



For Sale or Lease Available

137 Mitchells Chance Road

South River Colony, Building 6
Edgewater, MD 21037

Overview

Class A Building

Premises: 2nd, 3rd & 4th Floors available
Approximately 36,000 SF total for Lease

Entire Building: 46,664 SF
2nd Floor: 3,000-12,000 SF - can demise in thirds
3rd Floor: 3,000-12,000 SF - can demise in thirds
4th Floor: 3,000-12,000 SF - can demise in thirds

Rental Rate: Negotiable - Full Service

Purchase Price: Negotiable (sale leaseback possible)

Availability: Immediate

Term: Negotiable

Amenities

- All American Steakhouse
- Total Fitness
- Coopers Tavern
- M Thai Kitchen
- Japanese steakhouse
- Always Ice Cream
- Body Wellness Salon & Spa
- Parvilla Cycles
- Bubbakoo's Burritos
- Black Market Bakers

Building Features

- Space shows like-new
- High Quality Buildout
- Lots of glass and natural light
- IT room with supp air
- Open ceiling
- Amenity rich area
- Vari desks with dual monitors
- Shared common spaces and kitchens
- Multiple shared conference rooms
- Interconnecting stairs floors 2-4
- Large divisible 120-seat training room with AV room
- Large break room on 3rd floor
- Ability for reception area off elevators on each floor
- First floor reception desk

