

# For Lease or Sale

1401 - 1407 Reisterstown Road, Pikesville, MD, 21208



Lease Top Floor

OR

Purchase Entire Building

# What Works for You?

## Option 1

### Lease the 2<sup>nd</sup> Floor

#### Be a Tenant: Lease all or Partial 2<sup>nd</sup> Floor

- Lease the entire or partial 9,000 SF floor
- Lots of sun, open buildout + high ceilings and creative feel
- Well-lit parking, elevator, and stair access
- Modern M + W's restrooms
- Grants for approved tenants by Balt. Co.



Is this You? Go to next page!

## Option 2

### Purchase for Use + Income

#### Purchase: Get Monthly Rental Income & Use the 2<sup>nd</sup> Floor

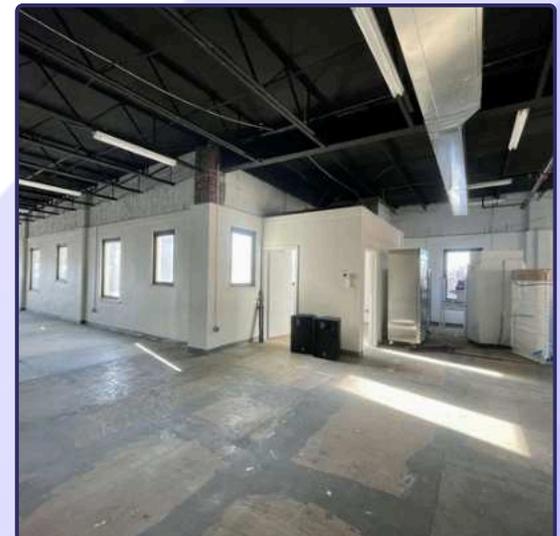
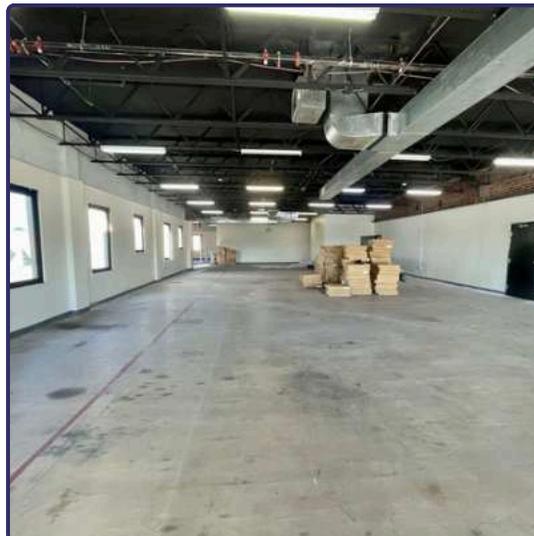
- Take the entire 9,000 SF or a partial floor for your business HQ
- Get ongoing monthly income from two stable ground-floor tenants
- Add more Income by building out and leasing the basement with direct street access to Walker Ave
- Priced for User at \$4.1 Million



