

OFFICE/RETAIL SPACE FOR LEASE

2,500 - 25,400 SF AVAILABLE

1657 CROFTON BLVD CROFTON CENTER 1

1657 Crofton Blvd
Crofton, MD 21114



OFFERING SUMMARY

Available SF: 2,500 - 25,400 SF

Lease Rate: \$26.50-\$28 PSF

Lot Size: 4.0 Acres

Year Built: 1986

Building Size: 31,200

Zoning: C2

PROPERTY OVERVIEW

First Floor Retail Space: Up to 7,000 SF Available - \$28 PSF NNN

Second Floor Office Space: Up to 4,500 SF Available - \$26.50 PSF Full Service

Third Floor Office Space: Up to 10,500 SF Available - \$26.50 PSF Full Service

PROPERTY HIGHLIGHTS

- Ample Parking
- 67,000 +/- Vehicles Daily
- Rte 3 Pylon Signage
- Building Signage
- Brand New Build Out Included

Presented By:

Scott Douglas

301.655.8253

sdouglas@douglascommercial.com



431-C FOURTH STREET, ANNAPOLIS, MD 21403

FOR LEASE OFFICE/RETAIL SPACE FOR LEASE BUILDING

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LEASE INFORMATION

Lease Type:	NNN; Full Service	Lease Term:	Negotiable
Total Space:	4,500 - 10,500 SF	Lease Rate:	\$26.50 - \$28.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1657 Crofton Blvd	Available	7,000 SF	NNN	\$28.00 SF/yr	1st Floor
1657 Crofton Blvd	Available	4,500 SF	Full Service	\$26.50 SF/yr	2nd Floor
1657 Crofton Blvd	Available	10,500 SF	Full Service	\$26.50 SF/yr	3rd Floor

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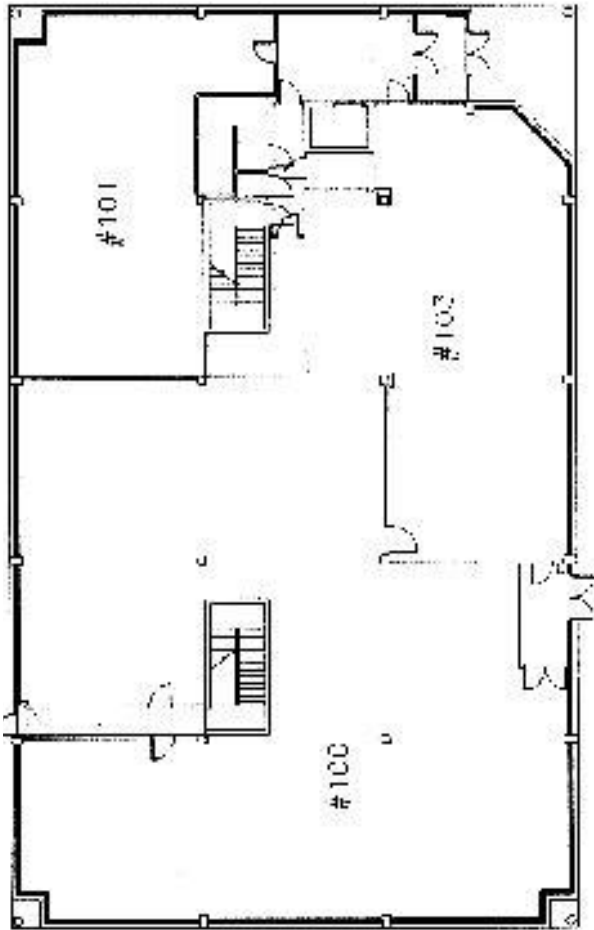


