



**3168**  
**BRAVERTON ST**

**EDGEWATER, MD 21037**



**FOR**  
**SALE**



**CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT**



# EXECUTIVE SUMMARY

## 3168 BRAVERTON SREET

EDGEWATER, MARYLAND 21037

MacKenzie Commercial Real Estate Services, LLC is pleased to offer the opportunity to purchase **3168 Braverton Street**, Edgewater, Maryland. Originally developed in 2002 as the headquarters for The Brick Companies, 3168 Braverton Street is an iconic, 36,894 square foot Class A office building located in the center of the mixed-use development of South River Colony.

3168 Braverton is a rarely available, high quality, amenity rich office building that presents an opportunity for a user to occupy all or part of the top floor, as the owner plans to make their space available prior to or at the end of their lease.



BUILDING SIZE:

36,894 SF ± (Rentable)



LOT SIZE:

2.03 ± AC



STORIES:

4



PARKING:

4.66/1,000 SF



SALE PRICE:

\$8,000,000



# OFFERING HIGHLIGHTS

## TENANTS

- » 100% leased with long-term occupancy history; current owners' space will free up upon sale for user/occupier
- » Diversified rent roll
- » Embedded medical practices provide stability

## PHYSICALS

- » Well-designed and maintained physical plant by owner/occupier
- » Ample parking (some covered) and high visibility from Route 2
- » Attractive brick construction and quality internal finishes
- » Unique green roof and patio provides building amenity

## LOCATION

- » Infill location with stable, quality neighbors
- » Rt. 2 contains a variety of commerce
- » Access to favorable demographics

## ALL OFFERS SHOULD INCLUDE:

- » Price
- » Study Period
- » Deposit
- » Closing time frame
- » Source of capital for the acquisition

**MacKenzie Commercial Real Estate Services, LLC** exclusively represents the ownership with the sale of **3168 Braverton St** in Edgewater, Maryland.