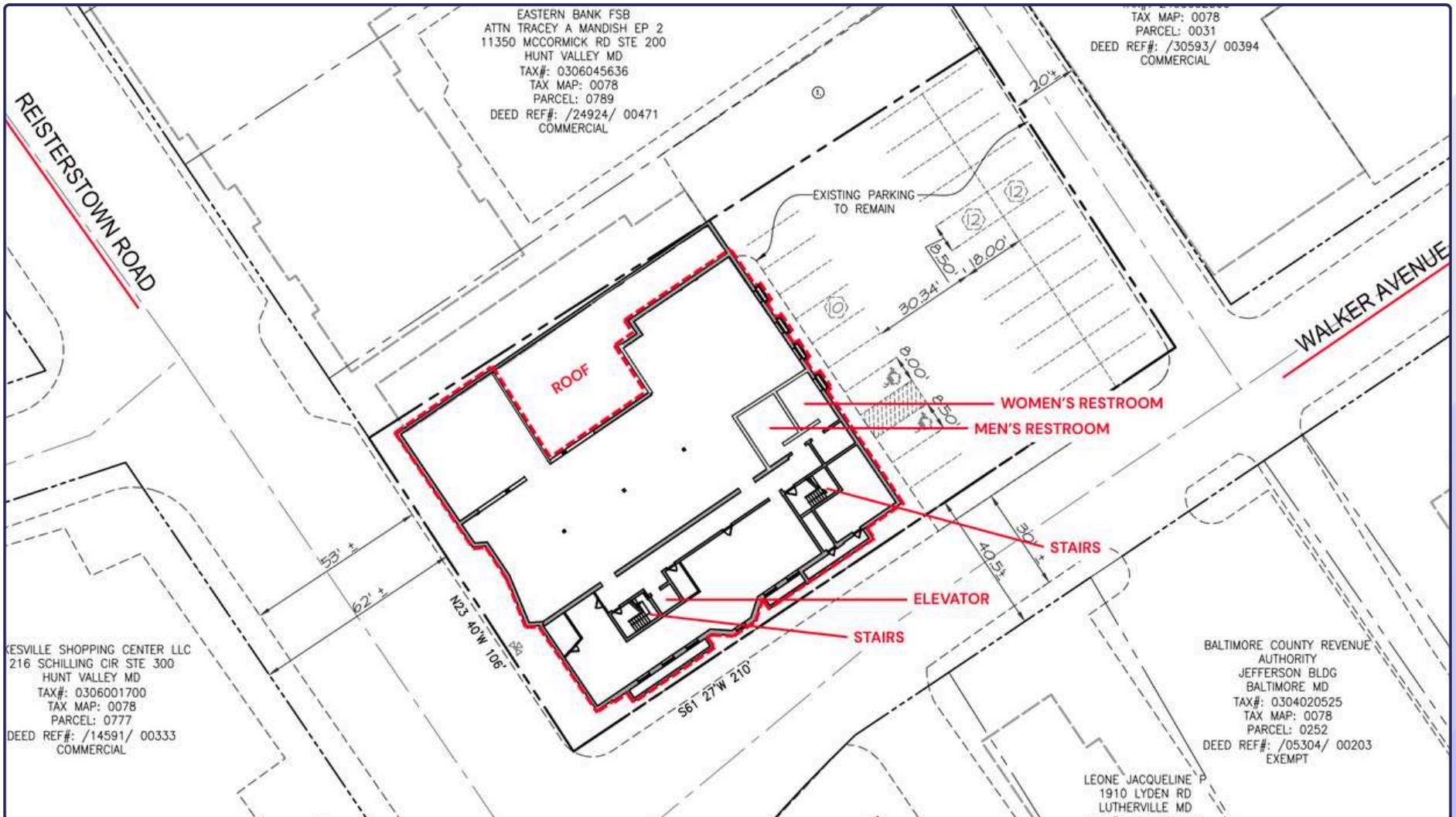
Is this You? Go to page 5!

# Option 1: Lease the 2<sup>nd</sup> Floor

- Lease from 2,000 SF up to the full floor of 9,000 SF
- Highly Visible: Signage opportunity at the intersection of Reisterstown Rd & Walker Ave
- Open, sunny, contemporary-feel, with 14 FT high ceilings
- Updated common area M + W bathrooms
- Private access via stairs or elevator and possibility for roof-deck action!
- Rear parking with a lighted lot
- Tenants may qualify for the Baltimore County GROW grant or BOOST loans
- Flexible Lease Terms



# Option 1: Lease the 2<sup>nd</sup> Floor



# Option 2: Purchase the Building & Use 2<sup>nd</sup> Floor



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Financials?

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Here

## STEP 1

### Use the Top Floor for Your HQ

- Take the entire 9,000 SF or partial floor for your business HQ
- Like any user, pay yourself a monthly rent and your share of the building's expenses

## STEP 2

### Collect Monthly Rent from your Ground Floor Tenants



- 7,774 SF (42% of building)
- Pays \$111,168 per year, plus their share of operating expenses
- Leases until Feb, 2033, with 4x 5YR renewal options with 6% rent bumps per renewal!
- Corporate Guarantee from Advance Auto (BB+ Credit Rating, S&P)



- 2,250 SF (11% of building)
- Pays \$35,646 per year
- Rent increases by 3% annually
- Tenant provides business services, coworking, notary, and more
- See [www.RouteLinkUS.com](http://www.RouteLinkUS.com)

