

Valley Place One

Commercial Property for Lease

9601-9611 Reisterstown Road | Owings Mills | MD 21117



1,750-10,500 SF Available for Lease
5,250 SF Max Contiguous Per Floor

or
Long-Term Ground Lease
.51 Acre Site | 24 Parking Spaces | As-Is

Property Overview

- **Lease Type:** Triple Net Lease or Absolute Net Ground Lease
- **Building Lease:** 1,750 SF to 10,500 SF
- **Ground Lease:** .51 Acres with 10,500 SF Building in As-Is, Where-Is Condition
- **Ingress & Egress:** Harden Ave and Greenspring Valley Rd
- **Average Daily Traffic:** Reisterstown Rd (30,000 ADT) & Greenspring Valley Rd (9,500 ADT)
- **Signalized intersection:** Reisterstown Rd & Greenspring Valley Rd
- **Signage:** On property directory and building facade
- **Nearby Arteries:** I-695, I-795, I-83 / Falls Road and Greenspring Valley Rd; 2 miles from I-695, 3.1 miles from I-795, 7.5 miles from I-83 S / Falls Rd



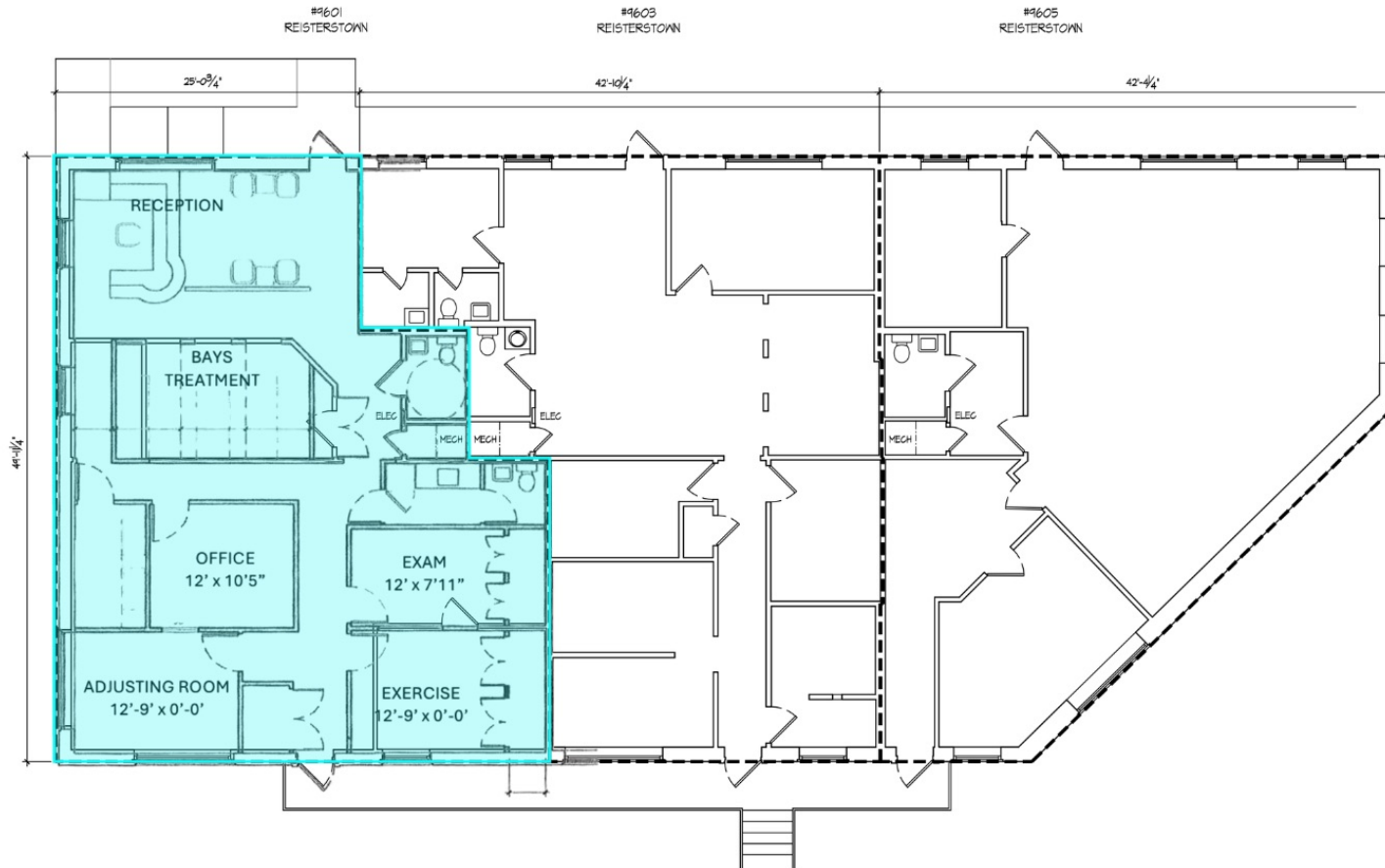
Details

| Address | Tenant | Size (SF) | Current Buildout | Description |
|---------------------------|-----------|-------------|----------------------|--|