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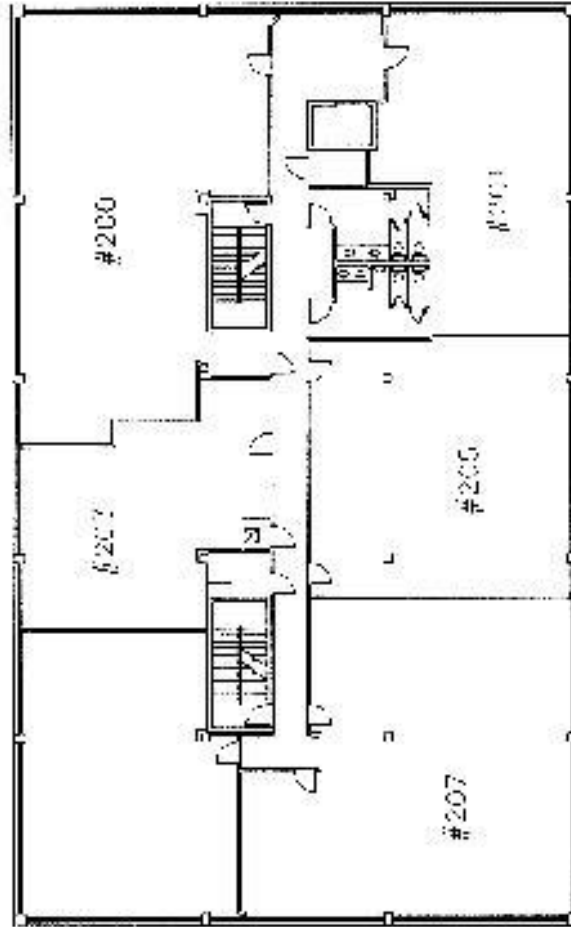
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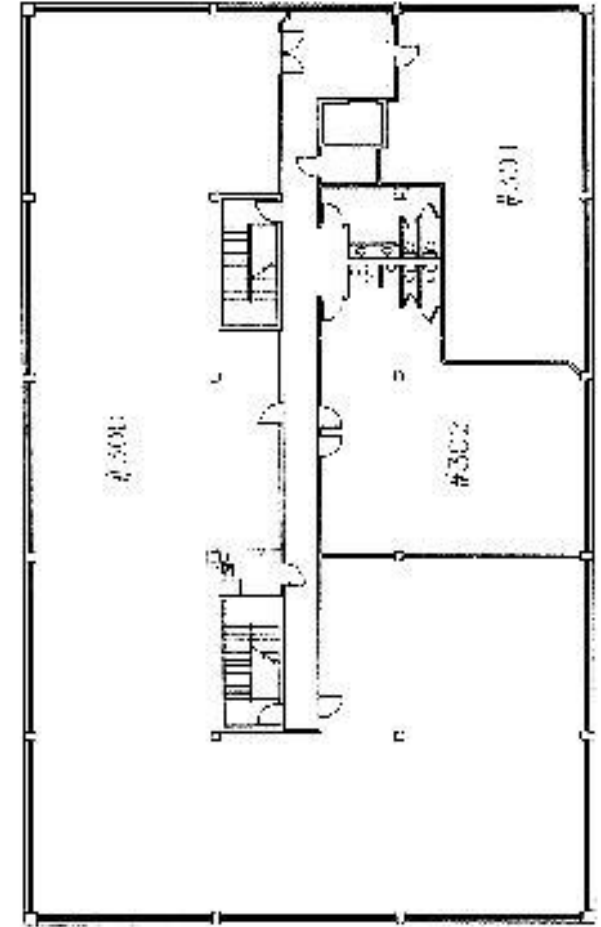
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FIRST
FLOOR



