



TROUT DANIEL & ASSOCIATES

BUY. SELL. LEASE. ADVISE.



Drive-Thru

Former Bank
Branch

Beacham Square

Available for Lease

3635 Old Court Road | Pikesville | MD 21208

Call Us 410.435.4004 | Visit Us troutdaniel.com | 30 E. Padonia Road, Suite 504 Timonium, MD 21093

Property Overview

Located in the heart of Pikesville, Beacham Square offers its tenants a quiet and professional working environment in a multi-building office complex, located less than one-half mile from Reisterstown Road. The property is located within a Baltimore County Commercial Revitalization District, offering business owners a myriad of economic benefits. With ownership and property management on site daily, ownership takes great pride in the property and promptly addresses the needs of its tenants. Abundant parking on site with surplus parking directly across Old Court Road. The property enjoys close proximity to retail shops, banking, restaurants and services.

Property Highlights

- Former bank 3,829 leasable square feet
- 3 drive-thru lanes and bypass
- Vault and drive-thru window
- Restroom in space
- Ample parking and reserved parking
- On-Site property management
- Very convenient; easy access from Reisterstown Road and I-695

Property Summary

- **Available SF:** 1,041 & 3,829 SF
- **Lease Rate:** Negotiable
- **Lot Size:** 1.97 Acres
- **Building Size:** 42,327 SF
- **Zoning:** BL



Lease Spaces

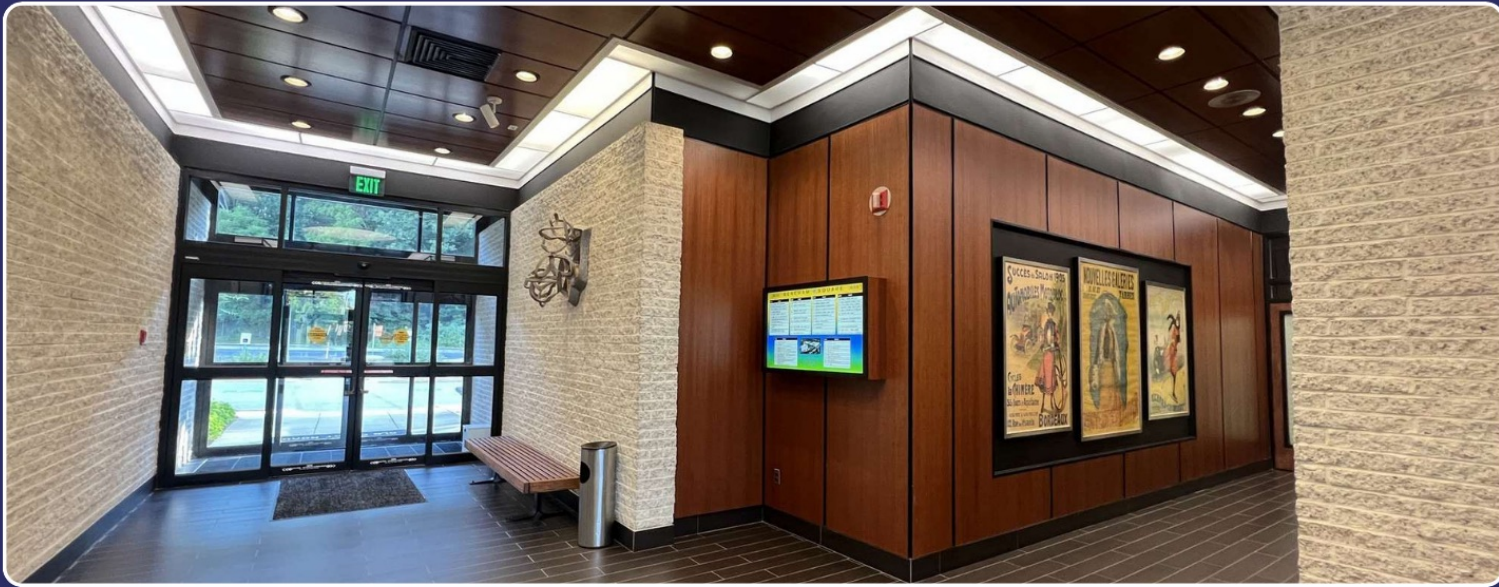
Suite	Tenant	Size (SF)	Lease Rate	Description
1 st Floor (former bank)	Available	3,829 LSF	MG	3 lane drive-thru
Suite 408	Available	1,041 LSF	FS	

