



For Lease  
Office Space

9649 Belair Road, Nottingham MD 21236

## Madison Square Center



### Property Highlights

<b>Available</b>	1st floor— 1,000 to 7,517 SF 2nd floor—1,140 to 5,579 SF		
<b>Rental Rate</b>	1st floor - Negotiable 2nd floor - Negotiable		
<b>Parking Ratio</b>	Ratio of 7.08/1,000 sf		
<b>Building Size</b>	36,000 sf		
<b>Core Factor</b>	12% Core Factor		
<b>Nearby Amenities</b>	Dining, Retail, Banking		
<b>Traffic Count</b>	Over 30,000 AADT		
<b>Highlights</b>	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
<b>Total</b>	7,421	55,880	126,852
<b>Average Household Income</b>	\$88,911	\$86,740	\$79,170

**Brian Chen**  
Leasing Consultant  
[bchen@cresmd.com](mailto:bchen@cresmd.com)  
**443.570.2654**

Commercial Real Estate Services of  
Maryland  
1829 York Road, Timonium, MD 21093  
Office: 410.321.5500

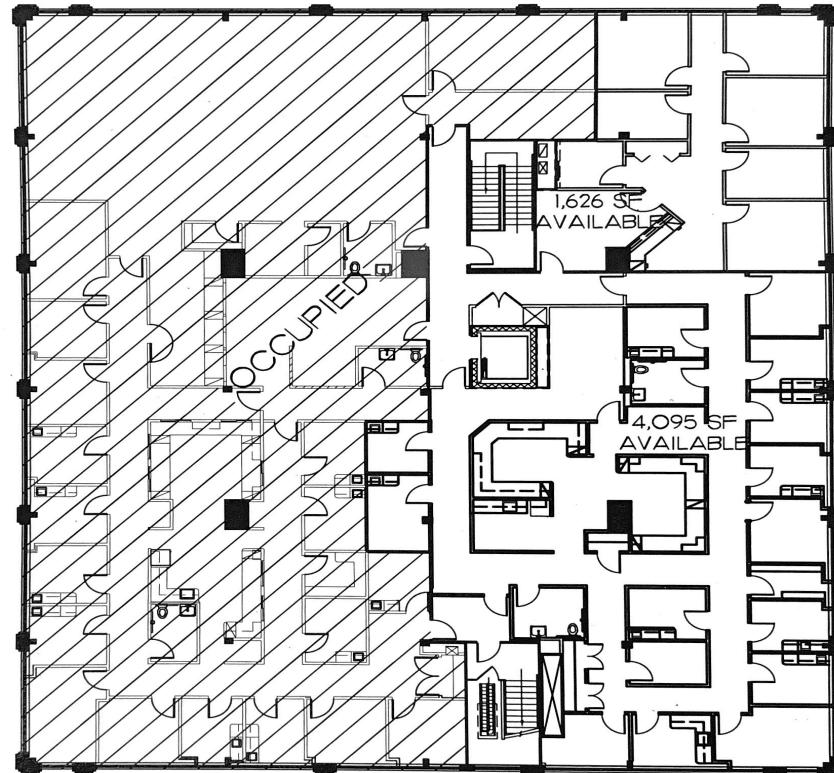


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First Floor



Second Floor

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## -FLOOR PLANS-

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