SECOND
FLOOR



THIRD
FLOOR

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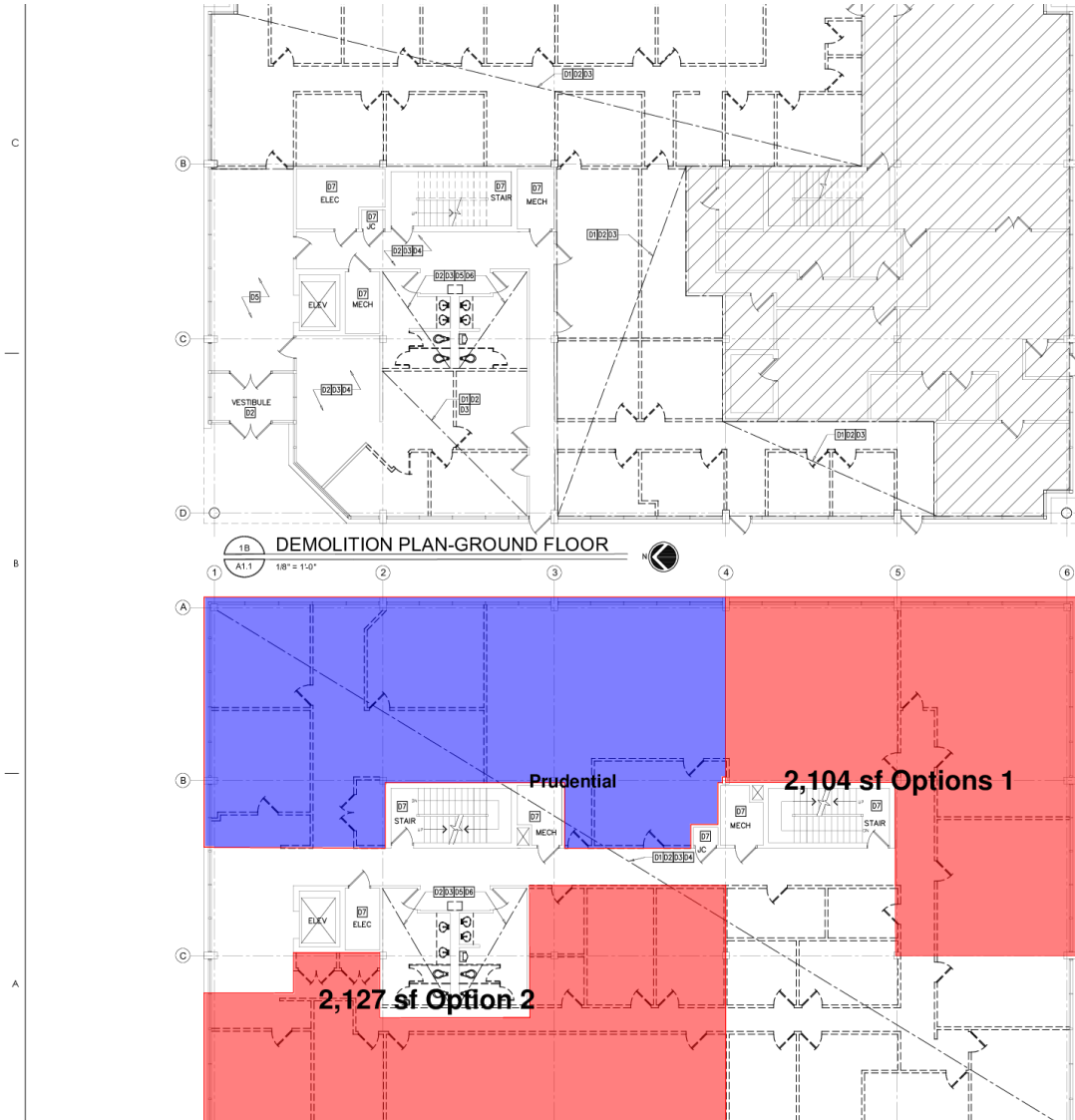
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FOR LEASE FLOOR PLANS