# PROPERTY SPECS

**Address:** The Brick Companies Center  
3168 Braverton St  
Edgewater, MD 21037

**Parcel ID:** 01-753-90100165

**Map/Grid/Parcel:** 0055/0018/0458

**Building Size:** 36,894 SF ± (Rentable)

**Site Size:** 2.03 Acres ±

**Construction:** Masonry

**Stories:** 4

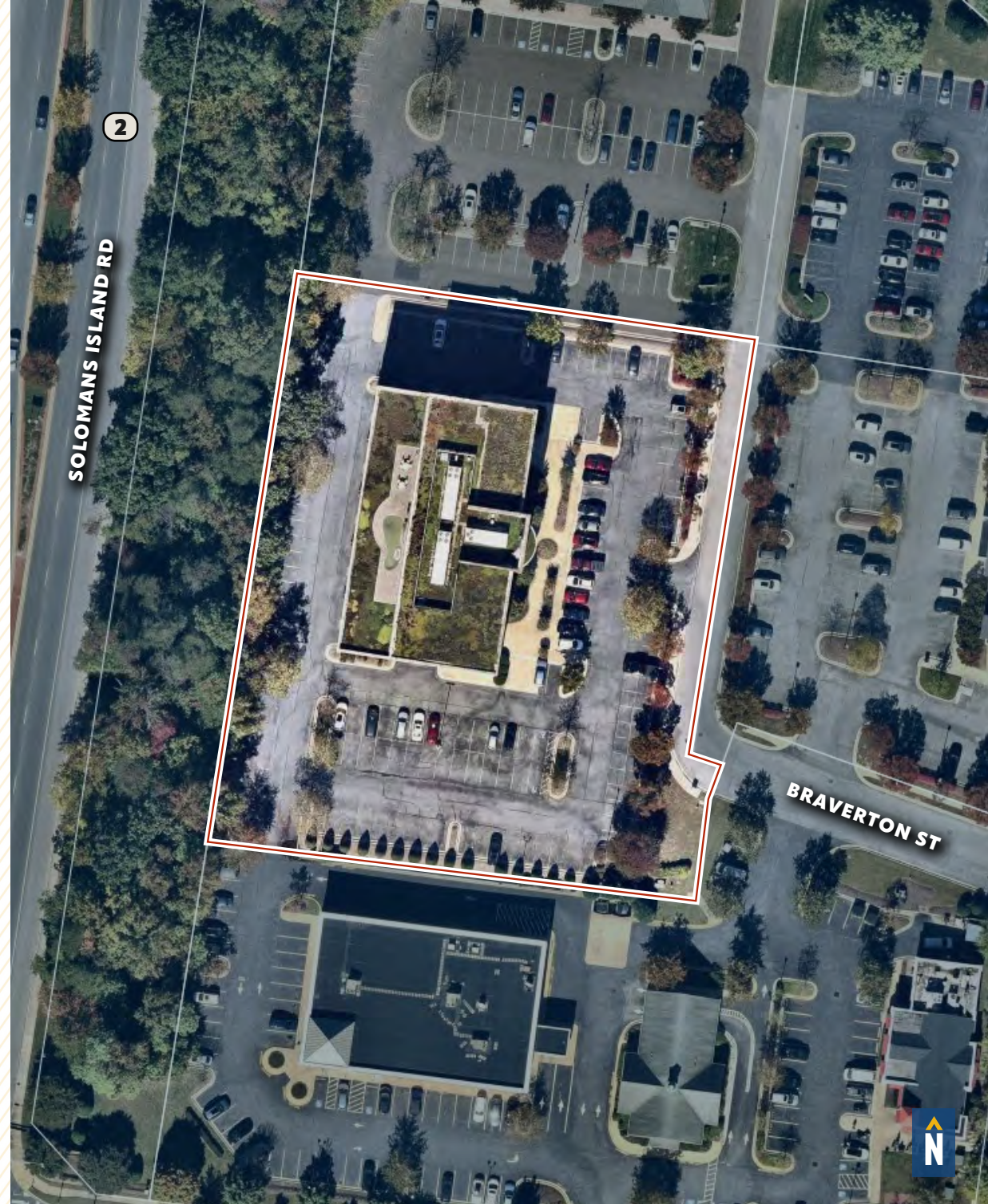
**Year Built:** 2002

**Parking:** 4.82/1,000 SF  
(178 total; 36 under cover)

**Zoning:** C2

## **C2 (Commercial Office Districts)** Anne Arundel County, MD

This District is generally intended for office buildings. 50% of the floor area may be for a limited number of auxiliary commercial uses that typically support the office use. Restaurants are permitted as a stand-alone use. Minimum lot size is 20,000 square feet. Maximum lot coverage by structures and parking is 80%. Maximum Floor Area Ratio is 1.0 to 2.0 based on mix of uses. Maximum height is 60 feet based on minimum setbacks and can increase indefinitely provided setbacks are increased as per formula. Also, triplex, fourplex, multiplex multifamily, and townhouses are conditionally allowed.



# PROPERTY SPECS

**Elevators:** Two (2) hydraulic Otis elevators

Three (3) roof mounted units:

**HVAC:** Two (2) forty ton Trane units (original)

One (1) thirty ton Trane unit (original)

**Energy Management:** Building contains an operable energy management system

**Air Distribution:** Variable air volume (VAV) boxes on each floor with heating elements.

**Sprinklers:** Building and covered parking area fully sprinklered  
Fire alarm panels and pull stations per code

**Surveillance:** Parking lot and elevator cabs wired for CCTV  
Card reader on parking lot entry doors and south stairwell

**Lighting:** Full LED retrofit in office and common areas throughout

**Restrooms:** Men's/women's restroom on floors 2 & 3; Four (4) individual restrooms on fourth floor

**Roof:** "Green roof" on top of building and part of patio extension on 4th floor  
(Vegetation layer, growing medium, fabric, waterproofing layers)



