

10220 S DOLFIELD ROAD



10220 S DOLFIELD ROAD, OWINGS MILLS, MD 21117

Confidential Offering Memorandum



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The contents of this OM are subject to change without notice.



THE OFFERING

Cushman & Wakefield is pleased to present for sale 10220 S Dofield Road; a two (2) story office building in the heart of Owings Mills. 10220 S. Dolfield Road is a ~27,500 square foot office building on 1.46 acres. The building has been under the same ownership since 1997 and the landlord is a well-respected owner of many commercial real estate projects in the region. There are approximately thirteen (13) tenants, which

include medical and professional service firms. There is ±5,000 SF for lease on the 2nd floor (elevator served), a perfect opportunity for an owner-user to occupy this space and grow their business from this cash flowing asset. 10220 S. Dolfield Road is in an ideal location for access to Owings Mills Metro Center, Foundry Row, Lifebridge Health, and I-795 / Reisterstown Road.

BUILDING DETAILS



Building SF
29,160 SF



Land Area
1.46 Acres



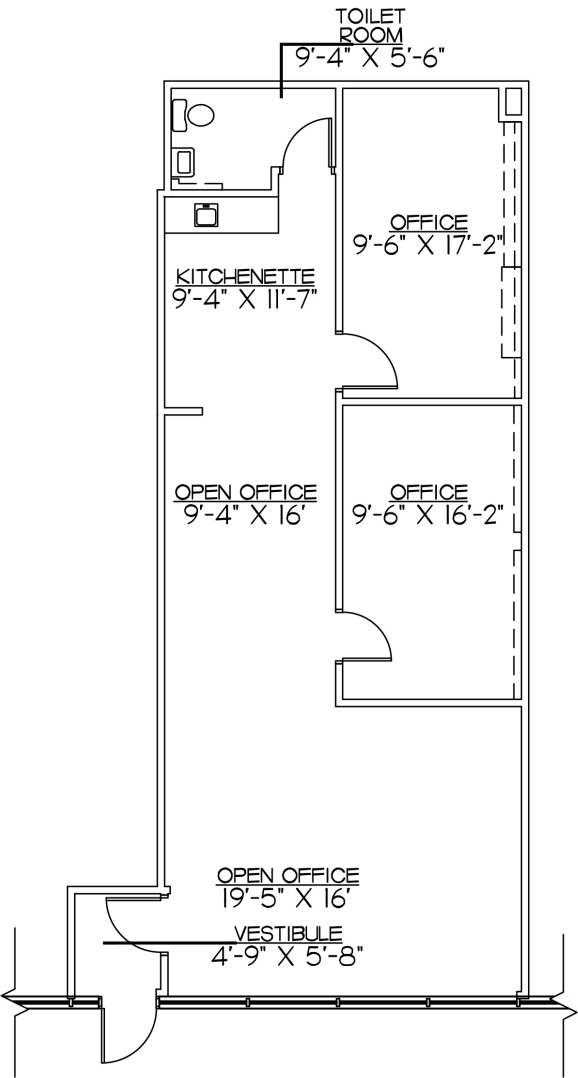
Year of Construction
1971



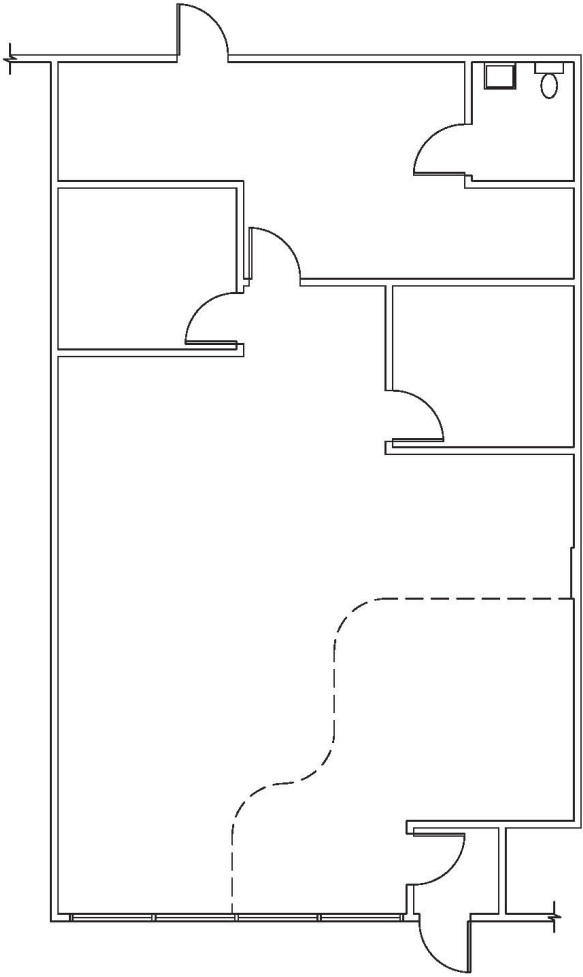
Parking
4/1,000 SF



FLOOR PLANS

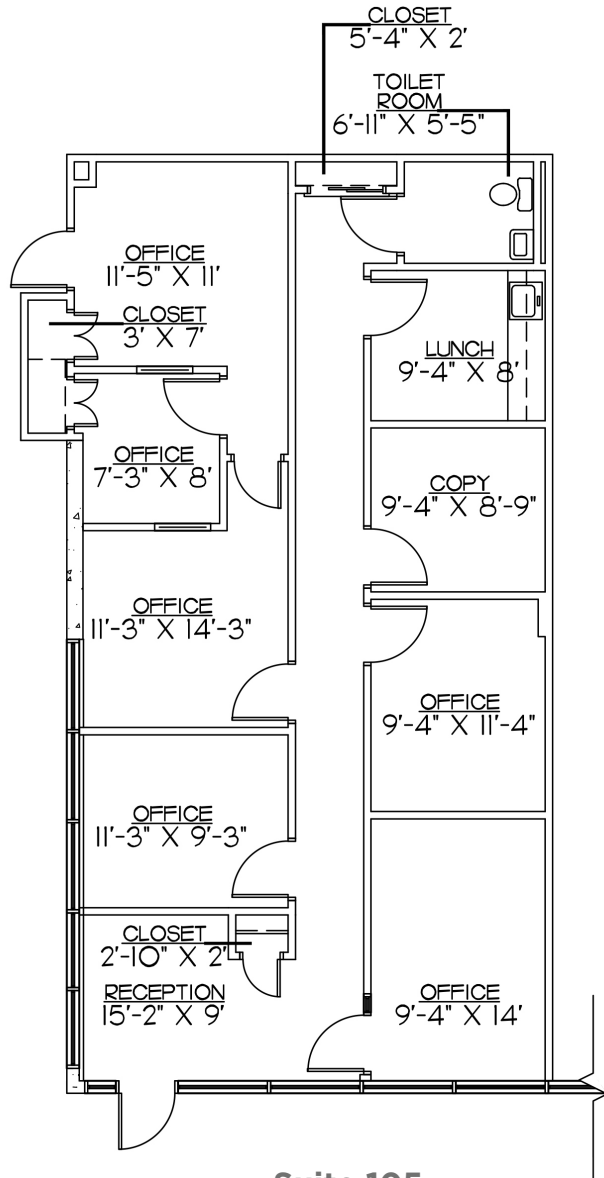


Suite 102

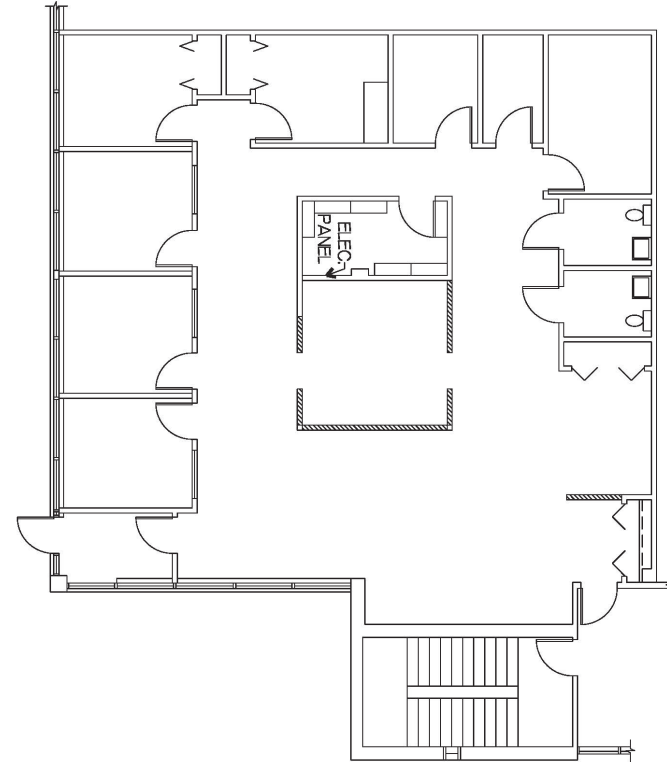


