



Baldus Centre
101 Charles Street, Suite 214, La Plata, MD
Contact: Rick Baldus 301-753-1509

Rent: \$2,381.88 per month and includes CAM and electric

Lease term: Minimum of two years. Landlord prefers a five year + lease. Yearly fixed rent adjustments.

Utilities: Tenant pays custodial cleaning
CAM fee pays taxes, ins., water/sewer/trash, CAM electric

Leasable sq. ft.: 1,030 square feet

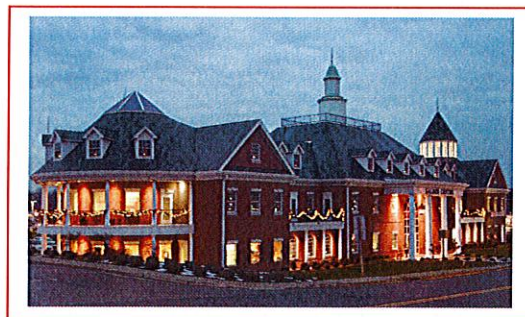
Zoning: CB (Central Business District)-suitable for any office use

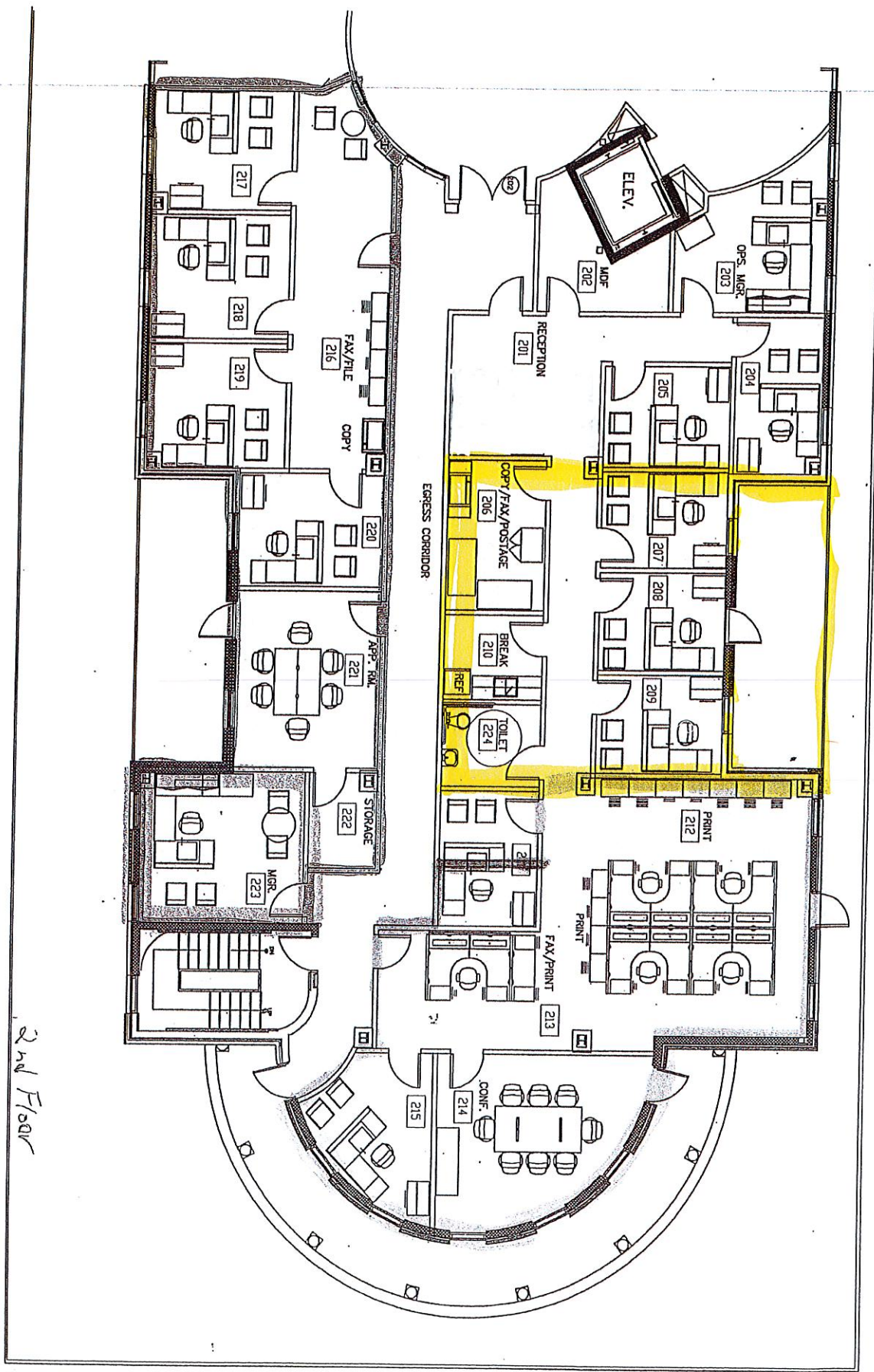
Water/Sewer: Public

Heating/cooling: Energy efficient Geothermal Heat Pump systems

Age of Bldg.: 20 years

Remarks: Beautifully appointed executive office located in a great location in La Plata. Four offices, kitchen, restroom, and exclusive use of an exterior balcony. Suitable for a variety of professional office uses. Ample parking on-site. Contact Rick Baldus for more details.





2nd Floor

Project: STM - LaPlata, MD	Date: 6/22/05 Scale: 1/8"=1'-0" Dwg. Name: XXXXXXX	Drawn: CS SunTrust Real Estate Corporation
Drawing: Opt. 5		SUNTRUST