

Office Space | For Lease



# 20 New Plant Court

Owings Mills, MD 21117



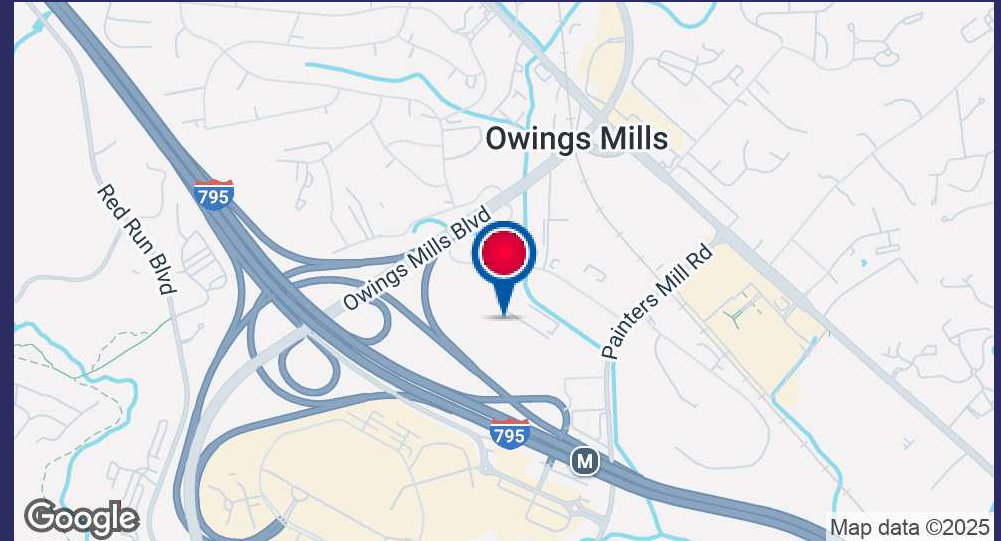
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## OFFERING SUMMARY

Lease Rate:	Negotiable
Lease Type:	Modified Gross Lease
Building Size:	18,742 SF
Available SF:	1,582-3,470 (+/-) SF
Lot Size:	1.1 (+/-) Acres
Zoning:	ML – IM
Parking:	4 per 1000 SF (+/-)

## PROPERTY DESCRIPTION

Professional setting features a 1st floor suite with ample natural light, complemented by a quiet setting in the Owings Mills Industrial Park. Additionally, the building boasts a diesel-fueled, 65kw Kohler generator for redundant power, and tenants have control of in-suite HVAC systems. With 24/7 security camera access and recent common area renovations, this property is tailored for modern corporate needs.

## PROPERTY HIGHLIGHTS

- Suite 100: 3,470 (+/-) Leasable Sq.Ft.: Available Summer of 2024
- Corner suite with window line for ample natural light
- MG Lease rate includes Base Year taxes, Insurance, and C.A.M
- Tenant independently responsible for utilities and interior janitorial service
- Building serviced by diesel-fueled, 65kw Kohler generator for redundant Power
- Tenant has control of in-suite HVAC system
- 24/7 access for tenants via Phone App to security cameras located in common areas and the exterior of building.
- Internet service available through Verizon or Comcast
- Recent common area renovations include flooring, tenant directory, and lighting
- Property has great access to numerous retailers, lodging, apartments, banking, and other services including Foundry Row, Metro Center and Mill Run Station.



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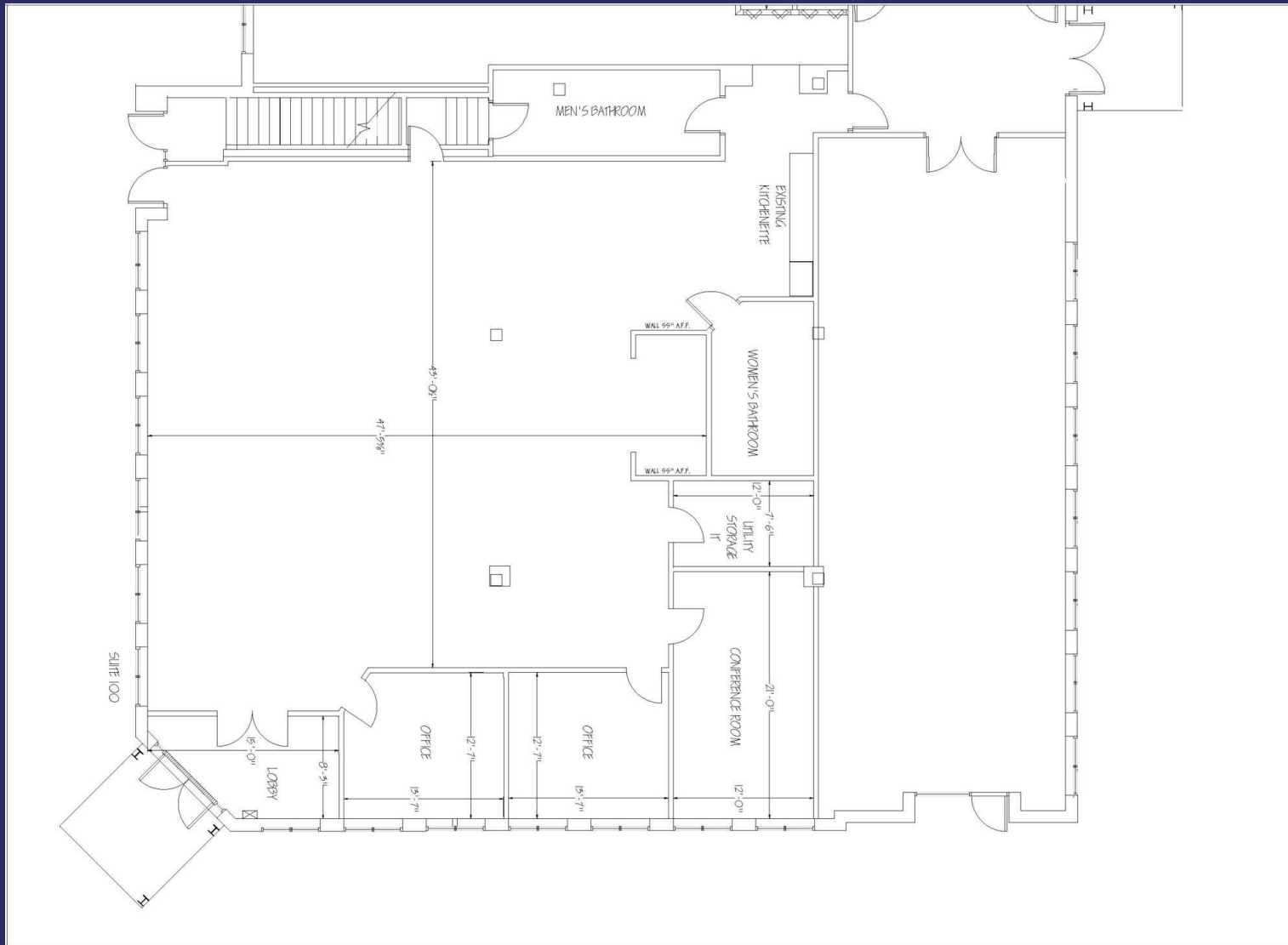
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