



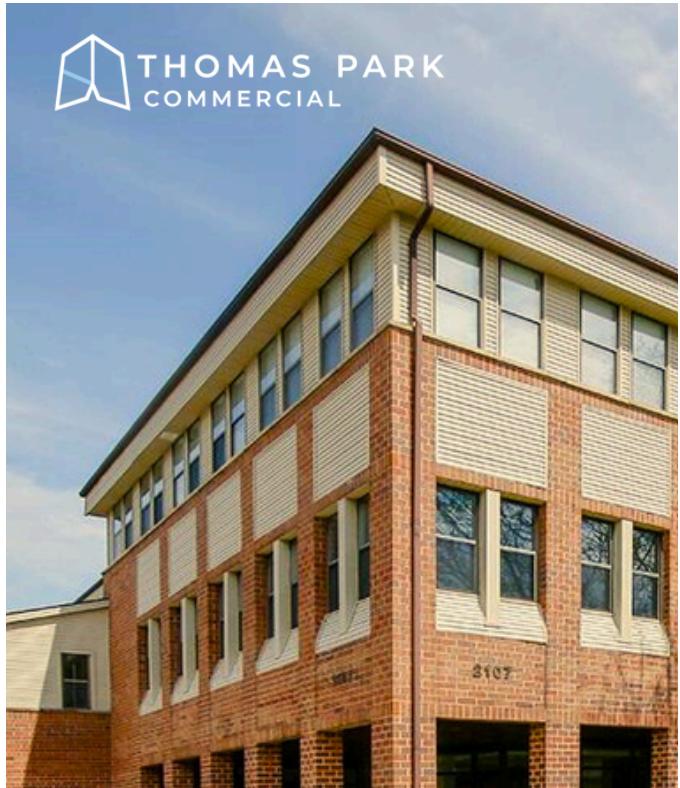
EMMORTON PROFESSIONAL CENTER 2107 LAUREL BUSH RD, BEL AIR, MD

1,649 - 3,298 SF of Office Space Available



MASON POPHAM

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www.thomas-park.com
410-280-0220



EMMORTON PROFESSIONAL CENTER | 2107 LAUREL BUSH RD, BEL AIR, MD

1,649 - 3,298 SF of Office Space Available

Available Spaces

Space	Size	Term	Rental Rate	Space Use	Condition	Available
2nd Floor Ste 209	3,298 SF (demisable)	Negotiable	\$18.00 PSF NNN	Office	Full Build-Out	Apr 1, 2026

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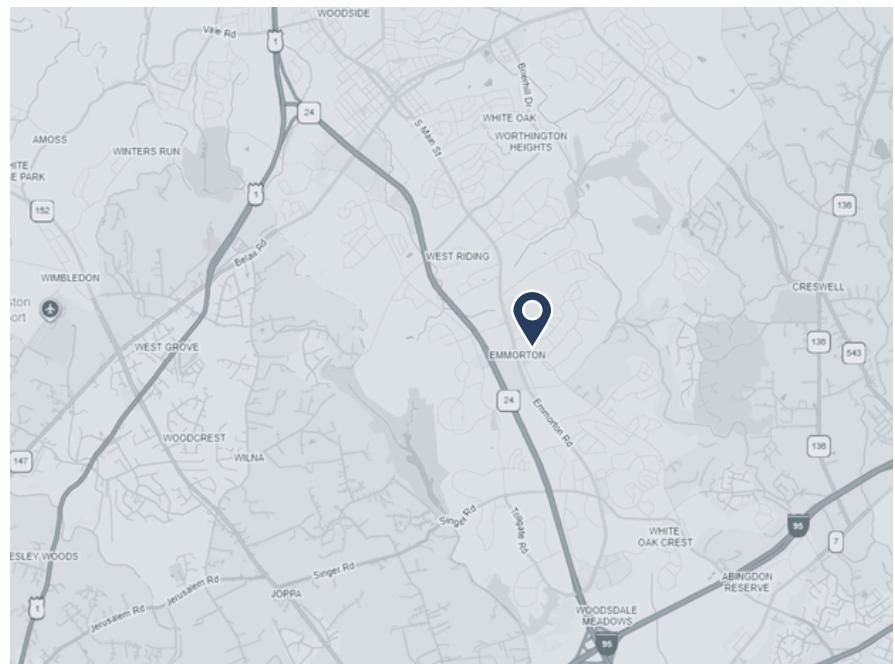
Property Facts

Building Type	Office/Medical
Building Height	3 Stories
Building Size	29,102 SF
Parking	150 Surface Parking Spaces

Property Overview

Emmorton Professional Center is a well-maintained office building situated on Laurel Bush Road, just north of the Festival at Bel Air and near the intersection with Emmorton Road (Route 924). The property offers convenient connectivity to Veterans Memorial Highway (Route 24), Interstate 95, and the Bel Air central business district. The property is supported by an expansive surface parking lot with more than 150 available spaces.