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- GENERAL SCOPE OF DEMOLITION, DIMENSIONS, LOCATIONS, AND EXTENT ARE TO BE DETERMINED BY CAREFULLY REVIEWING THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, SHOP DRAWINGS AND MANUFACTURER'S REQUIREMENTS WITH THE REQUIREMENTS AND CONDITION OF THE EXISTING STRUCTURES AT THE TIME OF DEMOLITION. SEE NEW WORK PLANS FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SEQUENCING OF DEMOLITION IN ORDER FOR THE WORK TO PROCEED IN AN ORDERLY AND SAFE FASHION.
 - CARE IS TO BE TAKEN SO AS NOT TO DAMAGE THOSE PORTIONS OF THE BUILDINGS WHICH ARE TO REMAIN OR WHICH ARE TO BE SALVAGED.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING ALL DAMAGED PORTIONS OF THE BUILDINGS OR CONTENTS TO REMAIN, REPAIRED OR REPLACED AREAS ARE TO IDENTICALLY MATCH ALL ADJACENT AREAS SO AS NOT TO BE EVIDENT AS A PATCH, AS DETERMINED BY THE ARCHITECT.
 - SEE MECHANICAL/ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - REVIEW NEW WORK DRAWINGS FOR LOCATIONS OF MATERIAL TO REMAIN.
 - REFER TO NEW CONSTRUCTION DRAWINGS FOR LOCATIONS AND DETAILS OF NEW DOORS, PASSAGES, ETC. THAT PENETRATE EXISTING WALLS.
 - PROVIDE TEMPORARY, SECURE BARRICADES IN COMPLIANCE WITH APPLICABLE CODES AT ALL CHANGES IN LEVEL CREATED BY DEMOLITION.
 - ALL REMOVAL OF STRUCTURAL MEMBERS IS TO BE PERFORMED BY A LICENSED DEMOLITION CONTRACTOR. CONTRACTOR IS TO NOTIFY ARCHITECT BEFORE PROCEEDING ANY STRUCTURAL DEMOLITION SO THAT THE ARCHITECT'S REPRESENTATIVE CAN BE PRESENT THROUGHOUT ALL SUCH WORK. ALL AREAS WHICH REQUIRE STRUCTURAL DEMOLITION SHALL BE PROPERLY SHORED AND BRACED AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF ALL BUILDING ELEMENTS TO REMAIN. METHODS OF SHORING AND BRACING OF ALL STRUCTURAL MEMBERS REQUIRED DURING DEMOLITION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 - REMOVE ALL TRASH AND DEBRIS FROM THE CONTRACT AREA.
 - HAZARDOUS MATERIALS DISCOVERED AND/OR REMOVED FROM THE SITE, TO INCLUDE THOSE CONTAINING ASBESTOS AND LEAD, SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL REGULATIONS APPLICABLE. NOTIFY OWNER OF ANY HAZARDOUS MATERIALS DISCOVERED ON SITE PRIOR TO REMOVAL.
 - REMOVE ALL ITEMS SHOWN DOTTED - - - - - ON THE DRAWINGS.
 - THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE EXISTING CONDITION & DIMENSION IN FIELD PRIOR TO DEMOLITION & NEW WORK.

DEMOLITION NOTES

- 01 REMOVE EXISTING PARTITION, DOOR, FRAME & HARDWARE AS SHOWN DOTTED - - - - - ON THE DRAWINGS, UNLESS NOTED/DIRECTED OTHERWISE.
- 02 REMOVE EXISTING FINISH FLOOR AND BASE; CLEAN PATCH AND REPAIR EXISTING FLOOR SLAB AS REQUIRED TO RECEIVE NEW FLOOR FINISHES, UNLESS NOTED/DIRECTED OTHERWISE.
- 03 EXISTING CEILING SUSPENSION SYSTEM SHALL REMAIN UNLESS NOTED/DIRECTED OTHERWISE.
- 04 LEAVE EXISTING WALL FINISHES ON EXISTING WALLS TO REMAIN UNLESS NOTED/DIRECTED OTHERWISE.
- 05 EXISTING WALLS & CEILING SHALL REMAIN BUT REMOVE EXISTING WALLCOVERING AND/OR TILE. LEAVE CLEAN SMOOTH WALL SURFACE READY FOR NEW FINISHES, TYPICAL, UNLESS NOTED/DIRECTED OTHERWISE.
- 06 REMOVE EXISTING TOILET PARTITION, PLUMBING FIXTURE INCLUDING WATER FOUNTAIN, SINK COUNTER & ALL TOILET ACCESSORIES UNLESS NOTED/DIRECTED OTHERWISE.
- 07 EXIST. ELECTRICAL, ROOMS, MECHANICAL ROOMS, STAIRS, JANITOR CLOSETS, & MAIN ENTRY VESTIBULE TO REMAIN AS IS, UNLESS NOTED/DIRECTED OTHERWISE.