| 9601 Reisterstown Road | Occupied | 1,750 | Chiropractic Office | Tenant intends to vacate at end of term, or 9/30/26. |
| 9603-05 Reisterstown Road | Available | 1,750-3,500 | Church/Meeting Space | Ideal for Church Use |
| 9607 Reisterstown Road | Available | 1,750 | Multi-Purpose | Open Plan, Ideal for Personal Training Studio Use |
| 9609 Reisterstown Road | Available | 1,000 | Multi-Purpose | Ideal for Bodywork/Skincare Studio Use |
| 9609-A Reisterstown Road | Available | 750 | Professional Office | Recently Remodeled Studio Office |
| 9611 Reisterstown Road | Available | 1,750 | Professional Office | 2 Restrooms & Kitchenette |

Property Views



Floor Plan - Upper Level



 Short -Term Lease

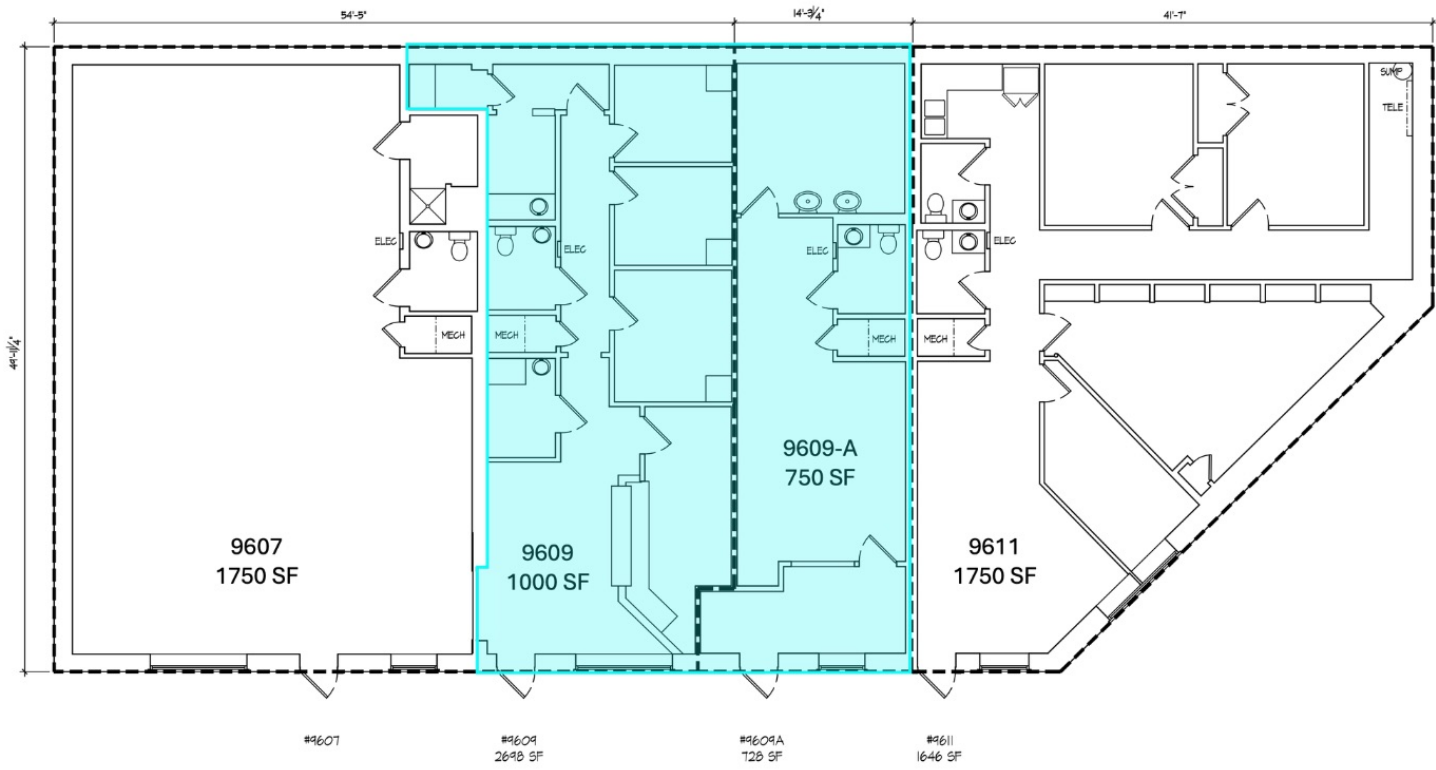



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Owings Mills, MD 21117

DATE: 2.19.20
DRAWING: 20004
SCALE: 1/8" = 1'-0"
SHT SIZE: 11x17

EXISTING
UPPER
LEVEL
FLOOR PLAN
EX2

Floor Plan - Upper Level



 Short -Term Lease

Retail Aerial





TROUT DANIEL & ASSOCIATES

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