Take a Virtual Tour



For More Information



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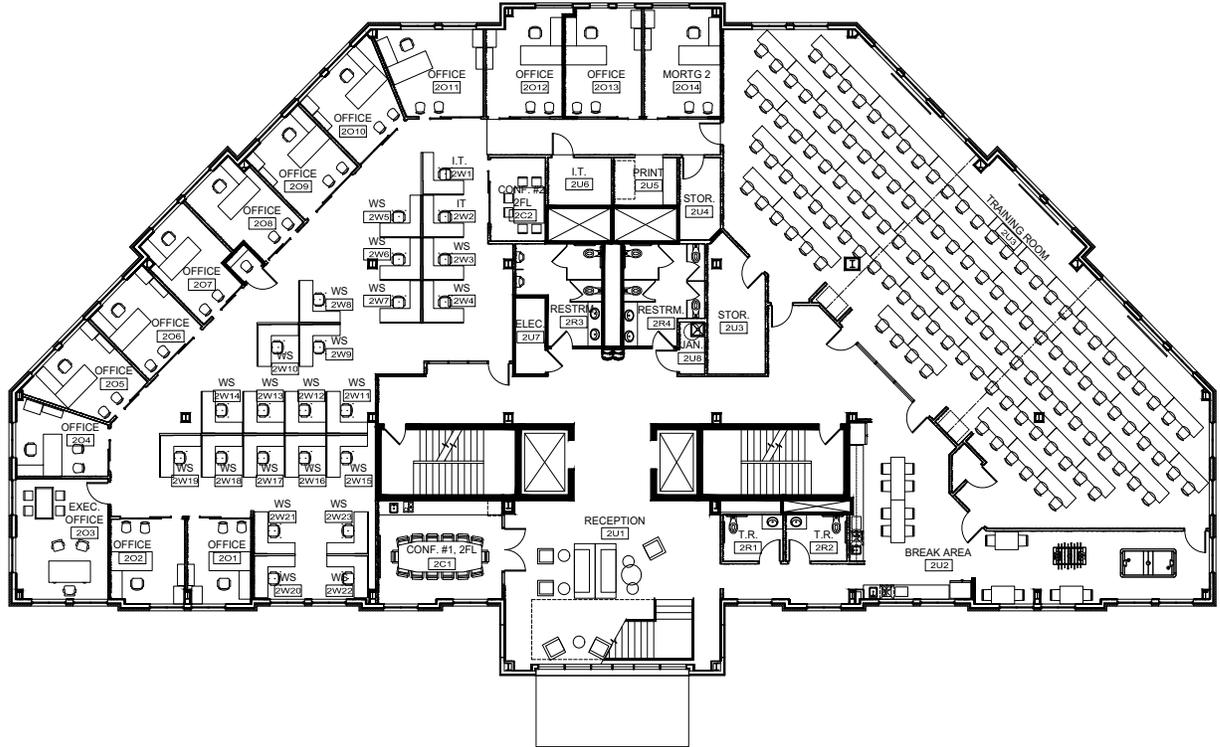
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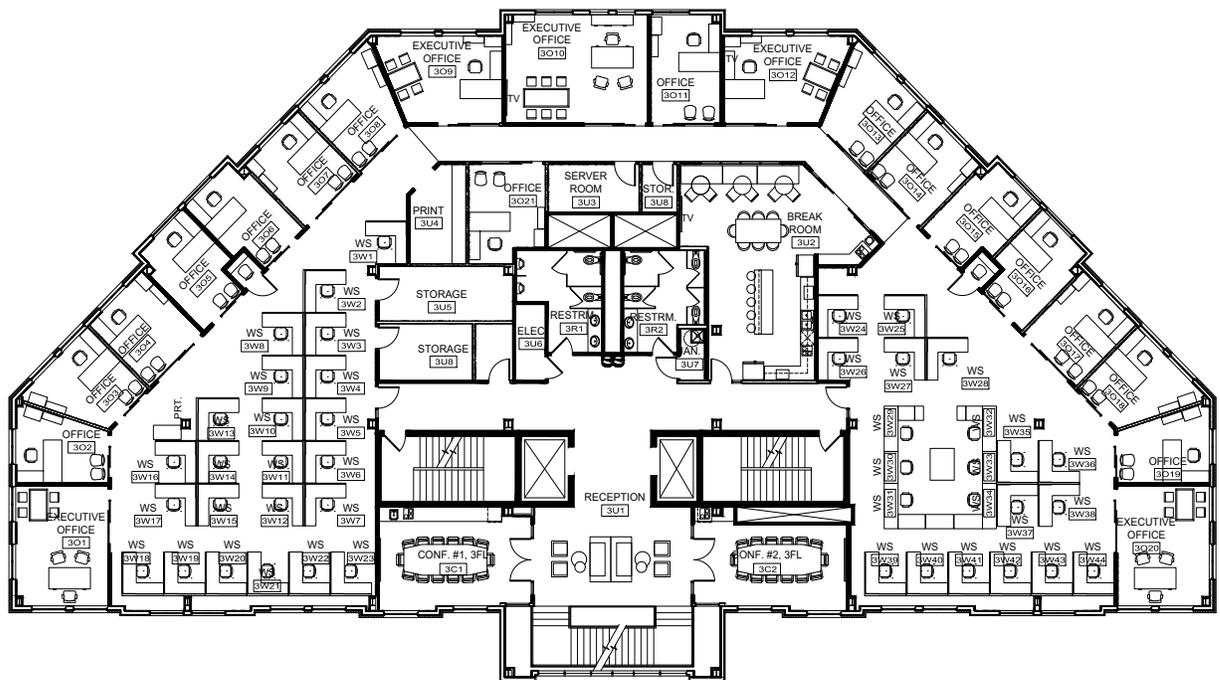
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2nd Floor