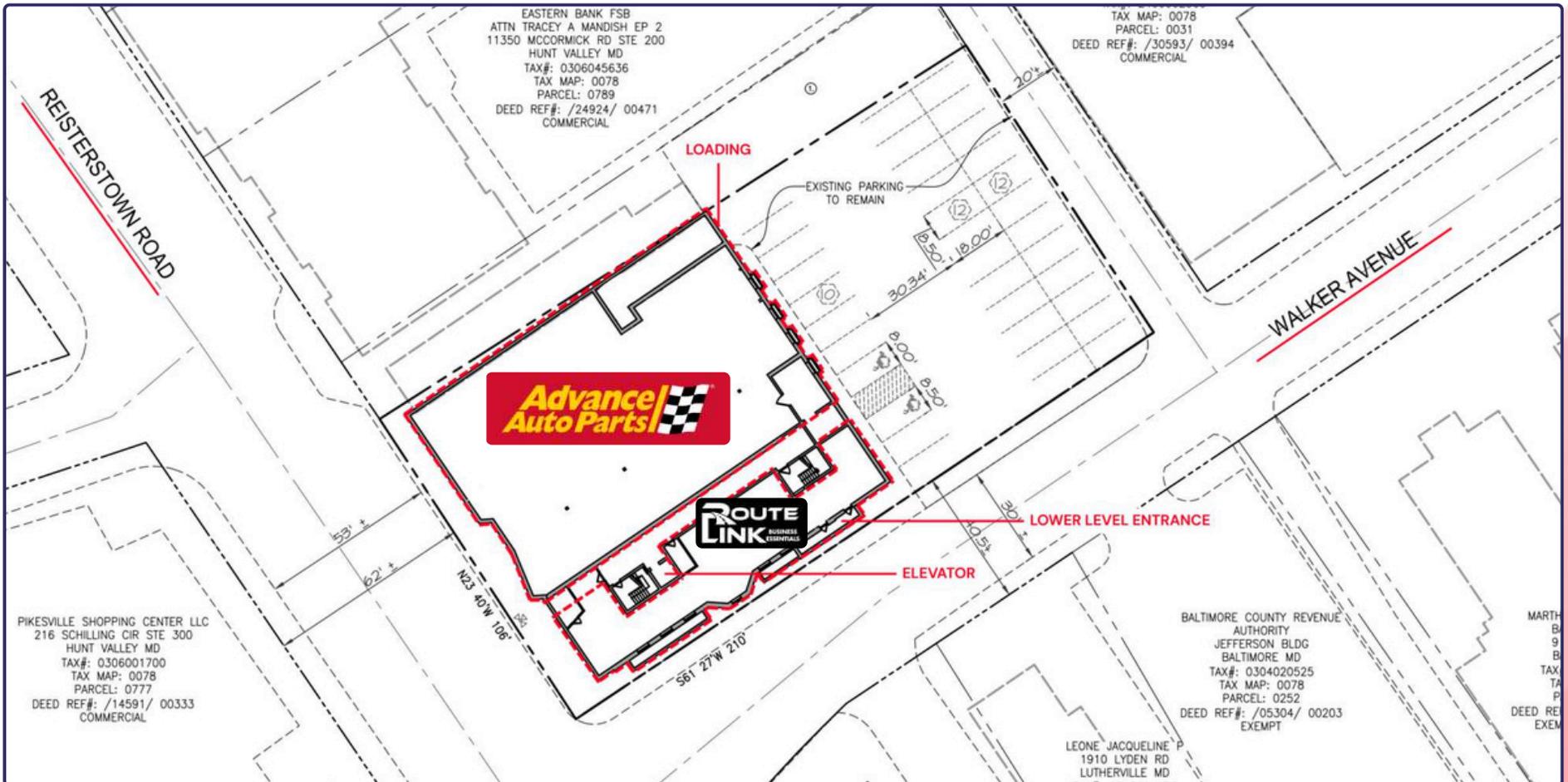
## STEP 3

### Add More Income by Building-Out + Leasing the Basement

- ½ of the basement needs buildout, but is leasable and has existing plumbing, windows and a dedicated entrance on Walker Ave.
- After finishing the basement buildout, lease it up for co-working or small office for even more income!

