

# 413 COMMONWEALTH

413 COMMONWEALTH AVENUE, CATONSVILLE, MD 21228



**MEDICAL AND OFFICE SPACE FOR LEASE**

# MEDICAL/OFFICE SPACE FOR LEASE

413 COMMONWEALTH AVENUE



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$22 SF/YR
<b>SERVICE TYPE:</b>	Tenant pays % of RE taxes and their utilities
<b>RE TAXES:</b>	\$16,023
<b>SUITE 2</b>	AVAILABLE
<b>CORE FACTOR</b>	18%
<b>PARKING:</b>	Free and Unreserved

## PROPERTY HIGHLIGHTS

- Medical/Office Space FOR LEASE
- Private Offices
- Treatment Rooms
- Reception area
- Private Restrooms in Suite
- First and Second Floor Spaces
- Free, unreserved parking
- Close to Commuter Routes, 695, 70, 40, 95.
- Walking distance to bus routes

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# PROPERTY PHOTOS

413 COMMONWEALTH AVENUE, CATONSVILLE, MD 21228



# FIRST LEVEL FLOORPLAN

NOTE: FLOORPLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT PER BOMA SPECIFICATION

**SUITE 1  
LEASED**

**LEASED**

**LEASED**

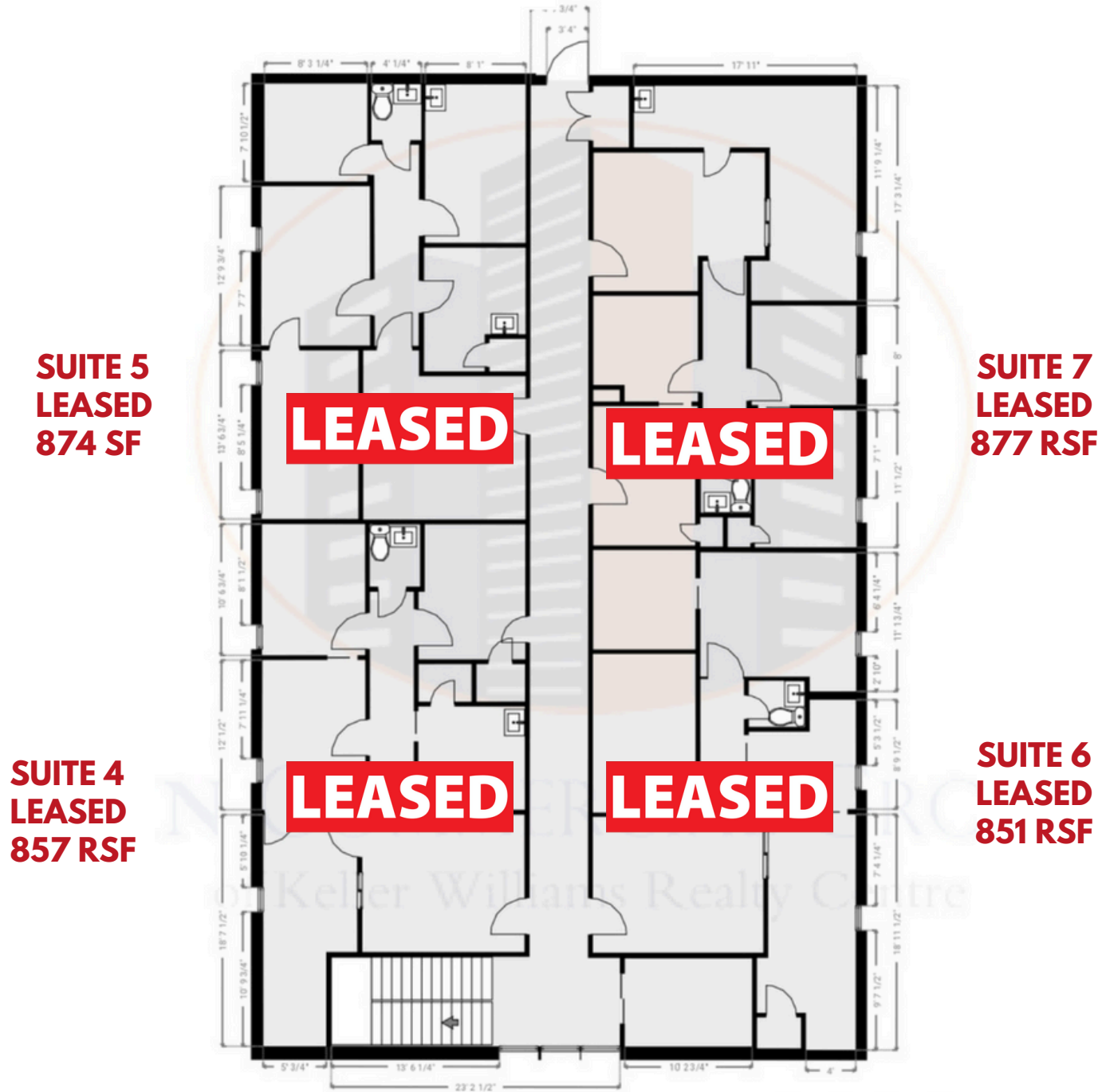
**SUITE 3  
LEASED  
1,009 RSF**

**SUITE 2  
AVAILABLE  
656 SF**



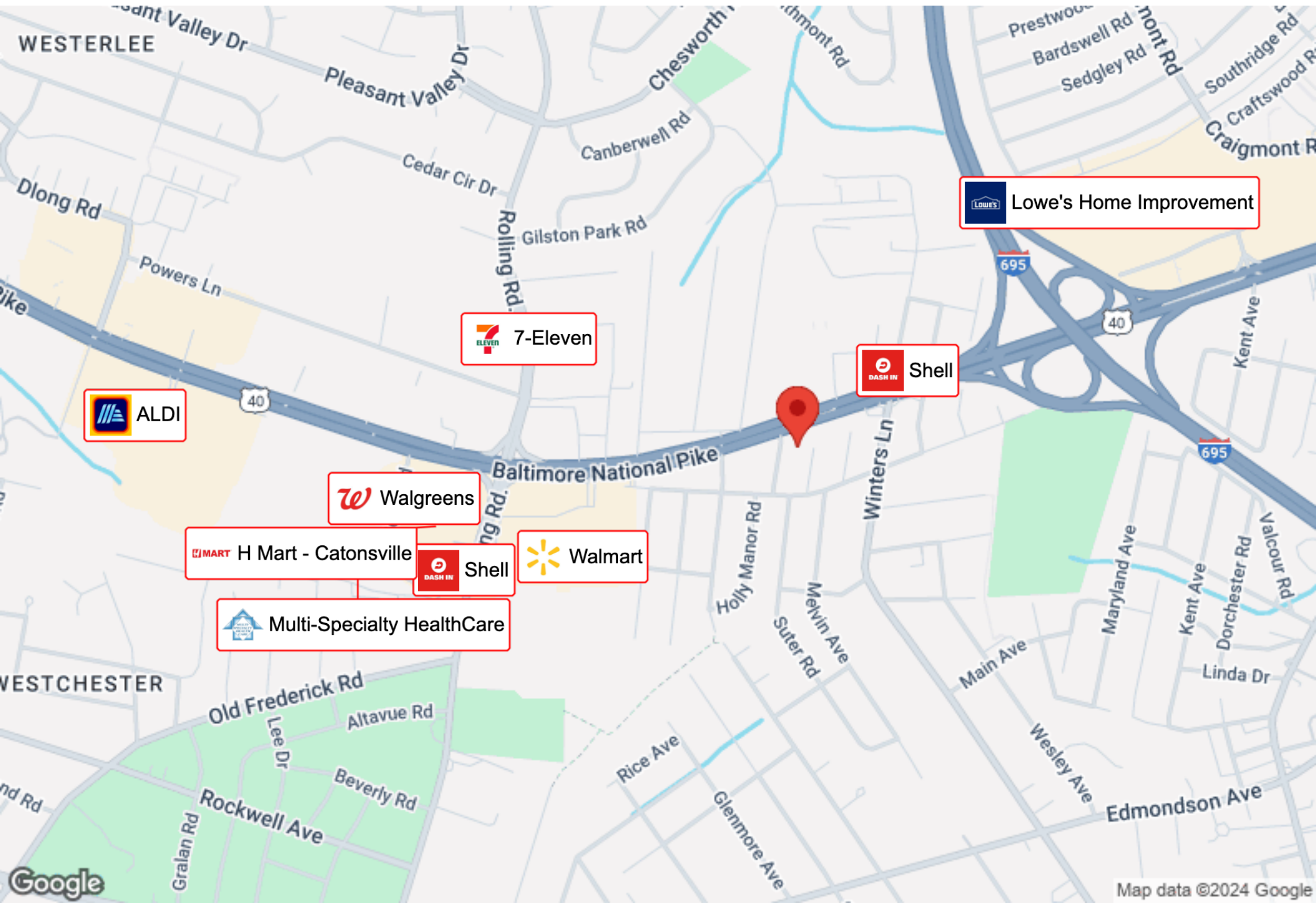
# SECOND LEVEL FLOORPLAN

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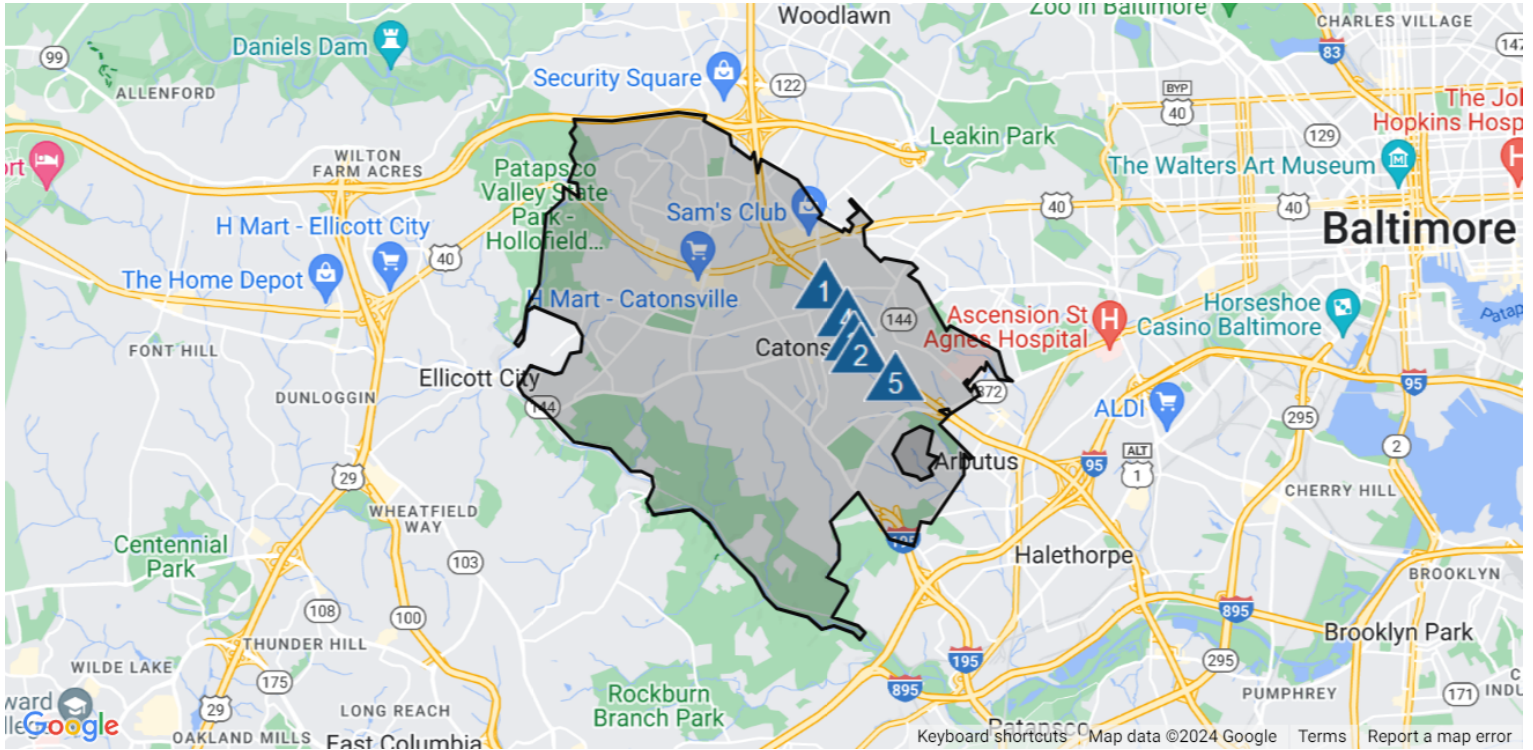


# BUSINESS MAP

413 COMMONWEALTH AVENUE



# Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1	2	3	4	5																																																						
<b>197,808</b>	<b>190,280</b>	<b>190,191</b>	<b>185,854</b>	<b>178,932</b>																																																						
2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts																																																						
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)



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MANAGING DIRECTOR

*" Make your next move a WIN "*

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