DEMOLITION DRAWING KEY

- ==== EXISTING WALL TO BE REMOVED
- ===== EXISTING WALL TO REMAIN
- ==∩== EXISTING DOOR AND FRAME TO BE REMOVED
- ∩===== EXISTING DOOR AND FRAME TO REMAIN
- ▨ NOT IN PROJECT SCOPE

ARCHITECT:
Tornato Design Studio, LLC
57 W. Timonium Rd Suite 115
Timonium, MD 21093
410-827-8013
tstudio@tornatodesignstudio.com

LEGAL:
PROFESSIONAL CERTIFICATION:
I, SCOTT DOUGLAS, REGISTERED PROFESSIONAL ARCHITECT,
UNDER THE LAWS OF THE STATE OF MARYLAND,
CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.

CROFTON CENTER
BUILDING DEMOLITION

1657 CROFTON BLVD, CROFTON, MD 21114

DEMOLITION PERMIT SET
03, 06, 2019

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 20190102
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CONTRACT NO. 1657-C-0001 AND 1657-C-0002 AND 1657-C-0003 AND 1657-C-0004 AND 1657-C-0005 AND 1657-C-0006 AND 1657-C-0007 AND 1657-C-0008 AND 1657-C-0009 AND 1657-C-0010 AND 1657-C-0011 AND 1657-C-0012 AND 1657-C-0013 AND 1657-C-0014 AND 1657-C-0015 AND 1657-C-0016 AND 1657-C-0017 AND 1657-C-0018 AND 1657-C-0019 AND 1657-C-0020 AND 1657-C-0021 AND 1657-C-0022 AND 1657-C-0023 AND 1657-C-0024 AND 1657-C-0025 AND 1657-C-0026 AND 1657-C-0027 AND 1657-C-0028 AND 1657-C-0029 AND 1657-C-0030 AND 1657-C-0031 AND 1657-C-0032 AND 1657-C-0033 AND 1657-C-0034 AND 1657-C-0035 AND 1657-C-0036 AND 1657-C-0037 AND 1657-C-0038 AND 1657-C-0039 AND 1657-C-0040 AND 1657-C-0041 AND 1657-C-0042 AND 1657-C-0043 AND 1657-C-0044 AND 1657-C-0045 AND 1657-C-0046 AND 1657-C-0047 AND 1657-C-0048 AND 1657-C-0049 AND 1657-C-0050 AND 1657-C-0051 AND 1657-C-0052 AND 1657-C-0053 AND 1657-C-0054 AND 1657-C-0055 AND 1657-C-0056 AND 1657-C-0057 AND 1657-C-0058 AND 1657-C-0059 AND 1657-C-0060 AND 1657-C-0061 AND 1657-C-0062 AND 1657-C-0063 AND 1657-C-0064 AND 1657-C-0065 AND 1657-C-0066 AND 1657-C-0067 AND 1657-C-0068 AND 1657-C-0069 AND 1657-C-0070 AND 1657-C-0071 AND 1657-C-0072 AND 1657-C-0073 AND 1657-C-0074 AND 1657-C-0075 AND 1657-C-0076 AND 1657-C-0077 AND 1657-C-0078 AND 1657-C-0079 AND 1657-C-0080 AND 1657-C-0081 AND 1657-C-0082 AND 1657-C-0083 AND 1657-C-0084 AND 1657-C-0085 AND 1657-C-0086 AND 1657-C-0087 AND 1657-C-0088 AND 1657-C-0089 AND 1657-C-0090 AND 1657-C-0091 AND 1657-C-0092 AND 1657-C-0093 AND 1657-C-0094 AND 1657-C-0095 AND 1657-C-0096 AND 1657-C-0097 AND 1657-C-0098 AND 1657-C-0099 AND 1657-C-0100