# Option 2: Purchase the Building & Use 2<sup>nd</sup> Floor

## Your Tenants



# Option 2: Purchase the Building & Use 2<sup>nd</sup> Floor

## Your Tenants





Walgreens



WELLS FARGO

OLD COURT RD

REISTERSTOWN RD

STAPLES



**STAPLES**



*Walgreens*

**WELLS FARGO**

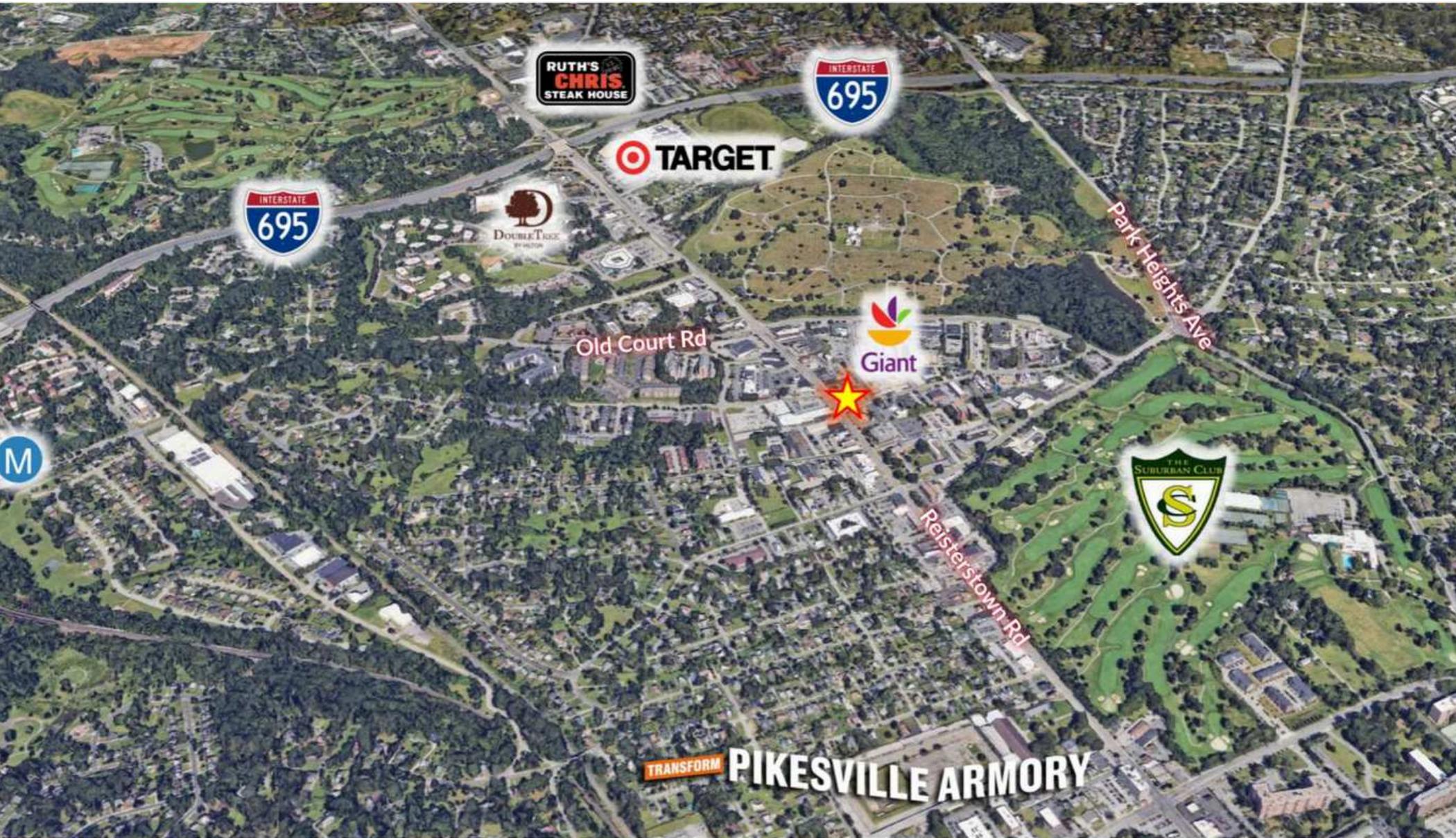
**OLD COURT RD**

**REISTERSTOWN RD**



**WALKER AVE**





RUTH'S  
CHRIS  
STEAK HOUSE

INTERSTATE  
695

TARGET

INTERSTATE  
695

DOUBLE TREE  
BY HILTON

Old Court Rd

Giant

Park Heights Ave

THE  
SUBURBAN CLUB  
S

Reisterstown Rd

TRANSFORM PIKESVILLE ARMORY

M



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