

## **3158 BRAVERTON STREET** EDGEWATER, MARYLAND 21037

## **AVAILABLE IN 30-60 DAYS**

Suite 200: 1,870 sf Suite 204: 5,307 sf

**RENTAL RATE** \$18.75 per sf Modified Gross

TERM

Negotiable

PARKING

4:1.000 sf

OCCUPANCY Immediate

## HIGHLIGHTS

- ► Join Annapolis Pediatrics potential referral opportunity
- ► Can accommodate a variety of sized tenants
- ► Great location just minutes south of Annapolis
- ► Close proximity to restaurants, coffee shops and grocery stores in the South River Colony Neighborhood

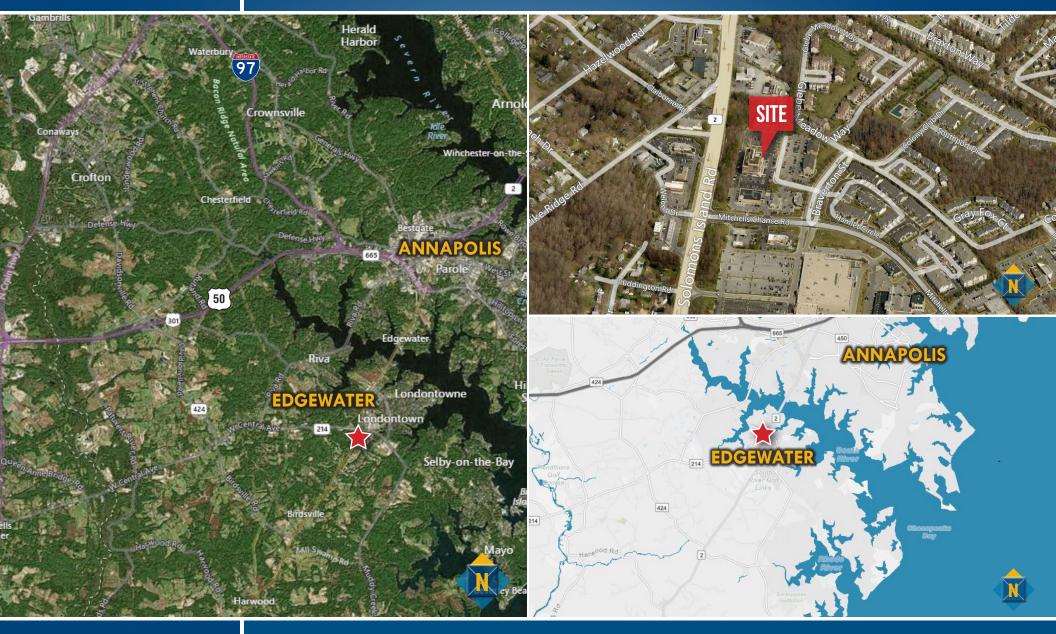




Trish Farrell | Senior Vice President & Principal 🕿 410.974.9003 🔤 tfarrell@mackenziecommercial.com

**Bethany Hobbs | Vice President** 중 410.953.0359 ≤ bhobbs@mackenziecommercial.com MacKenzie Commercial Real Estate Services, LLC • 410-974-9336 • 410 Severn Avenue | Annapolis, Maryland 21403 • www.MACKENZIECOMMERCIAL.com







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### Suite 204: 5.370 sf 8-9USINESS H OFFICE I errictie Iolix 0.3 OFFICE 6 019102119 1002110 OFFICE IS 95X 910 CHIPPEDE 10 15:03:15:0 1000 OFFICE 7. 18.6 Y 11.2 PROCESSING 10.0111.0 OFFK31 14 ies ente 10 3 × 11 3 121 22 620 E composit [11] CORFICCING 14 11 ( H , PECHPHOK2 145X 193 235 220 (220) H AUTO-INTER 10/0 X HAS 6237 ŧ 069R05.8 120 X 123 HEAN ING 009901.0 12,0 X 12,5 OFFICES 0101840E1 12.0 X 60 CONFERENCES FLES 100×123 OFFICE 13 10,0 % 12.5 04F10E 15 10 8 K 12 5 -3 10.5 2 10.8 A@ A.1 . 13 III 18 CORRECT (1) STAR 9 RECEPTIONOT 001/127451006 1 120 % 130 AL Ide (256) 川州 $[\mathbf{k}]$ 240 OCCUPENDACE 2 30.0 K 36.6 00001A/RDA 17.5 X 21.0 V FR 11 OFFICE 17 160 X 143

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

**Suite 200:** 

1,870 sf

Trish Farrell | Senior Vice President & Principal 

**2ND FLOOR PLAN** 

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