DEMOLITION PLAN
-GROUND & 2ND FLOOR

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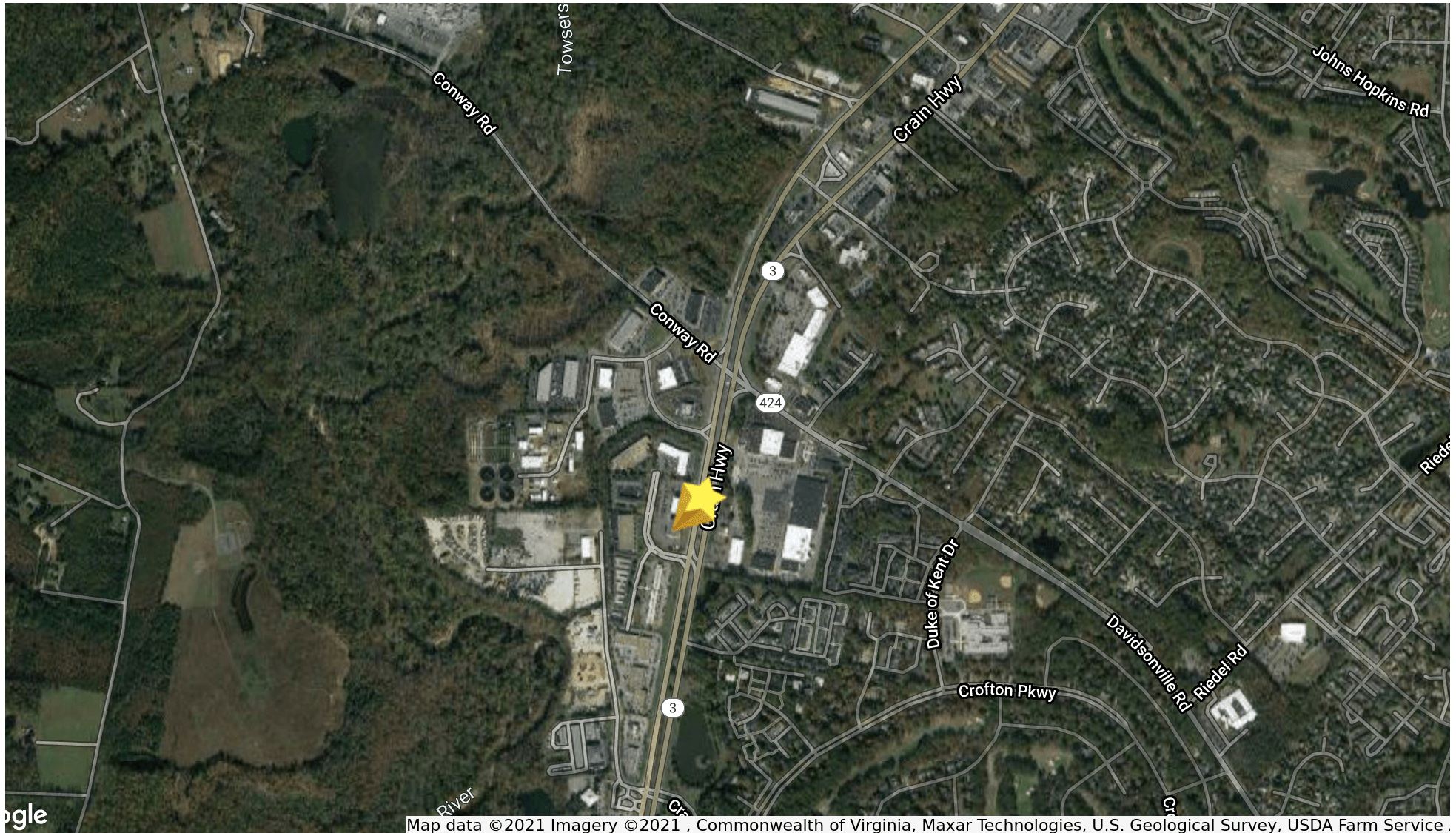


