

F O R L E A S E

WOODRIDGE AT RED RUN

10811 RED RUN BLVD | OWINGS MILLS, MD 21117



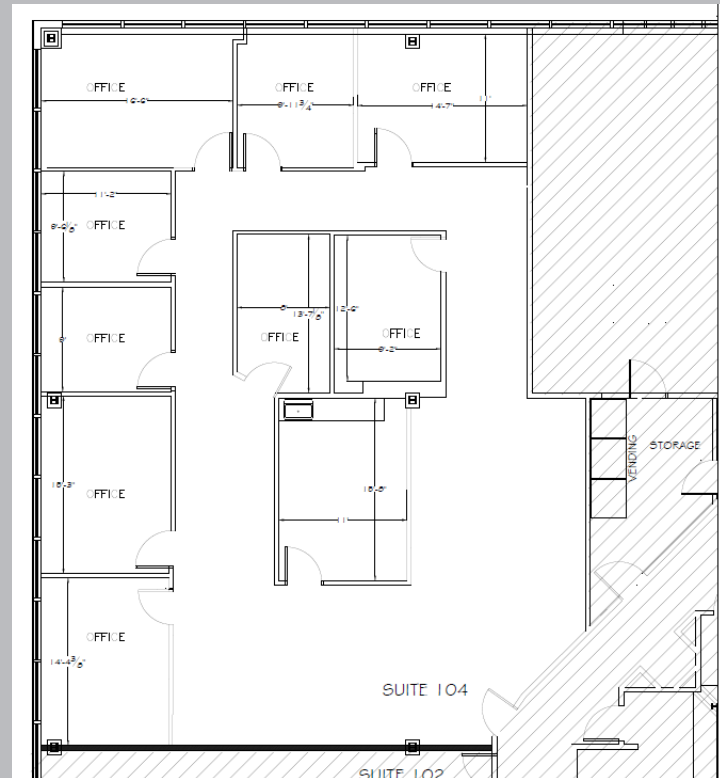
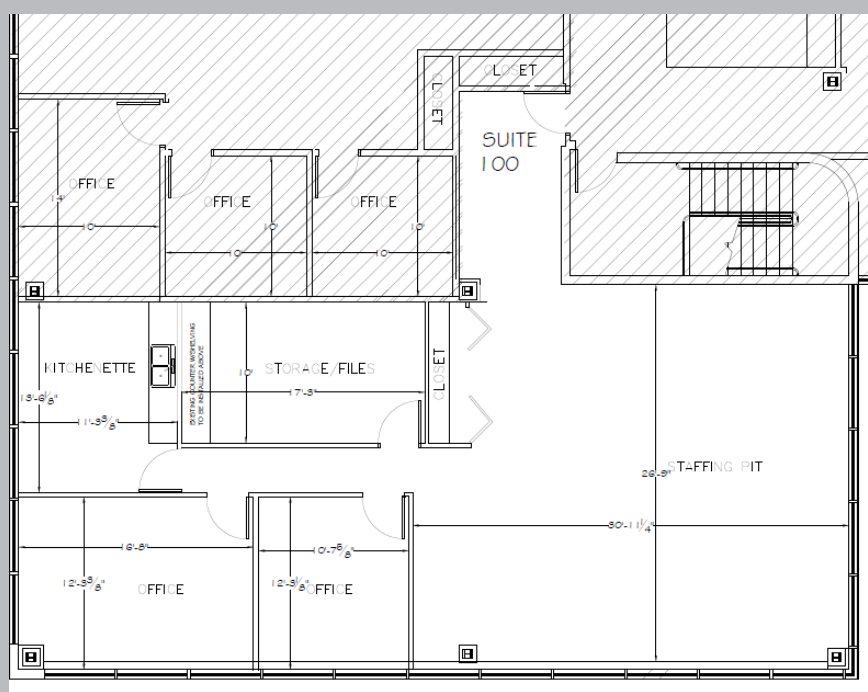
PROPERTY FEATURES

