

FOR LEASE

219 W Bel Air Ave, Aberdeen, MD 21001



ABOUT THE PROPERTY

- Located off W Bel Air Ave
- Minutes away from Aberdeen Proving Grounds
- Full Service building

Contact Us



30 E. Padonia Road, Suite 504
Timonium, MD 21093



Visit Us
troutdaniel.com



Call Us
410.435.4004

Peter Coe
443.921.9322
pcoe@troutdaniel.com

Coleman Tirone
443.921.9328
ctirone@troutdaniel.com

★ Property Overview



PROPERTY HIGHLIGHTS

Lease Rate
Negotiable

Building Size
10,500 Square Feet

Available SF
777 – 1,281 Square Feet
Suite 4: 777 Square Feet
Suite 7: 1,281 Square Feet

Lot Size
0.57 Acres

Year Built
1987

Renovated
2012

Zoning
B-2

HISTORY

10,000 square foot all brick, class A, medical and office center. Elegant, high end interior finishes, elevator, 2 story furnished foyer. Located in the heart of downtown Aberdeen and generally considered to be the most prestigious professional office building in the City of Aberdeen. Walking distance to City of Aberdeen Government Buildings, Route 40 and MARC train Aberdeen Station

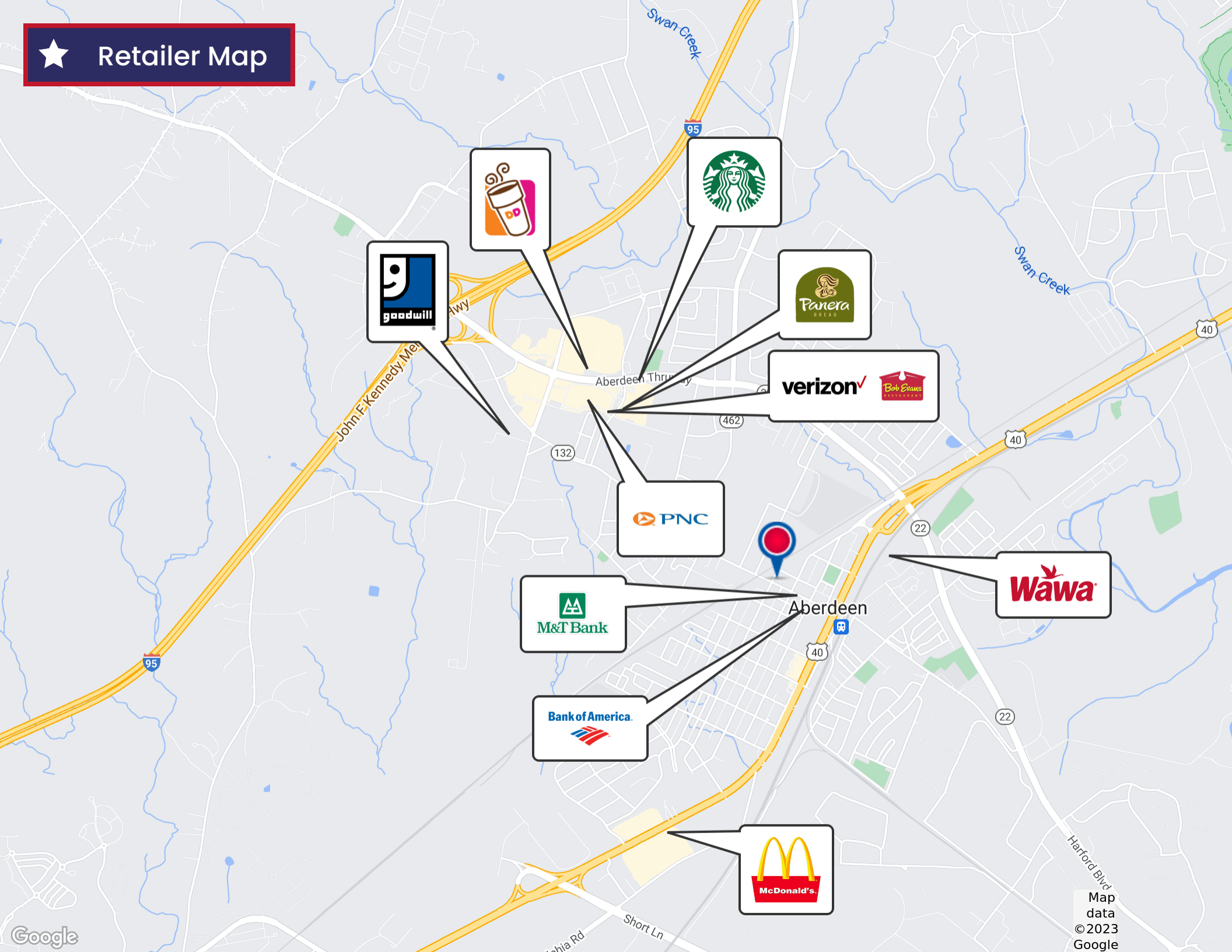
Completely remodeled in 2012 with impressive interior trim package and furnished common areas. Impeccably maintained. Currently configured for use by various national and professional tenants. The building presents a high visibility sign, branding and naming opportunity.