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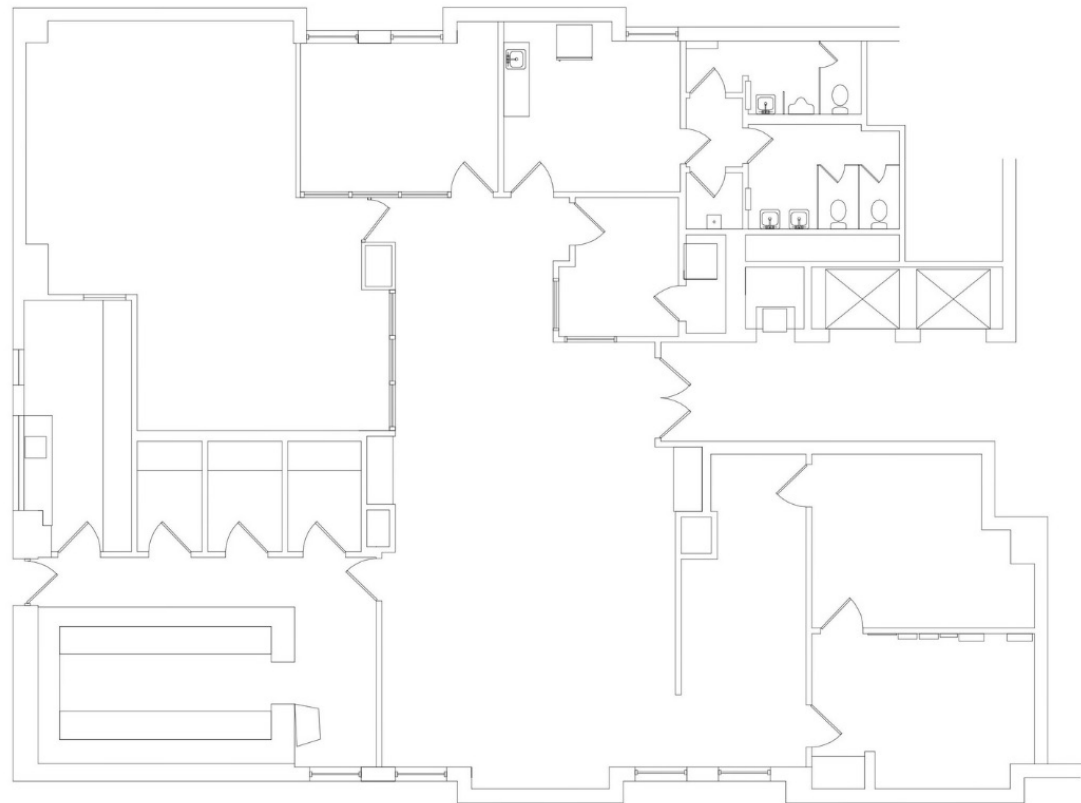
Additional Photos | Exterior



Additional Photos: Interior



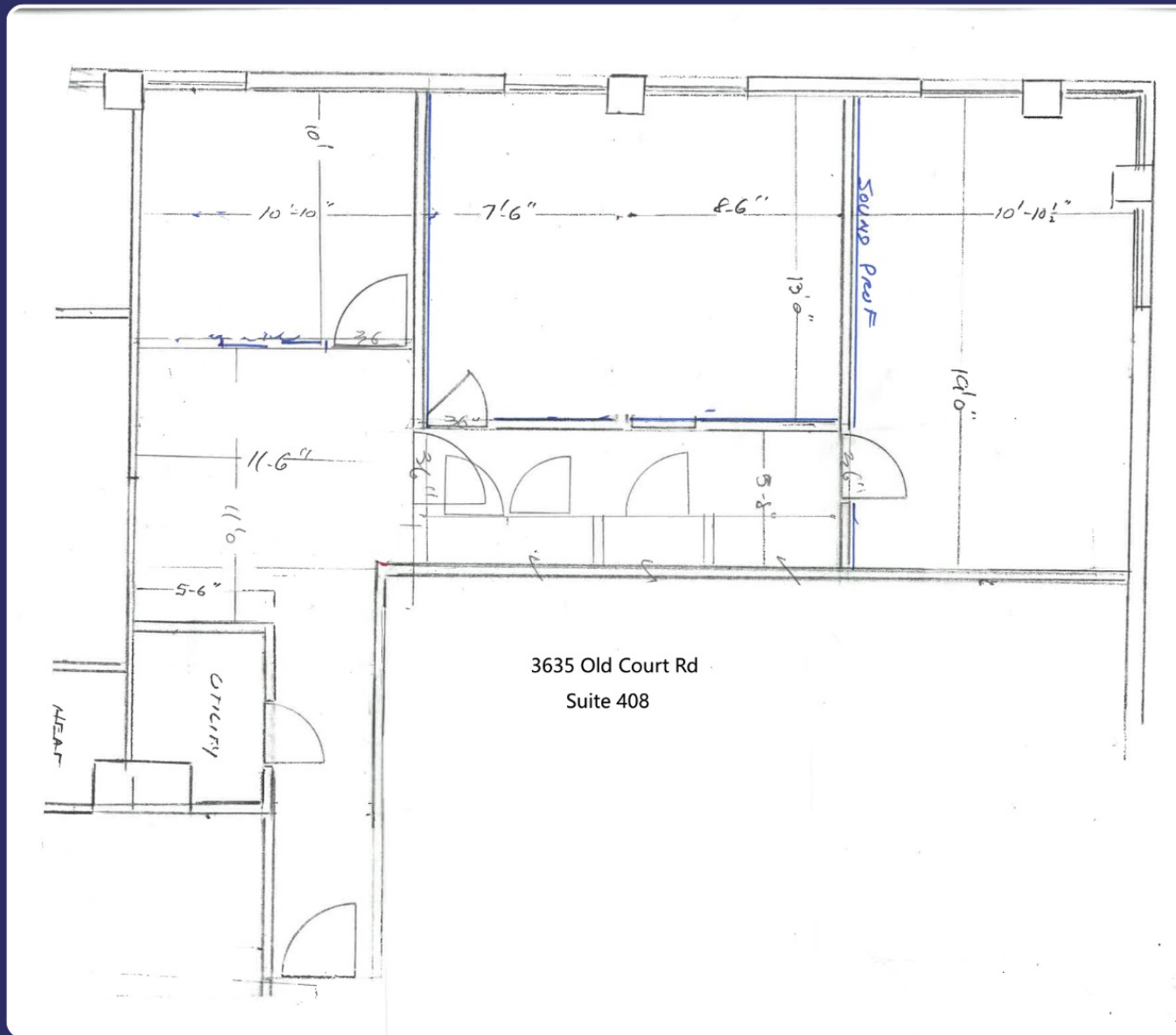
Floor Plan: 1st Floor (former bank)



LEGEND
— EXISTING PARTITION
TO REMAIN
— NEW PARTITION

4' 2' 0' 4' 8'
PLAN NORTH
SCALE: 1/4" = 1'-0"

Floor Plan: Suite 408



Retail Map



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