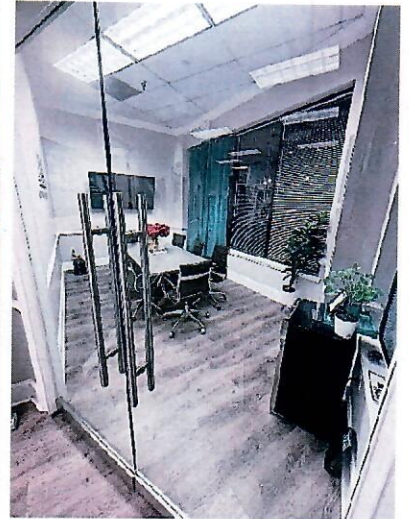




View from entrance lobby



Exterior view of space, current Exit Realty space



Glass conference room.

3,520 S.F. - Office-Medical-Flex-Personal Services-Retail Space
Fully renovated, move in condition, 11' ceilings, signage, retail glass storefront, 3 entrances, parking in front of space

For Lease

8730 Cherry Lane, Unit A-16, Laurel, Maryland 20707

IMPROVEMENTS: 3,520 square foot corner space, street level facing Cherry Lane, sprinklered with significant signage and retail glass storefront type exposure with 3 double glass door entrances. The space is improved with 4 offices, conference room, large training room, kitchenette with sink, large open work station area, several glass doors, 2 large bathrooms, built in receptionist desk, reception area, managers office, storage and more. Beautifully designed and modern turnkey space with laminate floors throughout. Current use is Exit Realty's corporate office. The space is heated by gas and cooled by electric and has florescent lights and 11' high drop ceiling. Space available April 1, 2025.

LEASE PRICE: \$22 p.s.f. base rent of \$6,453 a month plus NNN fees (NNN cost is \$4.40 p.s.f. or \$1,290/month) Total rental rate \$7 743/month. Tenant pays own electric/gas bill.

SIGNAGE: Tenant can install retail type signage on its front and side facade.

TRASH: Tenant may dispose of its own trash in the dumpster provided within the complex.

ZONING: IE, Industrial Employment, a wide variety of commercial and industrial uses are permitted. Including personal services, general business, professional office, contractor office & storage, medical or dental, pet grooming and animal services, photography, music, dance, yoga, religious & cultural uses, martial arts, vehicle repair, business support services, restaurant or commercial kitchen, consumer goods and convenience store, print shop, manufacturing or assembly, dry cleaning, printing, R & D, food and beverage distribution, adult day care, trade school and others.

BROKER: Larry Rosen, Broker of Commercial & Investment Realty is also a part owner of this property.

FURNITURE: Current tenant is offering to sell much of the internal moveable furniture. Price negotiable.

LOCATION: The space is located about a 2/10ths of a mile east of the intersection of Route 1 (Baltimore Ave.) and Cherry Lane. Look for the sign advertising the Cherry Lane Business Park, shown below. The space is in the front corner of the building and faces Cherry Lane.



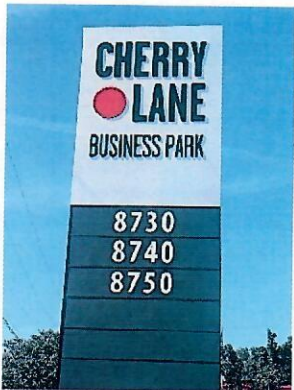
Kitchenette



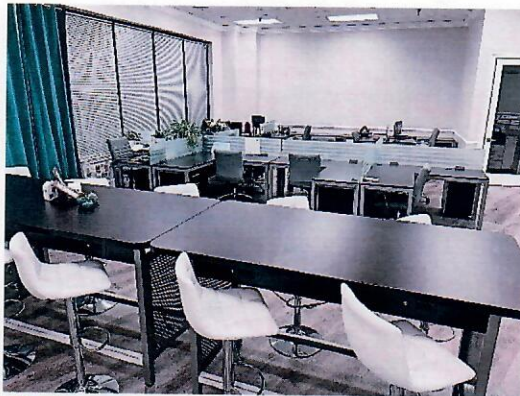
Large open workstation space



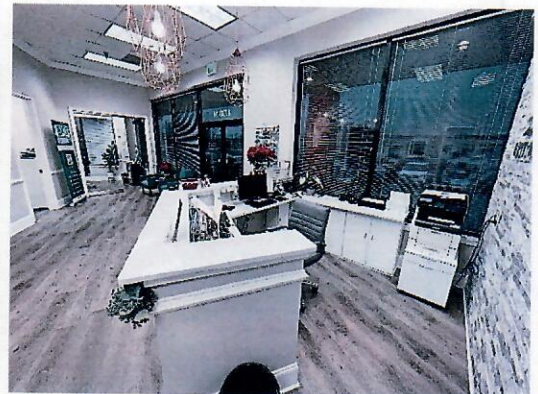
Training room / conference / glass doors



Cherry Lane Sign



Work area



Receptionist desk at entrance

This information was furnished to us by sources we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions changes of price, prior sale or withdrawal from the market without notice.

