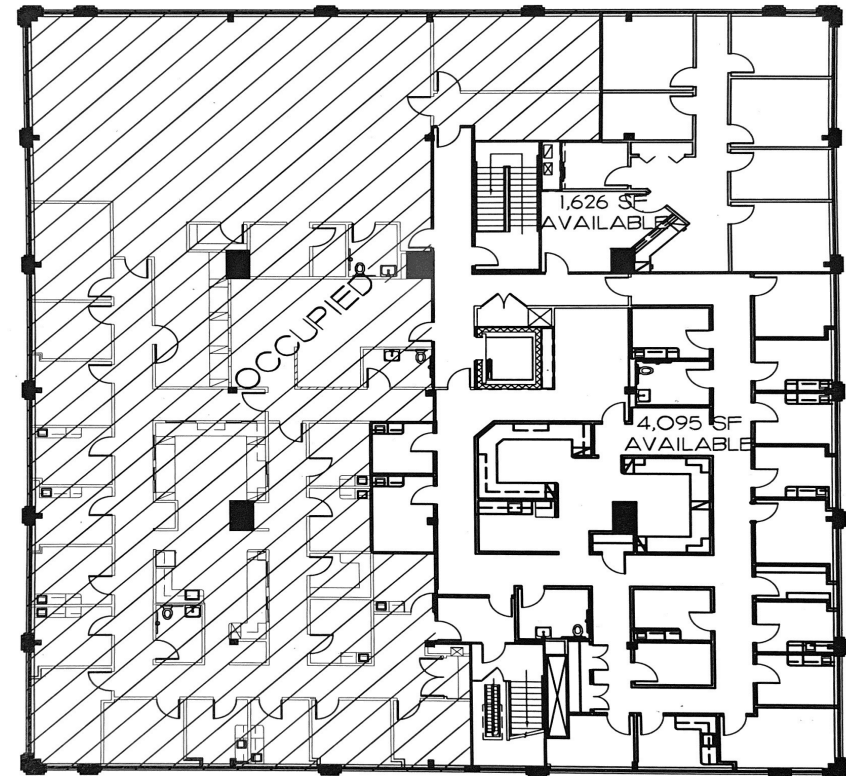


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First Floor



Second Floor

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## -FLOOR PLANS-

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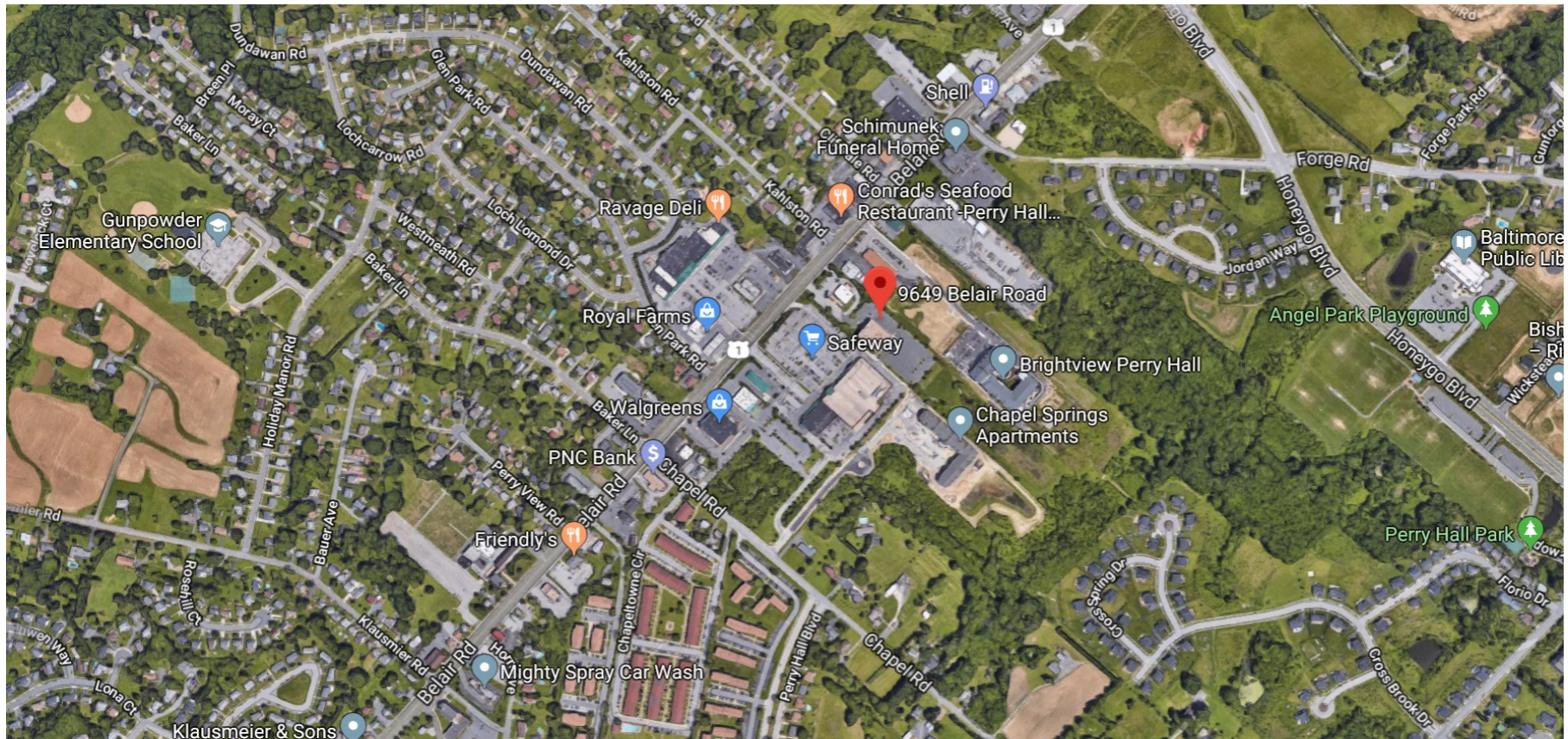
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