Suite 103

FLOOR PLANS

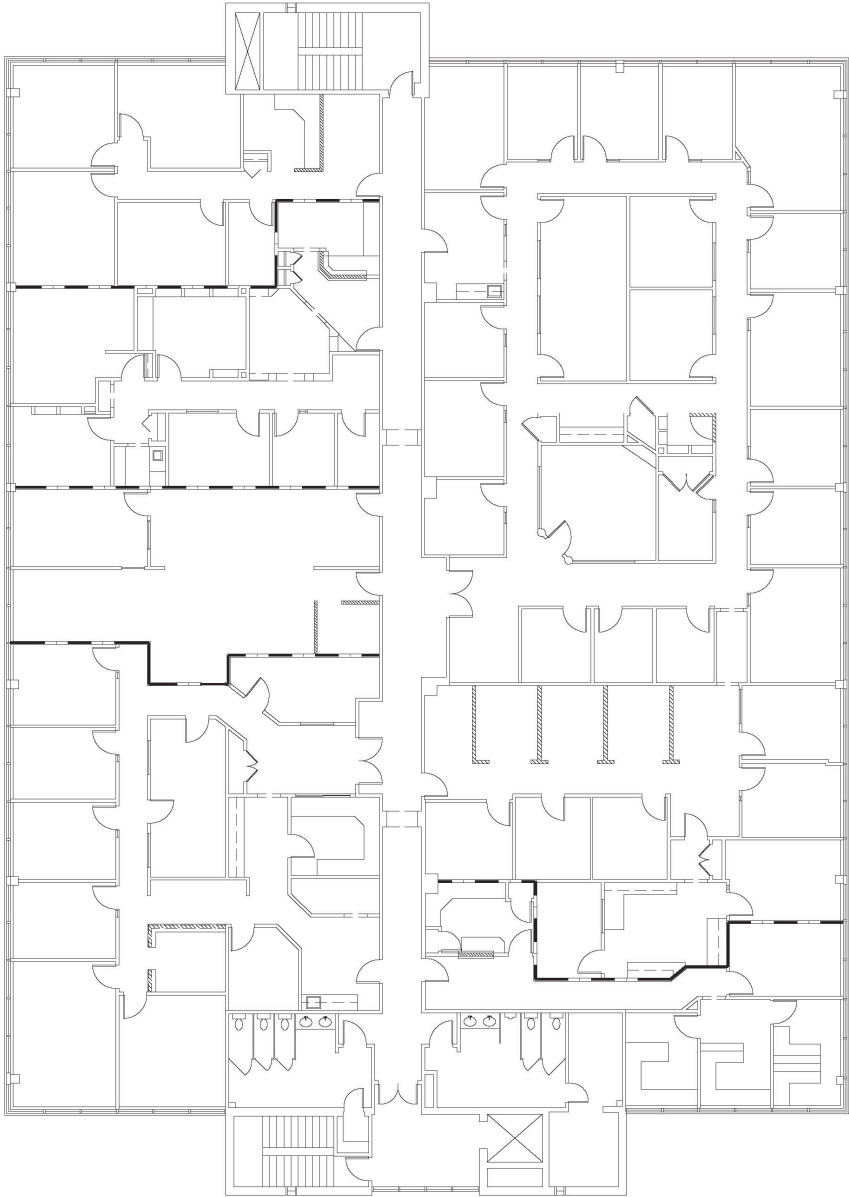


Suite 105



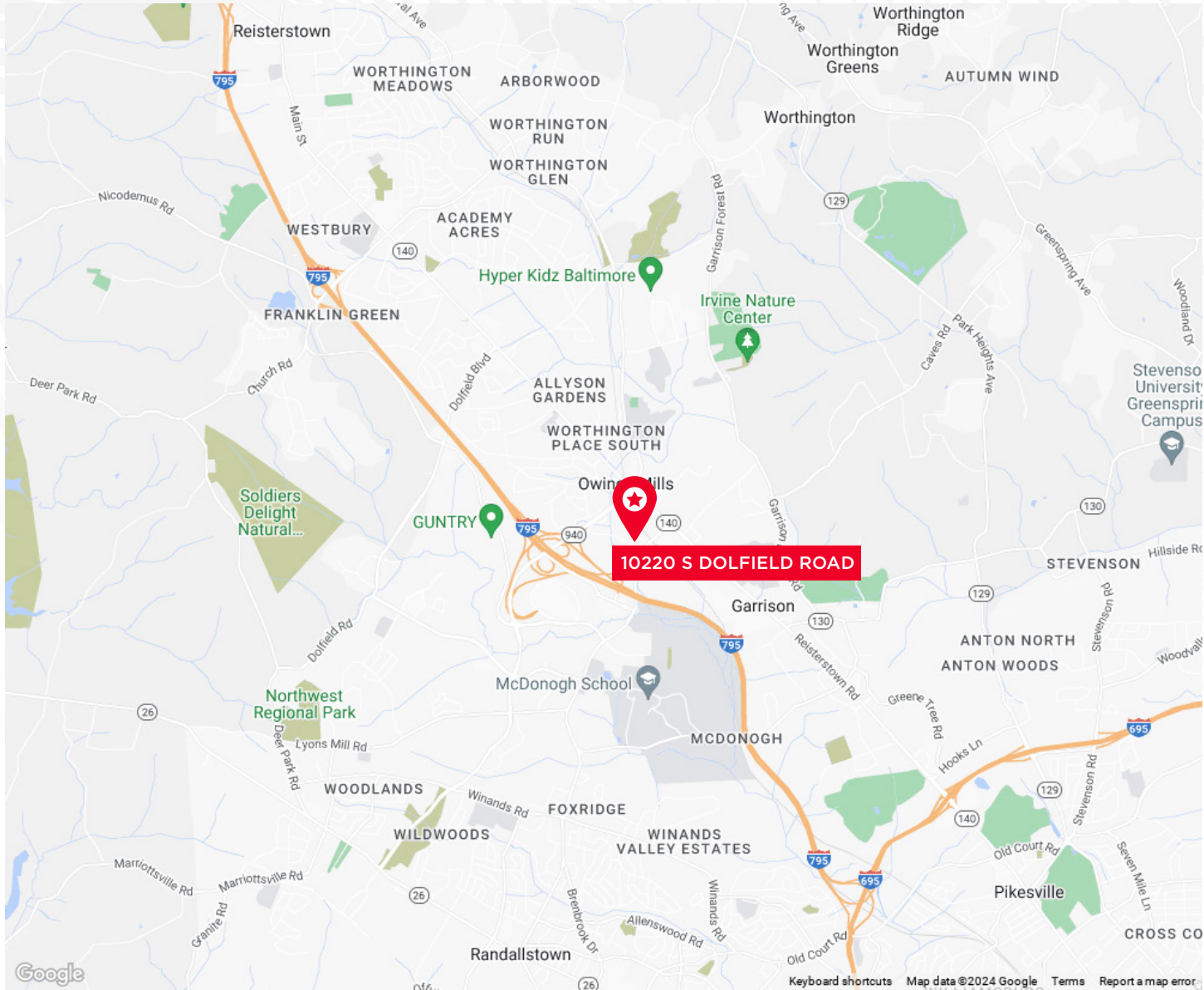
Suite 106

FLOOR PLANS



2nd Floor

MAP



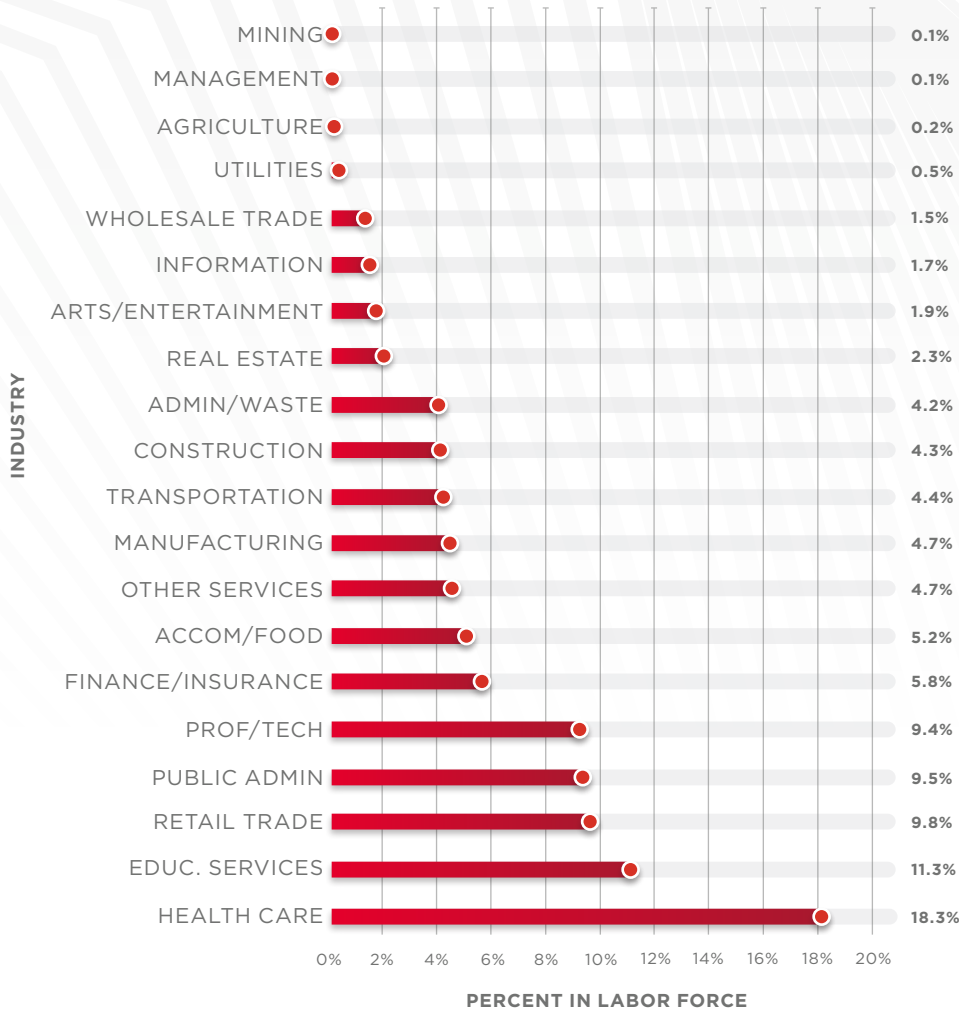
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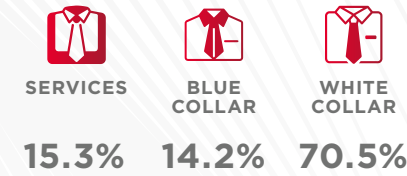
ECONOMIC DEVELOPMENT PROFILE