Aerial Map

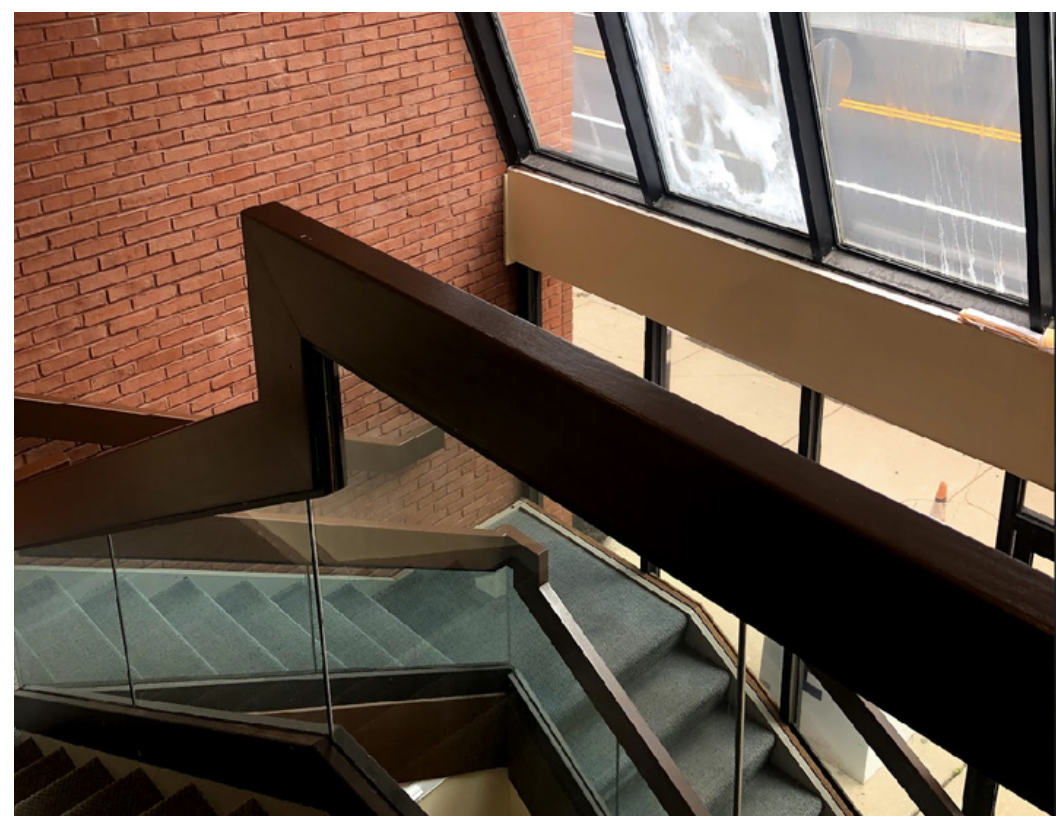


★ Retailer Map





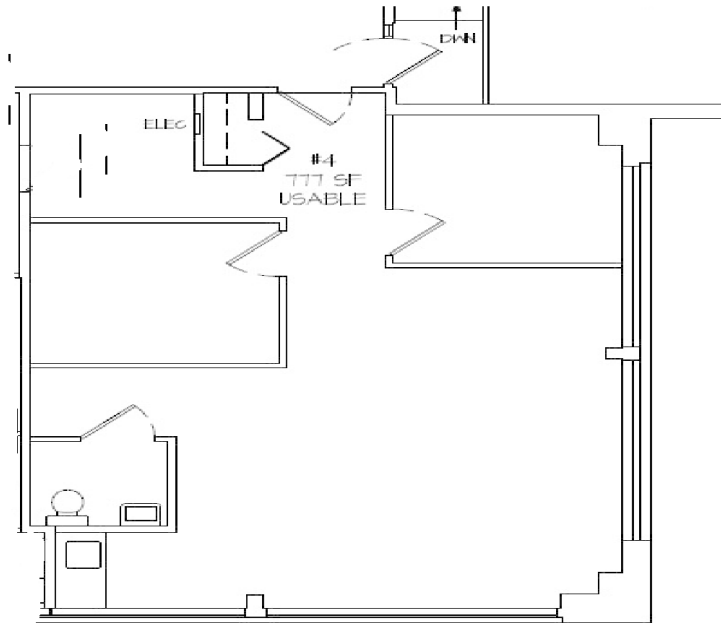
Additional Photos



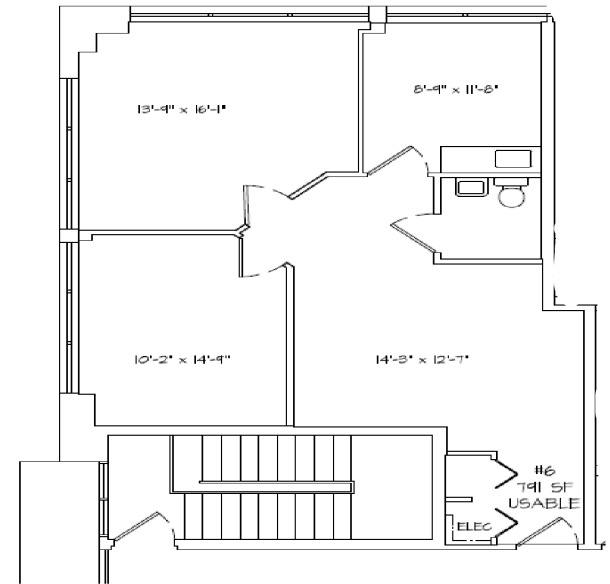


Floor Plans

Sq/Ft 777
219 West Belair Avenue
Suite #4
Aberdeen MD, 21001



Sq/Ft 791
219 West Belair Avenue
Suite #6
Aberdeen MD, 21001





TRANSIT/SUBWAY

Penn Station - Baltimore



46 Minutes



N/A



31.7 Miles



COMMUTER RAIL

Aberdeen Commuter Rail
(Penn Line)



1 Minutes



7 Minutes



0.3 Miles



AIRPORT

Baltimore/Washington
International Airport



44 Minutes



N/A



41.7 Miles



Peter Coe

Associate

 443.921.9322

 pcoe@troutdaniel.com



Coleman Tirone

Associate

 443.921.9328

 ctirone@troutdaniel.com

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

Contact Us



30 E. Padonia Road, Suite 504
Timonium, MD 21093



Visit Us
troutdaniel.com



Call Us
410.435.4004