Tenants benefit from immediate access to nearby retail amenities at Festival at Bel Air, including ShopRite, Marshalls, Petco, Rite Aid, Five Below, Chipotle, and Panera Bread, among others. Additional shopping, dining, and service options are located just minutes away at the Boulevard at Box Hill and Constant Friendship shopping centers, featuring national retailers such as Wegmans, Walmart, Target, Lowe's, BJ's, Regal Cinemas, Starbucks, Chick-fil-A, and many more.



EMMORTON PROFESSIONAL CENTER

2107 LAUREL BUSH RD, BEL AIR, MD

Suite 209, Second Floor

Size	3,298 SF
Term	Negotiable
Rental Rate	\$18.00 PSF NNN
Current Space Use	Office
Condition	Fully Built Out

Suite Overview

Completely renovated in 2023, suite 209 boasts modern finishes and a flexible professional office layout. The space benefits from having ample open areas as well as 14 private offices, in addition to a kitchenette/break room. Additionally, the space is conveniently accessible via direct access from the parking lot.

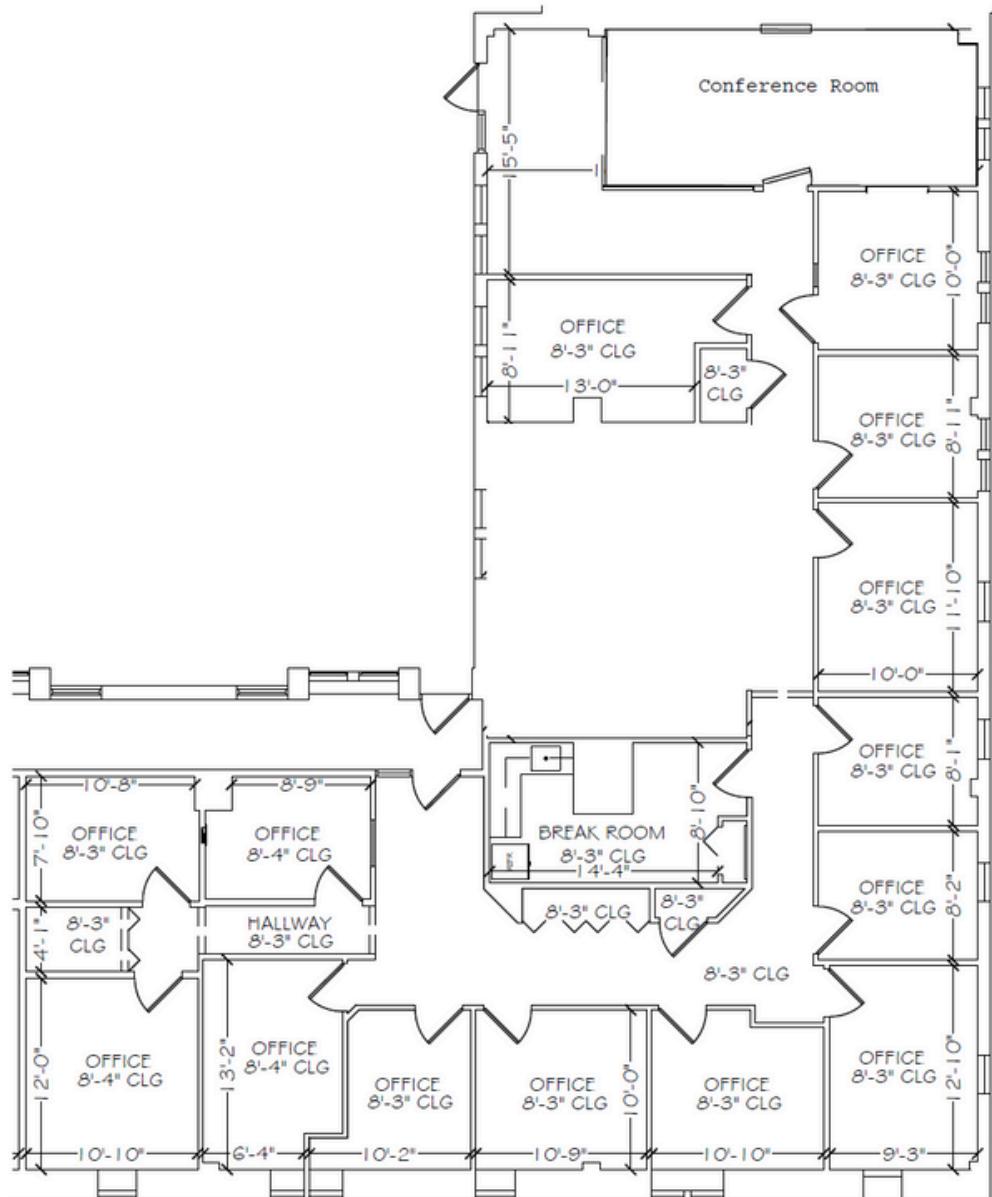
The space is also demisable for tenants seeking less space. Demisable spaces range from ~1,300 - 2,000 SF.

