



FOR LEASE

FRANKLIN SQUARE PROFESSIONAL CENTER

5233-5235 KING AVENUE | ROSEDALE, MARYLAND 21237



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Class A Office/Medical building
- Constructed in 2017
- 4.5/1,000 sf parking ratio
- Adjacent to Franklin Square Drive
- Convenient access to I-95 & I-695, with entrances from King Ave and Franklin Square Drive

STORIES:

FIRST FLOOR
SUITE 1: 1,133 SF
SUITE 4: 1,276 SF

THIRD FLOOR
SUITE 1: 2,830 SF

TRAFFIC COUNT:

12,511 ADT (FRANKLIN SQUARE DR)

ZONING:

O3 (OFFICE PARK)

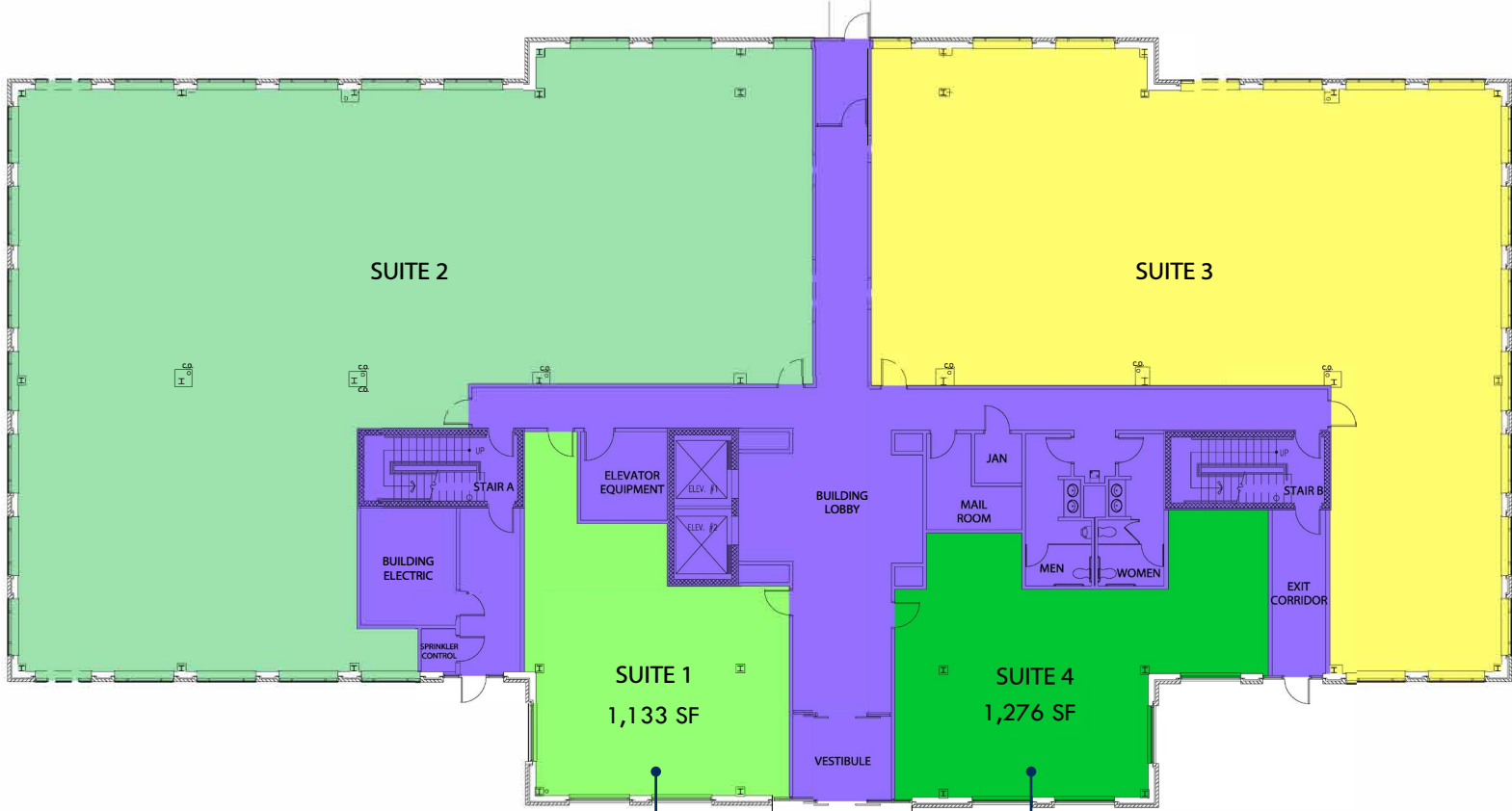
RENTAL RATE:

NEGOTIABLE



5233

FLOOR PLAN: 1ST FLOOR



PLAN KEY - BOMA AREAS

- NON RENTABLE
- BUILDING COMMON
- FLOOR SERVICE
- FLOOR COMMON
- TENANT AREA

AVAILABLE

AVAILABLE

FLOOR PLAN: 3RD FLOOR



PLAN KEY - BOMA AREAS

- NON RENTABLE
- BUILDING COMMON
- FLOOR SERVICE
- FLOOR COMMON
- TENANT AREA

Suite 1
2,830 SF

FOR MORE INFO CONTACT:

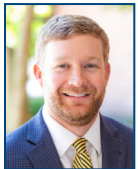


MATT MUELLER

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.6658

MMUELLER@mackenziecommercial.com



HENSON FORD

VICE PRESIDENT

410.494.6657

HFORD@mackenziecommercial.com



DYLAN BOZEL

REAL ESTATE ADVISOR

410.494.4896

DBOZEL@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200
Lutherville, MD 21093

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.