



FOR **LEASE**

# BEL AIR SOUTH PROFESSIONAL CENTER

2012-2014 TOLLGATE ROAD | BEL AIR, MARYLAND, 21015



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Located in a Class 'A' professional center
- Directly across the street from multiple retail eateries and within walking distance to a major shopping center
- Great visibility within close proximity to I-95
- Abundant free on-site parking
- Individual entrances to each suite

AVAILABLE:

2014:  
3,200 SF (OFFICE)

PARKING:

4 : 1,000 SF

TERM:

3 - 5 YEARS

RENTAL RATE:

\$19.50/SF, NNN



# LOCAL BIRDSEYE



924

PLUMTREE RD

EMMORTON RD

24

VETERANS MEMORIAL HWY

BEL AIR SPKWAY

24

**AVANTI**  
luxury apartments

**SITE**

Festival at Bel Air

- ShopRite
- Marshalls
- ANYTIME FITNESS
- KIDS FIRST Swim Schools
- RITE AID
- BUFFALO WILD WINGS
- MR. TIRE
- FIVE BEAR
- petco
- Panera BREAD
- CHUCK E. CHEESE'S
- Arbys
- WENDY'S
- WAYBACK
- Bertucci's
- at&t



# FOR MORE INFO **CONTACT:**



## **TOM MOTTLEY**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**443.573.3217**

**TMOTTLEY@mackenziecommercial.com**



## **BEETLE SMITH**

*SENIOR VICE PRESIDENT*

**443.573.3219**

**BSMITH@mackenziecommercial.com**



# **MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-879-1900**

**3465 Box Hill Corporate Center Drive, Suite F  
Abingdon, MD 21009**

OFFICES IN:

**ANNAPOLIS**

**BALTIMORE**

**BEL AIR**

**COLUMBIA**

**LUTHERVILLE**

**[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)**



**VISIT PROPERTY PAGE FOR MORE INFORMATION.**

*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.*