10220 S DOLFIELD RD., OWINGS MILLS, ML 21117
DRIVE TIME OF 20 MINUTES

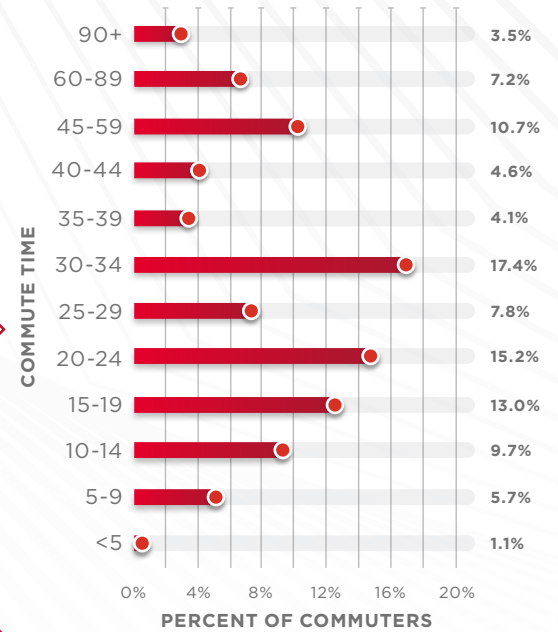
LABOR FORCE BY INDUSTRY



EMPLOYMENT



COMMUTE TIME: MINUTES

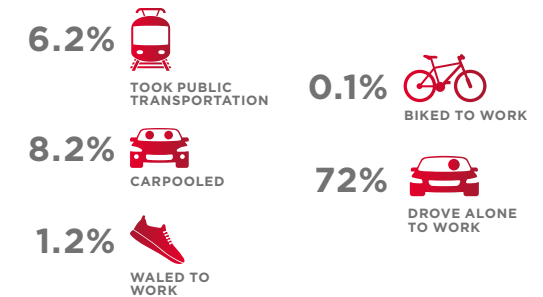


WORKFORCE OVERVIEW

BUSINESSES



TRANSPORTATION TO WORK



FOUNDRY ROW



“

The Foundry Row is an upscale, open-air center featuring a Wegmans Food Market, and is also a vibrant community meeting place for family and friends.

Foundry Row promotes and incorporate Green Initiatives throughtout the entire space.

Located in a bustling area of Owings Mills, Foundry Row is a go-to destination for foot traffic and has a variety of options for services, retail, food and a whole lot more.

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MILL STATION



MILL STATION

Located in a prime location, the Mill Station offers a variety of Retail options.

It is a great place to shop for needs and wants as wholesalers like Costco and Lowe's are located within it.

Enjoy an upscale and enhanced experience with AMC operated theaters and great restaurant options.

METRO CENTRE



The only Transit-Oriented Development in Baltimore City.

Discover a world of convenience, entertainment, and refinement at Metro Centre.

It is Class "A" commercial office space, retail space, residential units, educational facilities, a full-service hotel, and year-round special events.

Metro Centre's centralized location and easy access to several major transportation hubs is unparalleled. Take the Metro downtown to catch an O's or Ravens game, hop on I-795 and make your way to Towson or Ellicott City in less than 20 minutes, or turn onto Painters Mill Road to access Reisterstown Road.

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