8730 CHERRY LANE (EXIT REALTY SPACE)

Princes George's County Maryland
Department of Permitting, Inspections & Enforcement
SIGNATURE READY SET

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the document must include a record copy of these documents with their original seal, signature and date.

THIS DOCUMENT IS NOT TO BE MODIFIED IN ANY WAY OTHER THAN TO ADD OR REMOVE INFORMATION THAT IS IN THE SPACE PROVIDED.

This signed "Signature Ready Set" is a document from which a permit may be issued. It is not a permit and does not constitute a contract.

axis architects
702 Center Road
Rockville, MD 20852
301.251.1100
axisarchitects.com

Project Name: 8730 CHERRY LANE INTERIOR
Client: EXIT REALTY
Signature Ready Set: 02/25/15
Project Location: 8730 CHERRY LANE, LAUREL, Maryland 20707
Lot(s) and Block(s): 2022818011

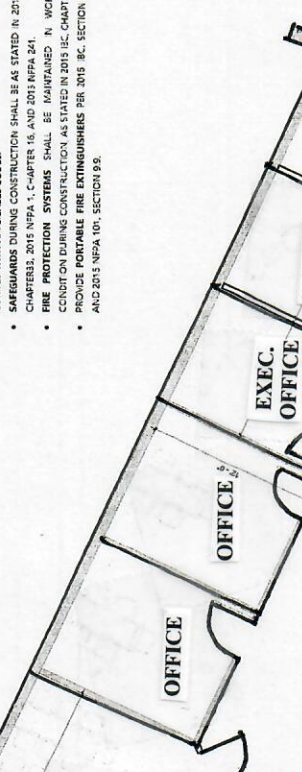
DPIE
Department of Permitting, Inspections & Enforcement

EXIT REALTY
OFFICE RENOVATION
8730-16 CHERRY LANE, LAUREL, MD, 20707

STAMP

FLOOR PLANS
A101

- Fire Protection and Life Safety Unit Notes:
- SUBMIT AUTOMATIC SPRINKLER SYSTEM SHOP DRAWINGS FOR REVIEW. PROVIDE ADEQUATE EMERGENCY AND EXIT LIGHTING IN ACCORDANCE WITH 2015 NFPA 101, SECTION 7.
 - ALL INTERIOR FINISHES SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE CHAPTER 8 AND 2015 NFPA 101, SECTION 10.2.
 - CONTINUITY OF CORRIDOR AND TENANT SEPARATION PARTITIONS SHALL COMPLY WITH APPLICABLE CODES.
 - SAFEGUARDS DURING CONSTRUCTION SHALL BE AS STATED IN 2015 BC, CHAPTER 13, 2015 NFPA 1, CHAPTER 15, AND 2015 NFPA 34.
 - FIRE PROTECTION SYSTEMS SHALL BE INSTALLED IN WORKING CONDITION DURING CONSTRUCTION AS STATED IN 2015 IBC, CHAPTER 33.
 - PROVIDE PORTABLE FIRE EXTINGUISHERS PER 2015 BC, SECTION 906.1 AND 2015 NFPA 101, SECTION 9.9.



GENERAL NOTES:

- VERIFY EXISTING DIMENSIONS AND REPORT TO THE ENGINEER AND ARCHITECT IF THERE ARE ANY DISCREPANCIES.
- ALL DIMENSIONS ARE FROM FACE OF STUD, CONCRETE OR MASONRY ON NEW WALLS AND FACE OF FINISH OF EXISTING WALLS. MAINTAIN CLEAR DIMENSIONS AND COORDINATE ROUGH OPENING DIMENSIONS WITH ALL OTHER TRADES.
- ALL DOORS TO BE TYPE EG 20 UNLESS NOTED OTHERWISE.
- ALL DOORS TO BE CENTER OF DOOR ON 4" FROM THE WALL TO THE HINGE UNLESS NOTED OTHERWISE.



