



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:

SUITE 200-201: 2,796 SF  
SUITE 202: 1,695 SF  
SUITE 203-204: 3,200 SF  
SUITE 209: 1,695 SF

### PARKING:

4 : 1,000 SF

### TERM:

3 - 5 YEARS

### RENTAL RATE:

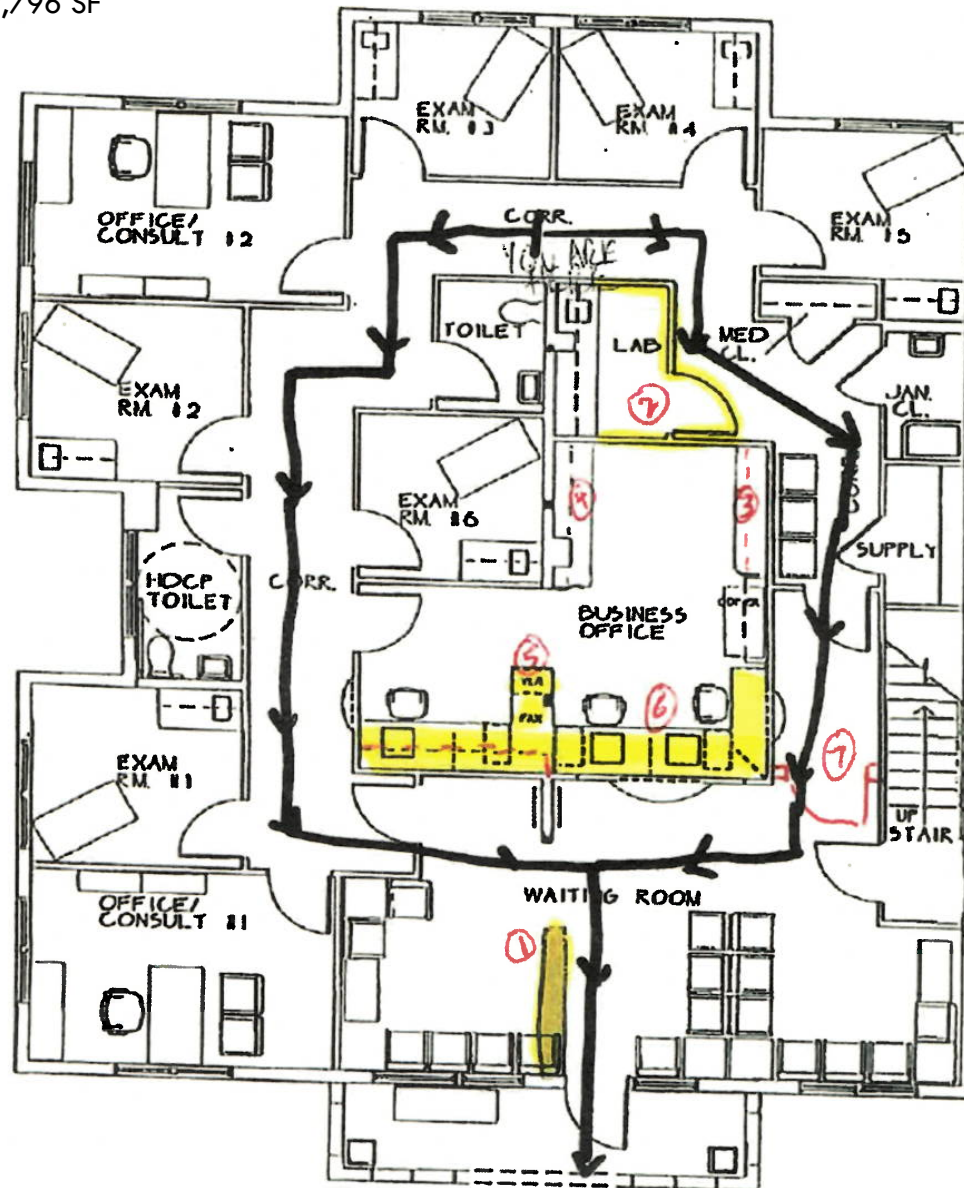
\$19.50/SF, NNN





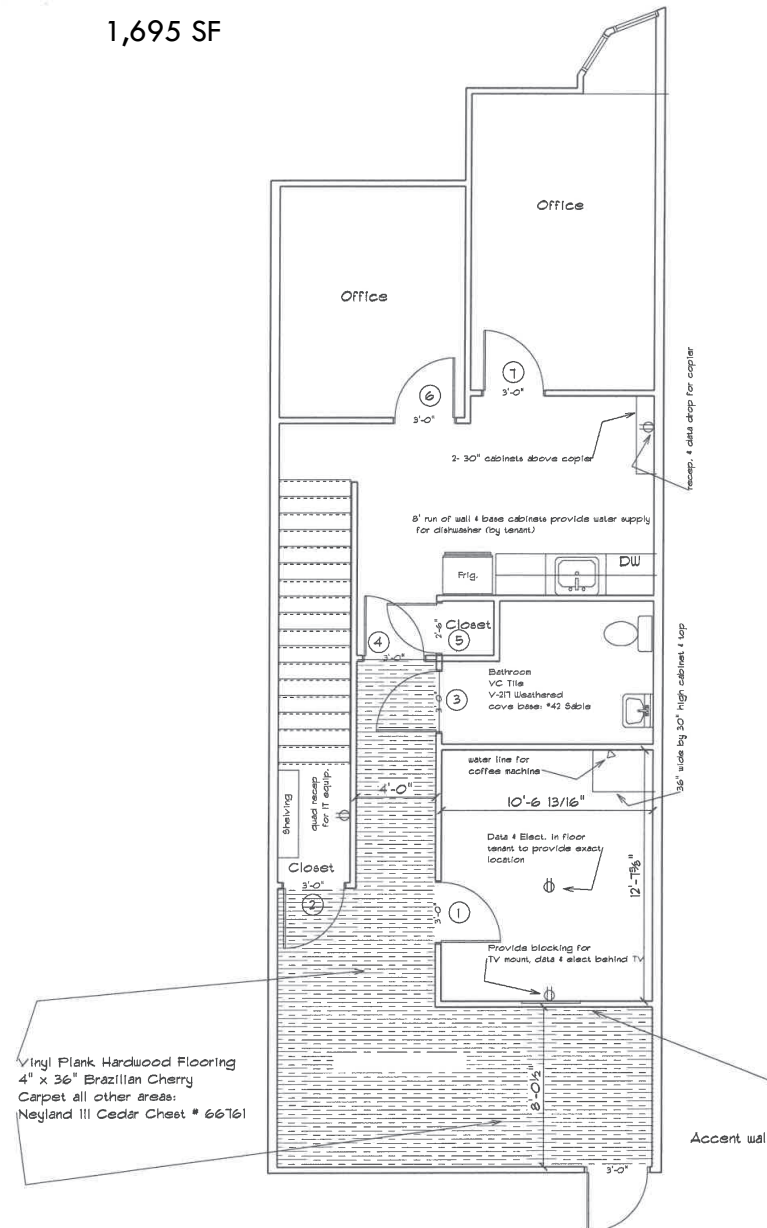
# FLOOR PLAN: SUITE 200-201

2,796 SF



# FLOOR PLAN: SUITE 202

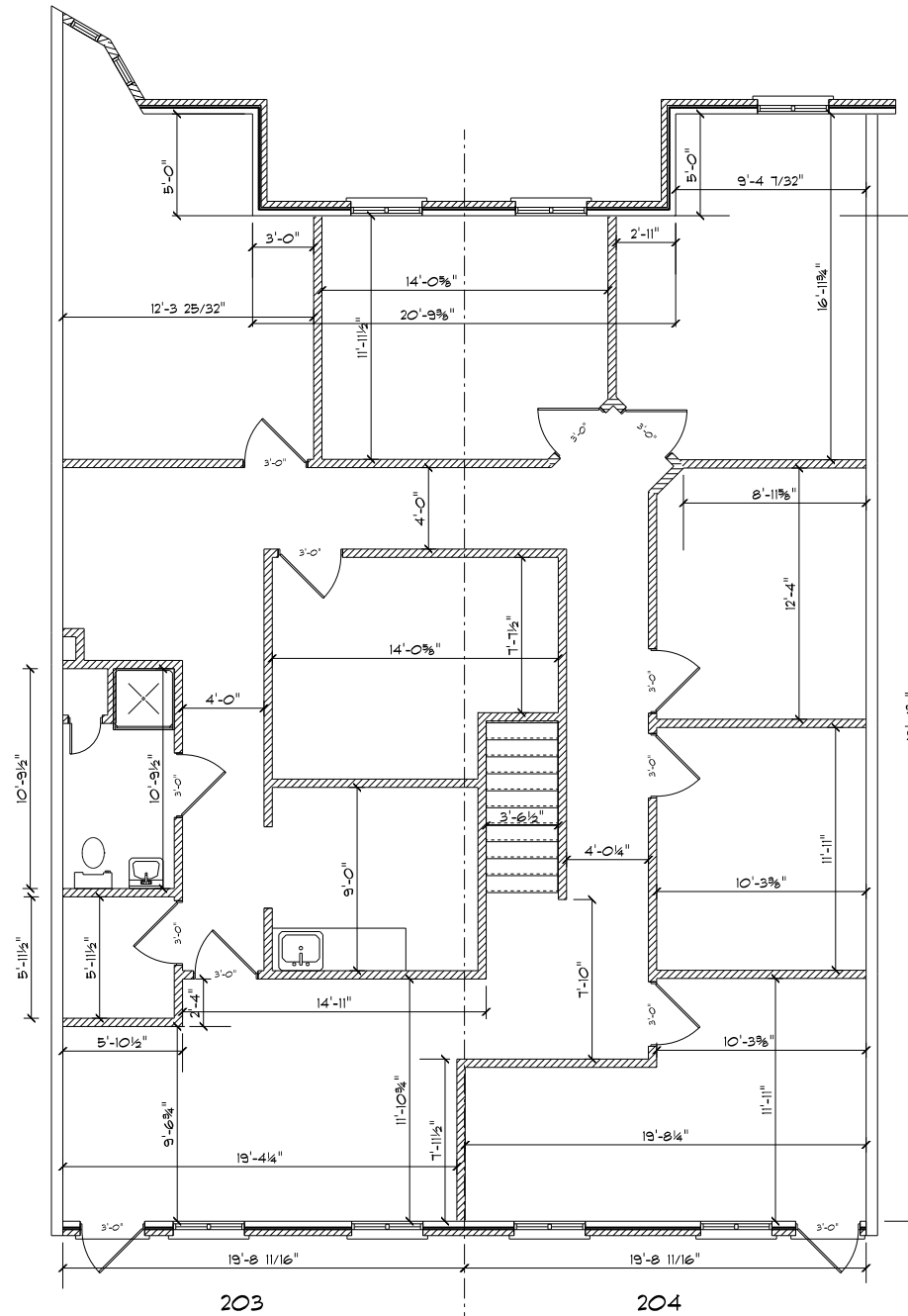
1,695 SF





## FLOOR PLAN: SUITE 203-204

3,200 SF





1,695 SF

9'-4"

9'-7½"

6'-6"

3'-0"

3'-0"

4'-1"

3½"

9'-5"

11'-4"

3½"

IT Closet

2'-0"

1'-6"

3'-8"

8'-7"

14'-6"

3'-0"

