

# SUBLEASE TURNKEY FLEX SPACE

## ARUNDEL OVERLOOK

941 Mercantile Drive Suite A-B  
Hanover, MD 21076



### OFFERING SUMMARY

Available SF: 5,000 SF

Lease Rate: \$17.32 SF/yr (NNN)

Building Size: 5,000

Zoning: W-1

### PROPERTY OVERVIEW

Exceptional sublease opportunity offering a versatile turnkey flex space with furniture in place. Spanning an impressive 5,000 square feet!

Total Space: 5,000 SF  
Office Area: 2,000 SF  
Warehouse Area: 3,000 SF

### PROPERTY HIGHLIGHTS

- Turnkey flex space with furnishings
- Office space layout- Reception, Conf Room, offices, Copy Room, Kitchen Breakroom
- Warehouse- 18' clear height with two dock doors
- Located within minutes of BWI
- Warehouse includes two (2) furnaces and ventilation system.

**Presented By:**  
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5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

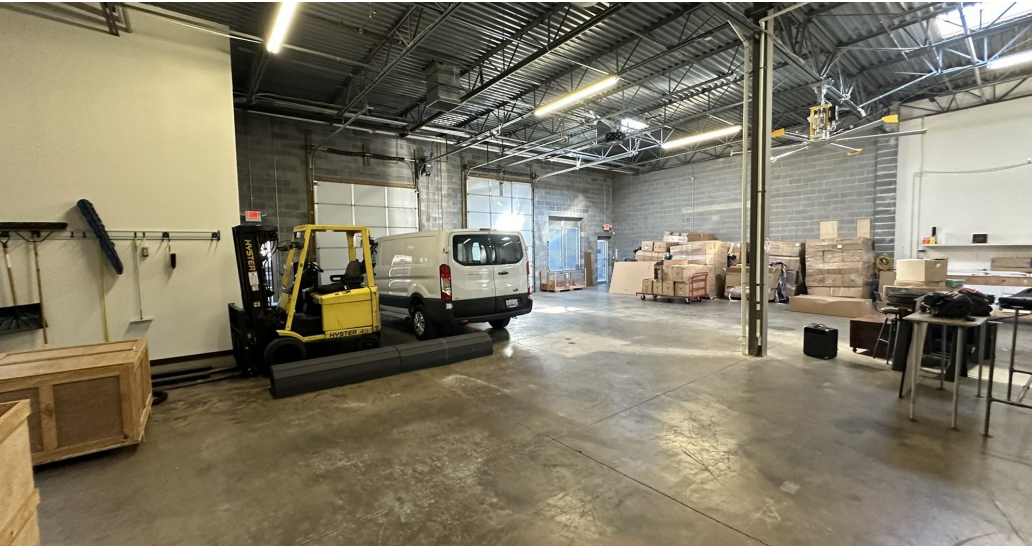
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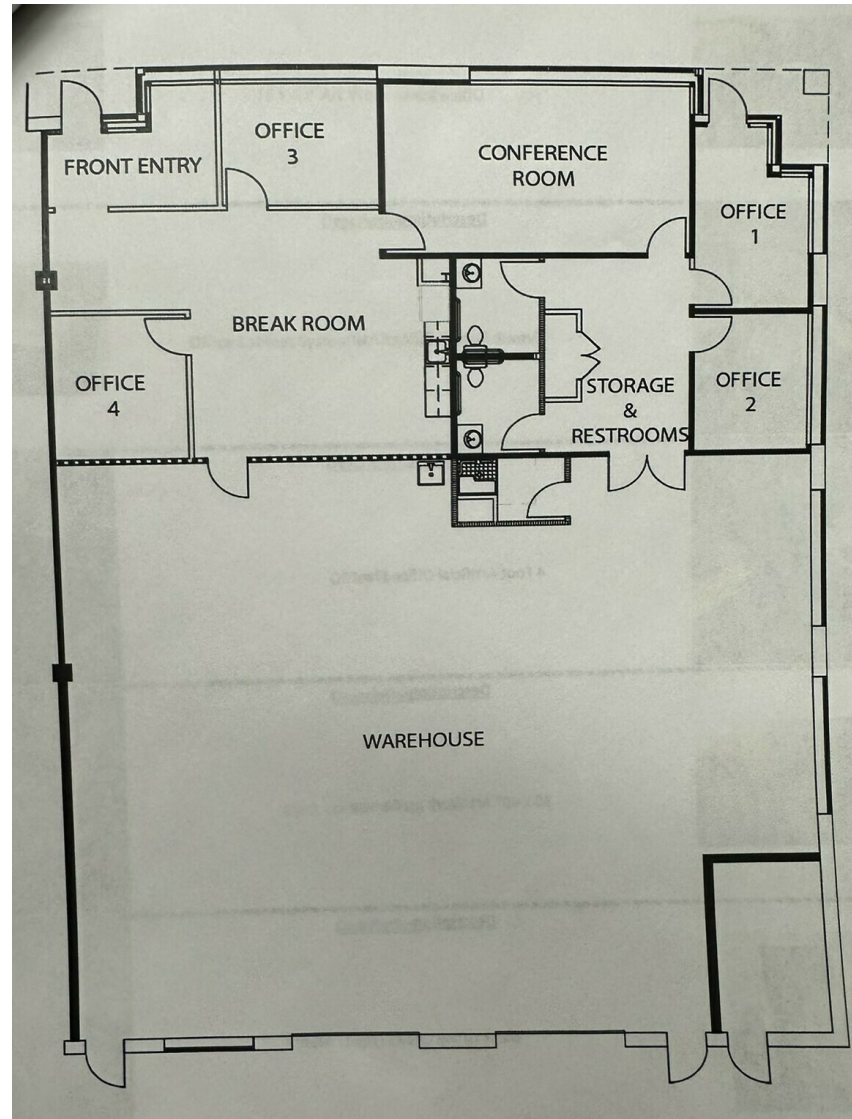
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# FLOOR PLAN

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### LEASE INFORMATION

Lease Type:	NNN
Total Space:	5,000 SF

Lease Term:	Negotiable
Lease Rate:	\$17.32 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A-B	Available	5,000 SF	NNN	\$17.32 SF/yr	-

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