



Baldus Centre
101 Charles Street, Suite 302, La Plata, MD
Contact: Rick Baldus 301-753-1509

Rent: \$1,360.00/month, includes rent, Cam fee, electric charge

CAM fees: \$6.20 per square foot.

Lease term: Minimum of three years. Landlord prefers a five year + lease. Yearly rent adjustments with CPI index.

Utilities: Tenant pays their own custodial cleaning and \$1.50/sq ft. electric
CAM fee pays taxes, ins., water/sewer/trash, CAM electric

Leasable sq. ft.: 770 square feet

Zoning: CB (Central Business District)

Water/Sewer: Public

Heating/cooling: Energy efficient Geothermal Heat Pump systems

Age of Bldg.: 19 years

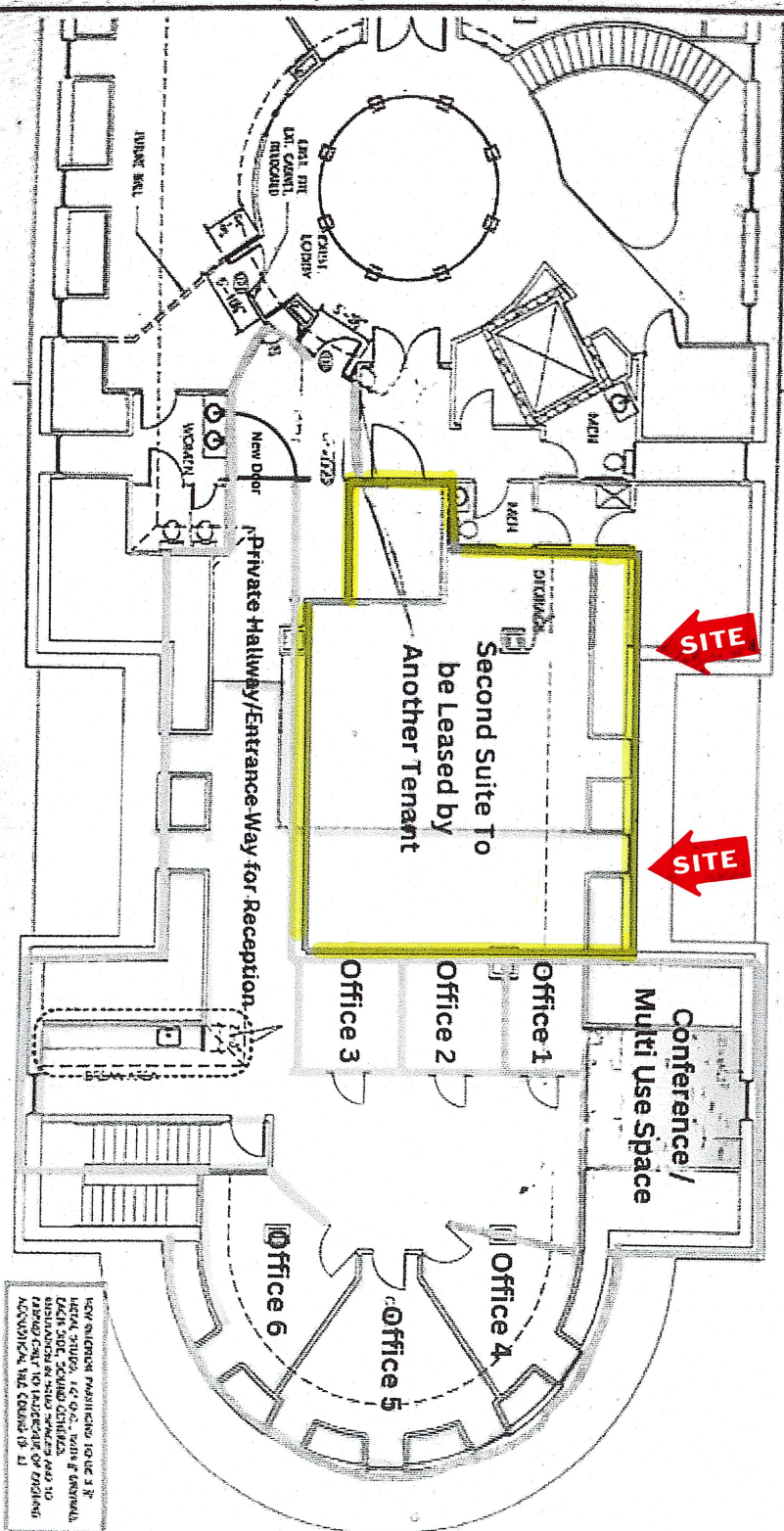
Remarks: Beautifully appointed office located in a great location in La Plata. One large office featuring two dormer windows. Suitable for a variety of office uses. Ample parking on-site. Contact Rick Baldus for more details.



DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

DOOR AND FRAME SCHEDULE

NO.	FROM	LOCATION	TO	DOOR		MATERIAL	RAWD	FRAME	TYPE	HANDSWITCH	SCHEDULE
				WIDTH	HIGHT						
01	ROOM ENTRY	REAR	7'-0"	1'-5 1/2"	PANED WOOD	"	"	"	"	W/ALUMINUM	WOOD LAMINATE
02	OFFICE ENTRY	LOBBY	3'-0"	7'-0"	PANED WOOD	"	"	"	"	W/ALUMINUM	WOOD LAMINATE
03	OFFICE	OFFICE AREA	3'-0"	7'-0"	PANED WOOD	"	"	"	"	W/ALUMINUM	WOOD LAMINATE
04	OFFICE ENTRY	OFFICE AREA	3'-0"	7'-0"	PANED WOOD	"	"	"	"	W/ALUMINUM	WOOD LAMINATE



PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

Floor Plan Not Drawn to Scale

NOT A CONTRACT DOCUMENT
THIS IS A PRELIMINARY FLOOR PLAN
FOR INFORMATION ONLY
IT IS NOT TO BE USED FOR CONSTRUCTION
OR AS A BASIS FOR ANY OTHER DOCUMENTS
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

