

**COMMERCIAL
LEASE**

**JUST
LISTED**



DAVID FEAZELL

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1220 E. CHURCHVILLE ROAD | BEL AIR, MD, 21014

**2,200 SF office space on ground level rear of building with
private entry and parking space for lease in Bel Air.**



LEASE HIGHLIGHTS

LEASE OFFERING:

Size: 2200SF Office space on ground level rear of building with private entry

Could be divided into (2) 1100SF Office Spaces

Asking Rate: Extremely attractive all-inclusive Lease rate of \$18.18/SF (including utilities!)

Private Parking Lot in rear for this space

Fully Built out and ready to go

At a Light controlled intersection

Zoning: B1

105,000 people living within 5 miles

\$130,000/yr Average Household income within 5 miles



PROPERTY SUMMARY

- Brick construction office building
- Signage available on Entry door
- 8ft drop ceilings
- Highly visible location
- 30,000 CPD at the intersection of Moores Mill Rd and Rt 22
- Significant parking available in parking lot



HIGHLY VISIBLE LOCATION

8,700 CARS PER DAY

22,700 CARS PER DAY







1220 E. CHURCHVILLE RD, BEL AIR

EXCLUSIVELY MARKETING BY

David Feazell of Garceau Realty, Commercial Realtor

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