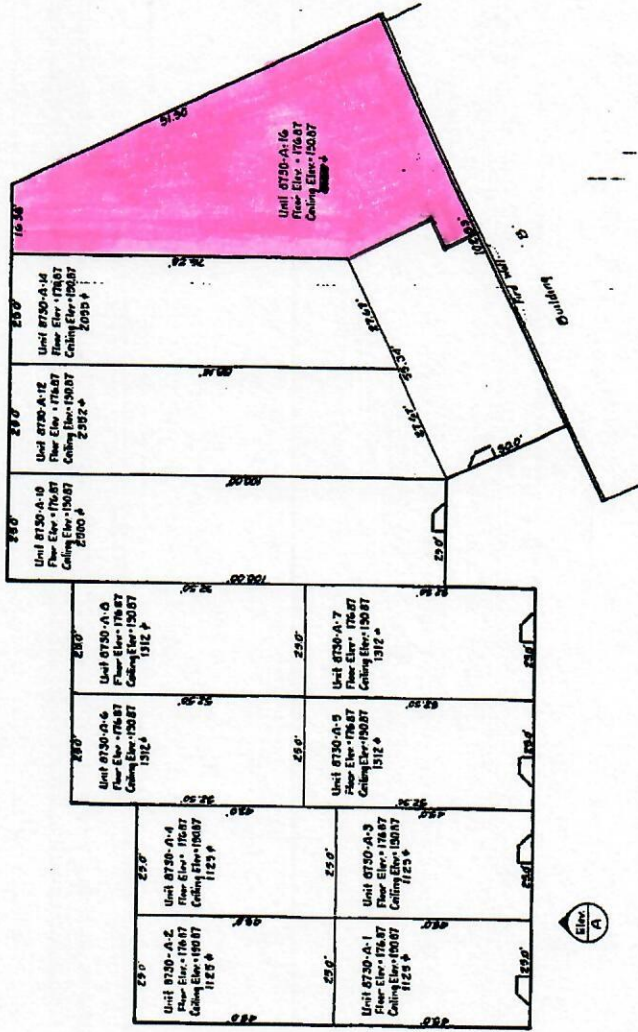
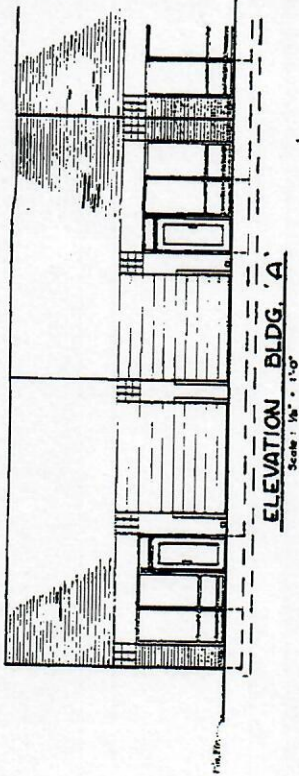
1 LEVEL 1 - FLOOR PLAN
A101 1/8" = 1'-0"

DOOR NO.	DOOR LEAF	WIDTH	HEIGHT	FIRE RATING	REMARKS	HARDWARE
01	8'-0"	7'-0"	7'-0"		GLASS DOOR	PASSURE SET
02	8'-0"	7'-0"	7'-0"		GLASS DOOR	PASSURE SET
03	8'-0"	7'-0"	7'-0"		GLASS DOOR - INTERNAL PAIR (R & L)	PASSURE SET
04	8'-0"	7'-0"	7'-0"		HOLLOW METAL DOOR	PASSURE SET
05	8'-0"	7'-0"	7'-0"		HOLLOW METAL DOOR	PRECAST SET

DOOR SCHEDULE NOTES:

- ALL DOORS TO BE TYPE EG 20 UNLESS NOTED OTHERWISE.
- ALL DOORS TO BE CENTER OF DOOR ON 4" FROM THE WALL TO THE HINGE UNLESS NOTED OTHERWISE.
- ALL GLASS DOORS TO BE TYPED GLASS.

DOOR LEAF	FINISH	FRAME	GLASS	GLASS TYPE
GLASS	GLASS	GLASS	GLASS	GLASS
GLASS	GLASS	GLASS	GLASS	GLASS
GLASS	GLASS	GLASS	GLASS	GLASS
GLASS	GLASS	GLASS	GLASS	GLASS



PHASE I
SHEET 3 OF 3
PLAT OF CONDOMINIUM SUBDIVISION
**CHERRY LANE BUSINESS PARK
CONDOMINIUM**
LAUREL DISTRICT No. 10
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE: 1" = 50'
JANUARY, 1991
MACREIS, HENDRICKS & WITMER, P.A.
ENGINEERS PLANNERS SURVEYORS
9520 WIGHTMAN ROAD - SUITE NO. 100
GAITHERSBURG, MARYLAND 20879
(301) - 670-0840

- NOTES:**
1. The elevations shown herein are based on datum established by the Washington Suburban Sanitary Commission.
 2. L.C. = Corridor Centerline
 3. L.C. = General Centerline
 4. Each Condominium unit shall be designated by a unit number. Example: Unit 8730-A-2
 5. The four boundaries of any condominium unit in the condominium is a horizontal plane. The elevation of such a plane will be the elevation of the upper surface of the indicated concrete slab floor or the finished ceiling, whichever is higher. The upper boundary of any condominium unit in the condominium is a horizontal plane (or planes), the elevation of which coincides with the floor surface of the apartment above and which is perpendicular to the horizontal boundaries thereof. The horizontal boundaries of any condominium unit in the condominium are vertical planes which coincide with the concrete masonry wall (CMU) or include the brick, stucco and stone thereof, if any, the exterior walls, and the center line of any interior dividing wall common to two (2) or more units, with such exterior and interior walls, which is intended to separate the upper and lower boundaries thereof and to delineate the other lateral or peripheral boundaries of the condominium unit.
 6. Floors may be any and be constructed in unsmoothed concrete.
 7. All dimensions are as indicated.
 8. Areas of unit are computed in square footage and designated herein as "A".