# SUBMIT ALL OFFERS TO:



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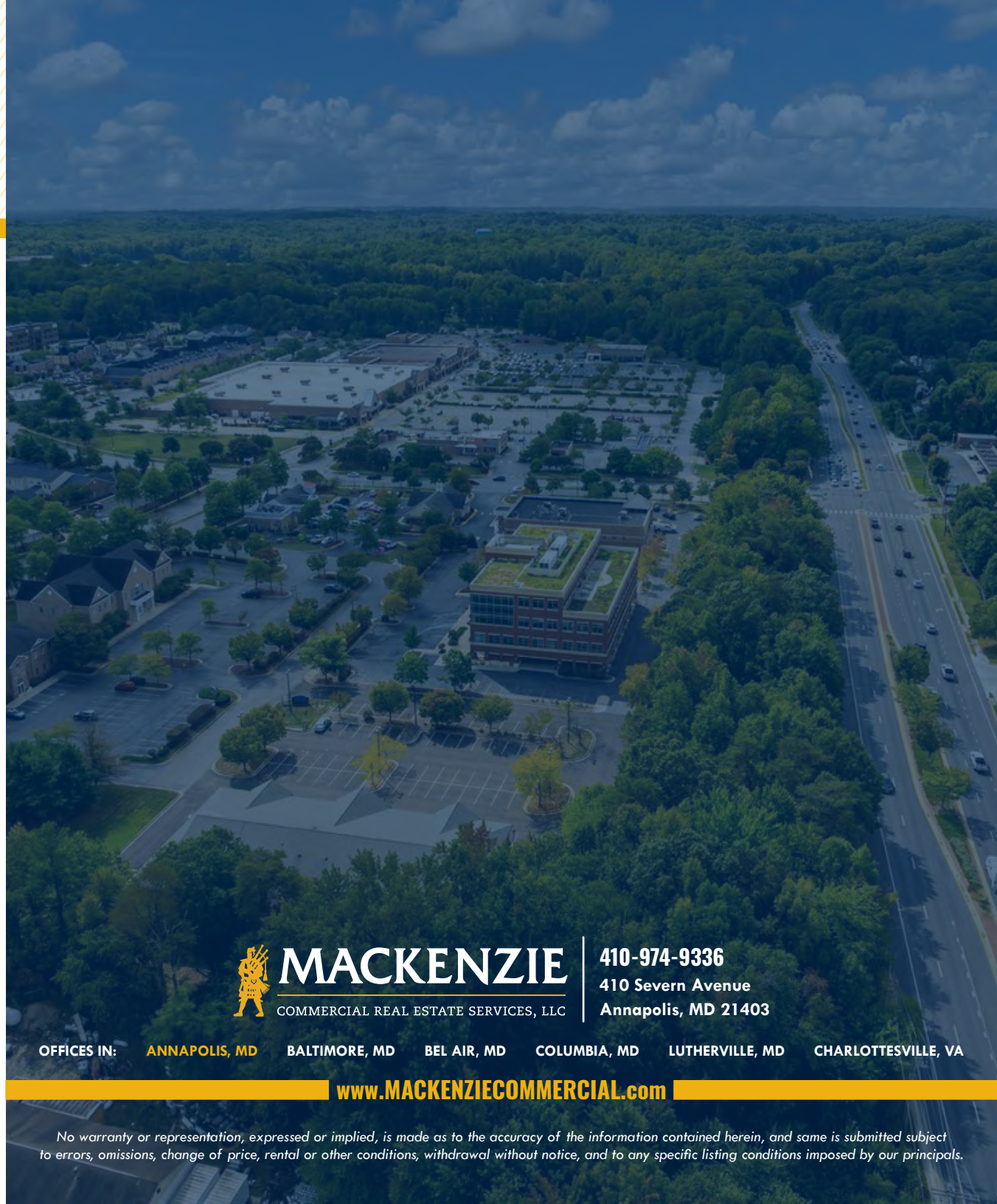


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