- + Easy access to I-795, and short distance to the Metro and area amenities
- + Rental rate: \$22.50/s.f. FS (no increases over base year operating expenses except taxes)
- + Availability: 1st Floor:
 - Suite 100: 1,834 RSF
 - Suite 104: 3,003 RSF
- 2nd Floor: 6,376 RSF, divisible: to 1,500 RSF
 - Suite 200: 2,643 RSF; Contiguous
 - Suite 204: 3,733 RSF, Contiguous
- + Exceptionally maintained landscaping and common areas, including a common coffee station
- + New carpeting and common area upgrades completed Fall 2019
- + Seal Coat and Parking Lot Striping recently completed: **Parking: 6.58/1,000**
- + Tenants have 24/7 access to view security cameras located in the common areas & on exterior of building- Via phone app
- + Core Factor: 12%

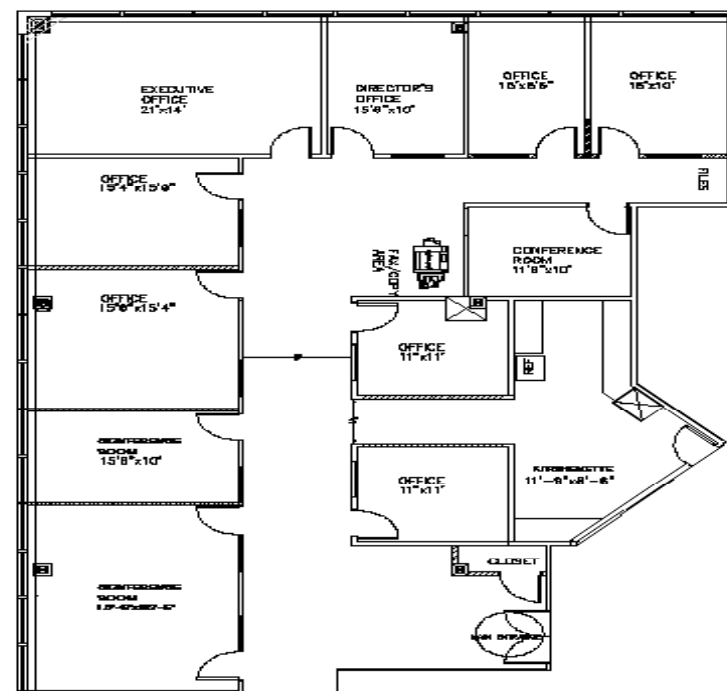
First Floor

• Suite 100:
1,834 RSF

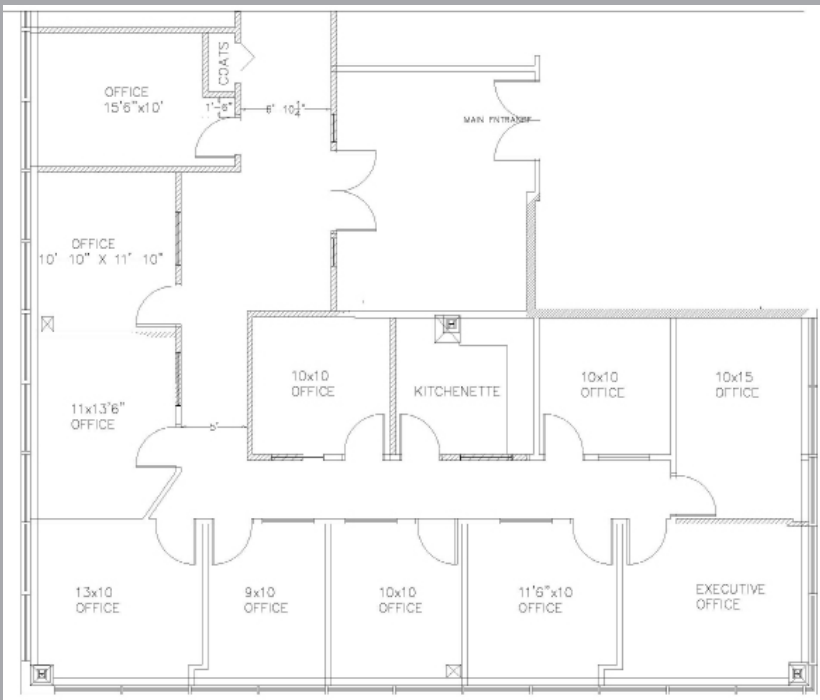
• Suite 104:
3,003 RSF



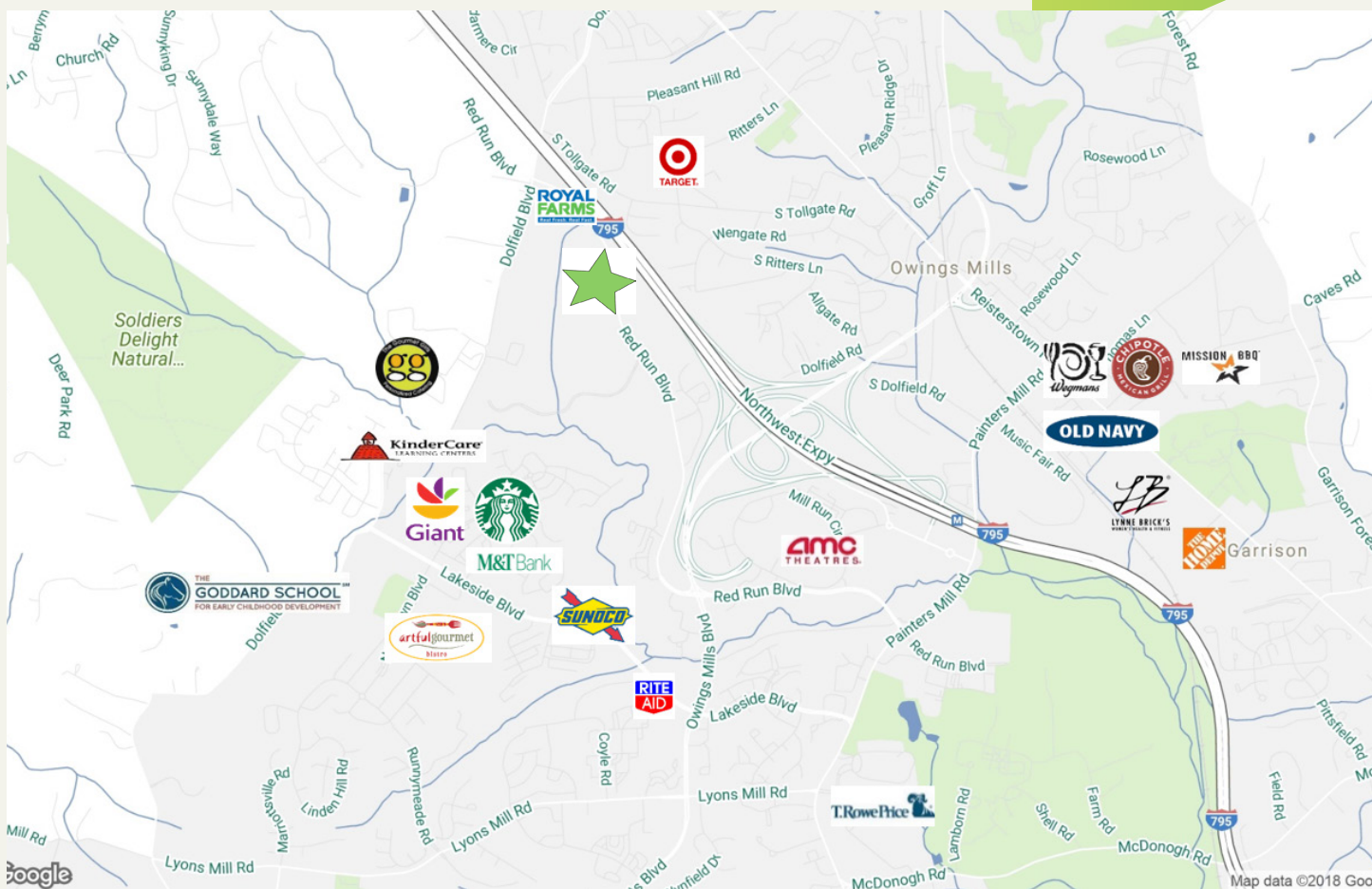
Second Floor 6,376 RSF Divisible



• **Suite 202: 2,643 RSF**



- Suite 200: 3,733 RSF



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