3rd Floor

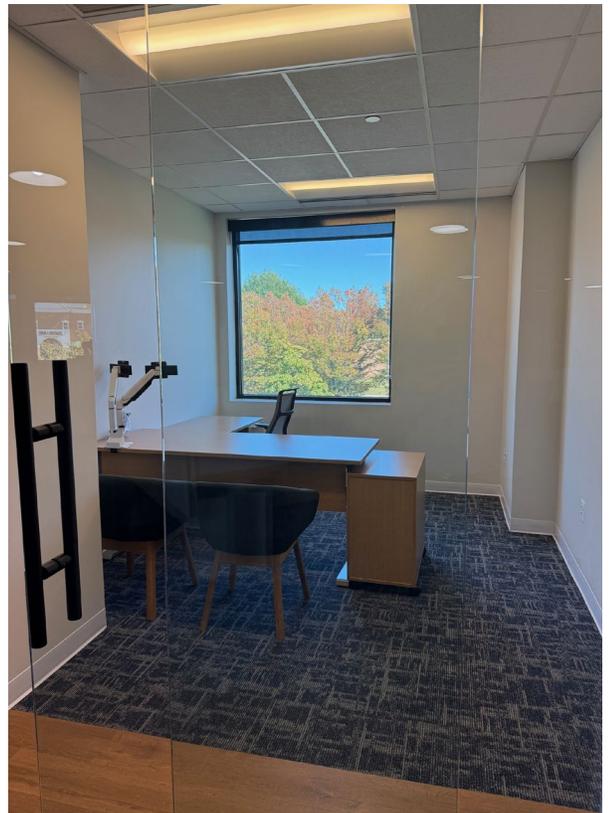
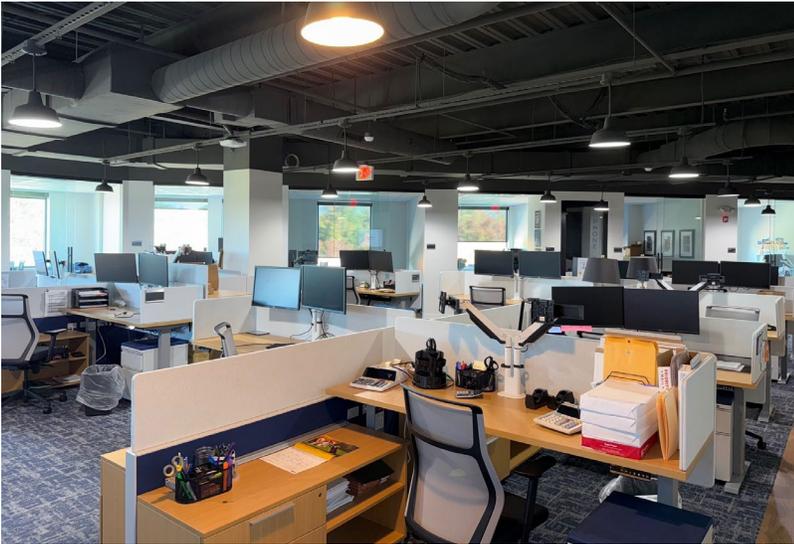
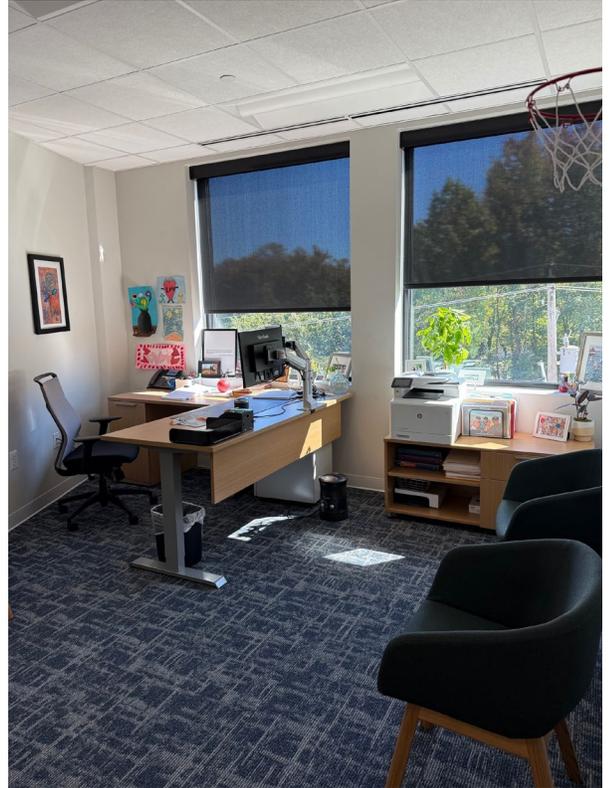