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EASY ACCESS TO RTE 3

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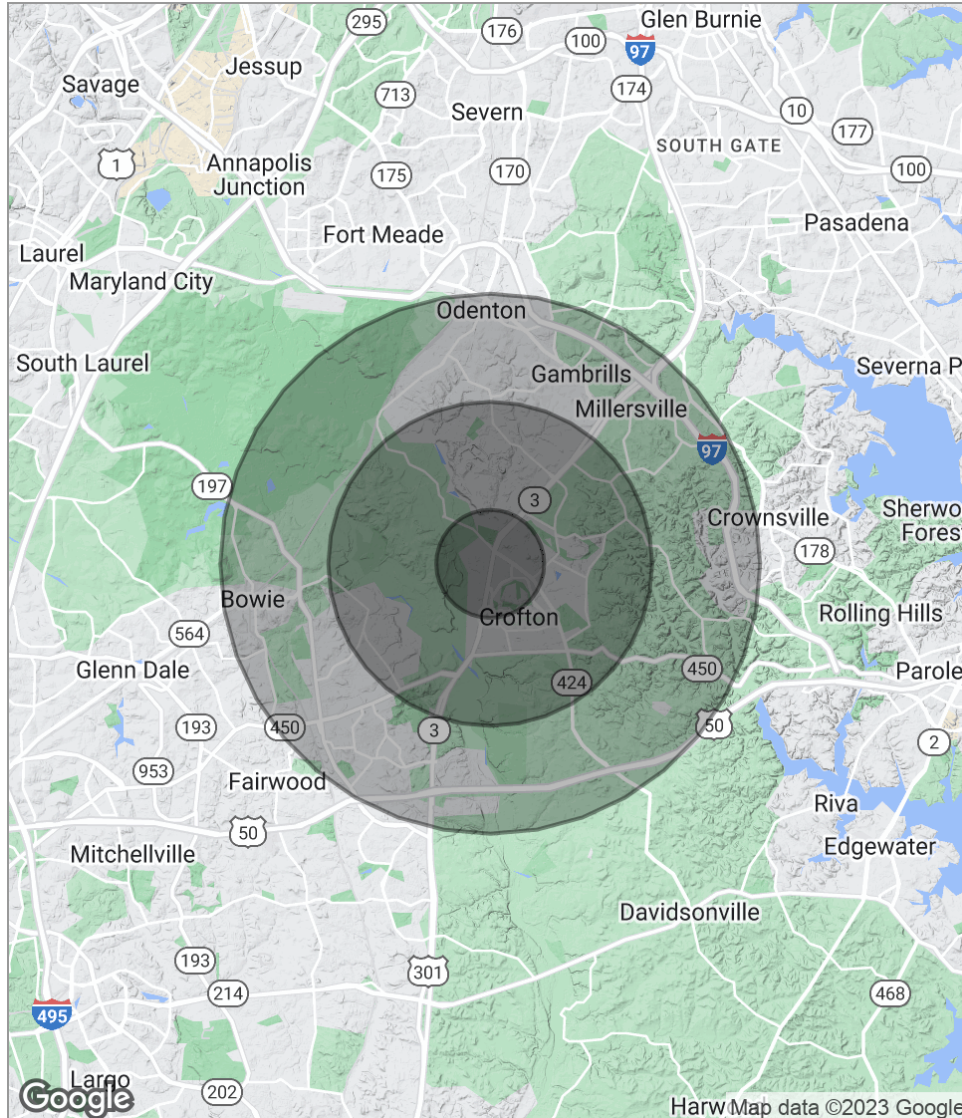
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DEMOGRAPHICS

67,000 +/- VEHICLES DAILY

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,447	49,791	107,348
Median age	36.2	36.1	37.1
Median age (Male)	36.9	36.2	36.9
Median age (Female)	35.4	36.0	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,020	18,450	39,222
# of persons per HH	2.5	2.7	2.7
Average HH income	\$112,821	\$115,899	\$112,558
Average house value	\$456,690	\$439,457	\$409,459

* Demographic data derived from 2020 ACS - US Census

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