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Downtown Bel Air

Emmorton Professional Center
2107 Laurel Bush Rd, Bel Air, MD

Festival at Bel Air

MARYLAND
924

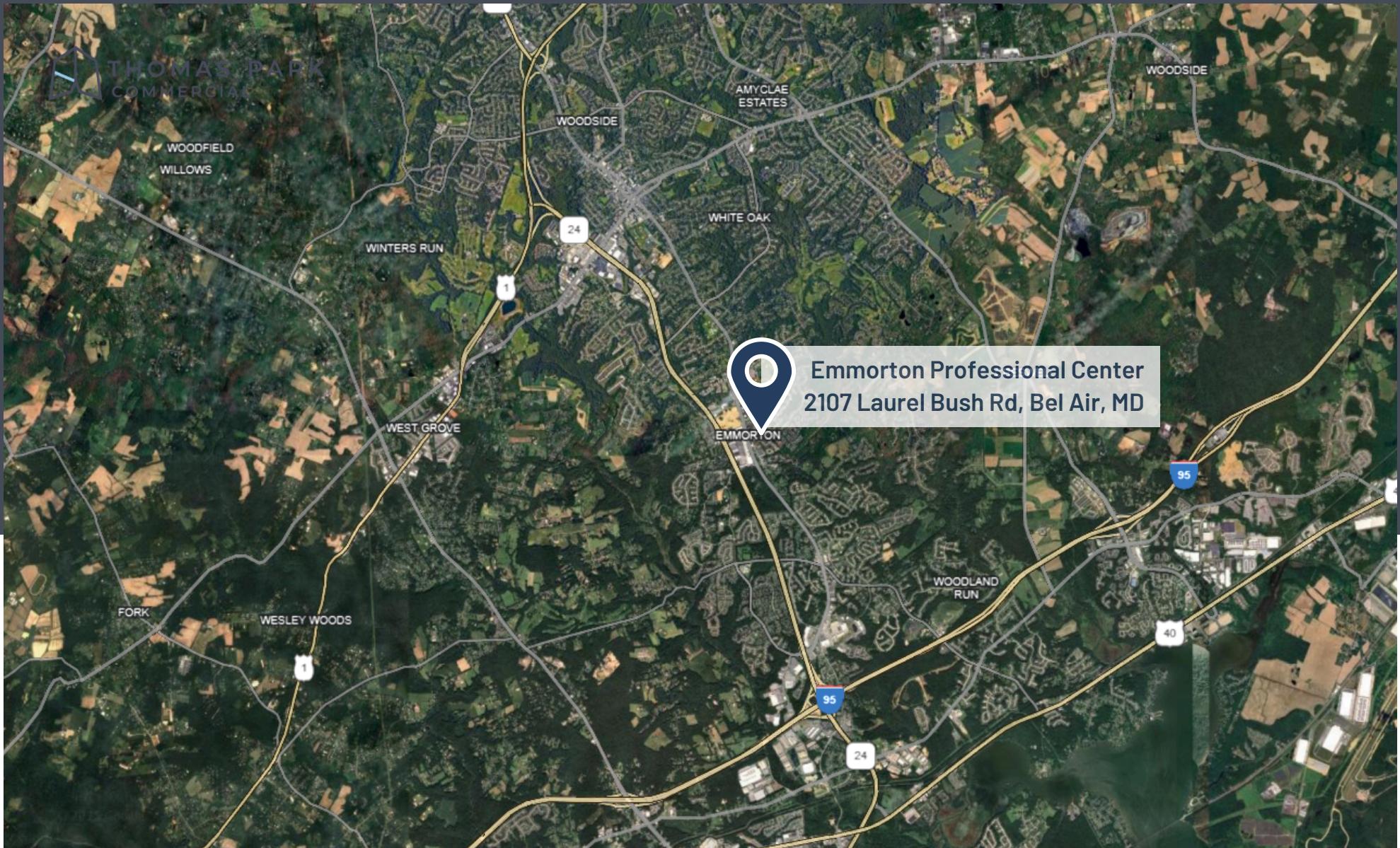
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1,649 - 3,298 SF OF OFFICE SPACE AVAILABLE



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