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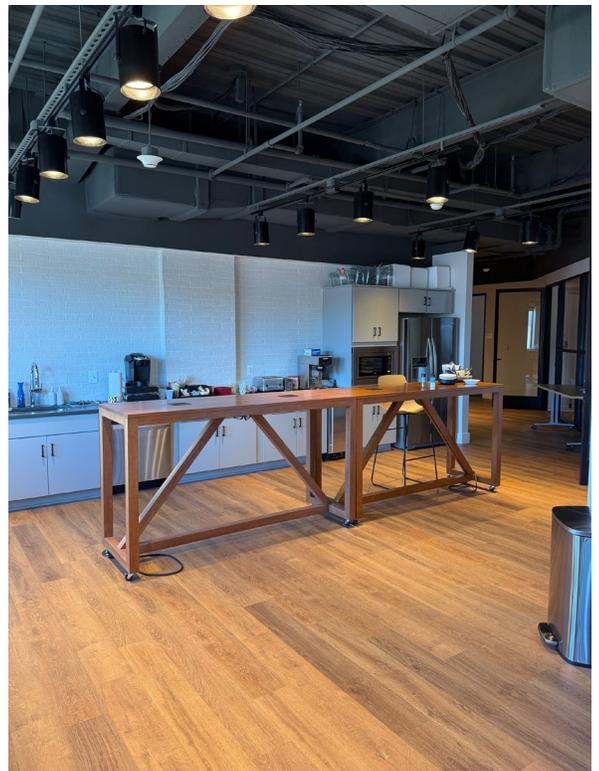
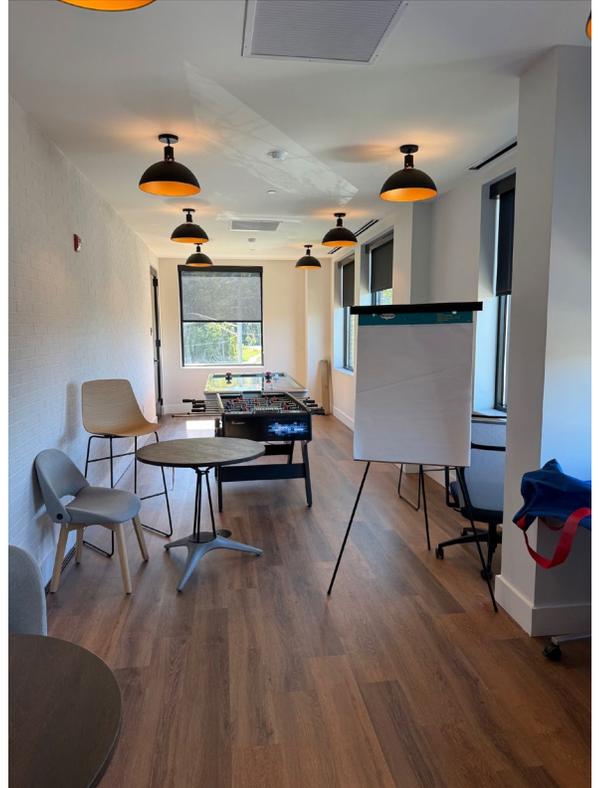


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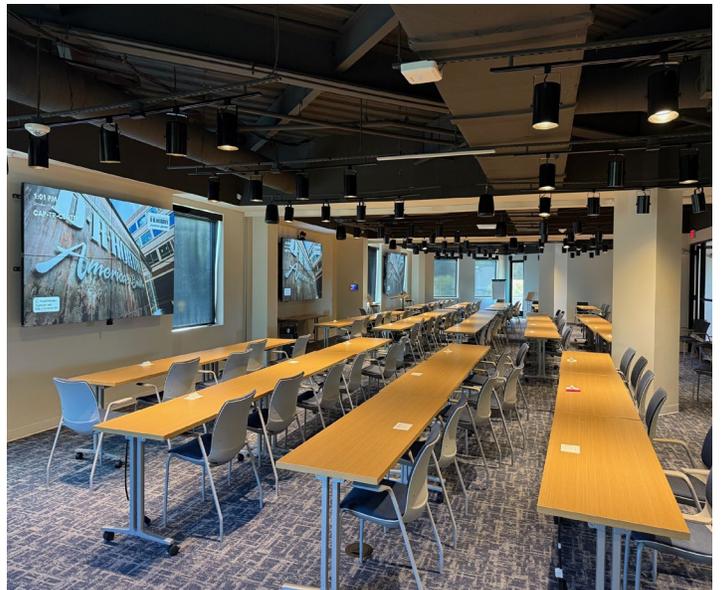
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Shared Amenities



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