

312 MARSHALL AVENUE, LAUREL, MD



## Property Highlights:

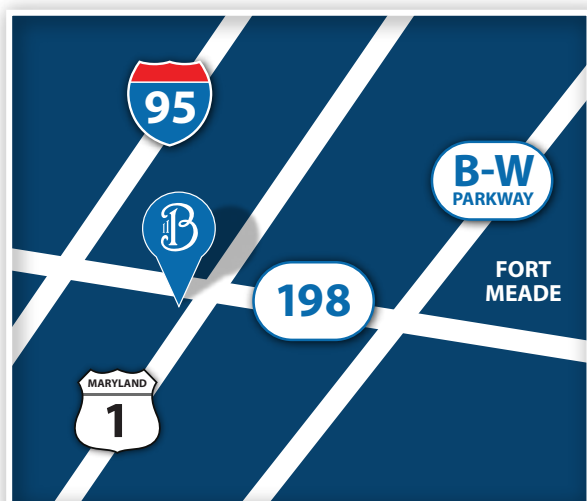
- Suites range from 1,800 to 12,400 square feet and can be used for office, retail, or institutional use (C-SH Zoning)
- Parking is never an issue with four spaces for every 1,000 square feet
- Excellent visibility from Route 1 and Route 198, more than 60,000 cars per day will see your building (Roof signage is available)
- A short walk to great dining and retail: located immediately adjacent to Laurel Shopping Center
- Proximity to Route 1, ICC, I-95, BW Parkway, Fort Meade, I-495, UMD at College Park, and BWI Airport
- This property is owned and operated, free of debt, by Berman Enterprises



**BUILDING LOBBY**



**MAIN ENTRANCE**



#### Nearby Amenities:



“For more than three decades I have had the pleasure of working with the Berman Family. They are completely focused on their tenants and attentive to every detail. Whether it is the

building engineer, landlord’s contractor or the owner, they listen and work diligently to provide solutions and solve challenges. After working with three generations of the Berman Family, you know it is emblematic of the way they conduct business - and it is very refreshing.” - H. Walter “Walt” Townshend III, President and CEO of the Baltimore Washington Corridor Chamber.



“When we needed a bigger space we looked at other buildings, but we wanted the personal experience that we’ve always had with Berman Enterprises and just can’t get anywhere

else. We already had the kind of management we were looking for and that’s the most important part. They also did a great job on renovating our new office space, it’s really beautiful!”

- Laura O’ Sullivan, Managing Attorney at McCabe, Weisberg & Conway LLC