9'-0¼"

3½"

4'-1"

3'-0"

14'-2½"

14'-11½"

3'-4"

3'-0"

Up

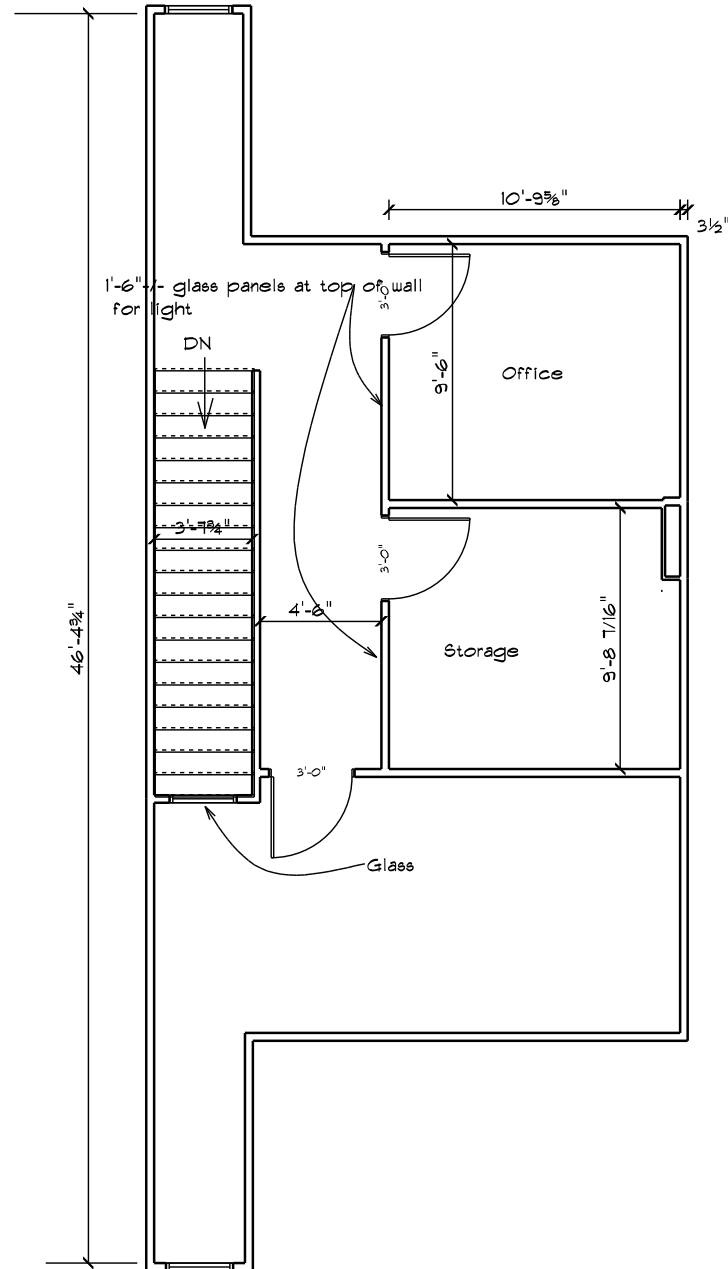
Glass

Conf. Room

dedicated Quad Recep.



# FLOOR PLAN: SUITE 209 - SECOND FLOOR





# LOCAL BIRDSEYE



**AVANTI**  
luxury apartments

**SITE**

**Festival at Bel Air**

ShopRite Marshalls ANYTIME FITNESS  
KIDS FIRST Swim Schools RITE AID BUFFALO WILD WINGS  
MR. TIRE five BEER atat  
petco Panera CHUCK E. CHEESE'S  
Arby's KRIBBS KING WAYBACK Bertucci's





# 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**



## **JOHN MICHAEL**

*REAL ESTATE ADVISOR*

**443.573.3207**

**JMICHAEL@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



# **MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-879-1900**

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

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