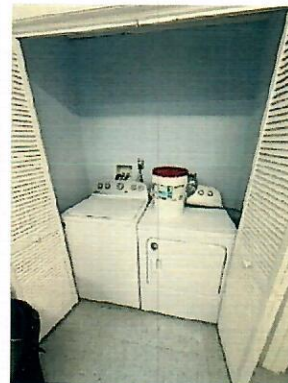




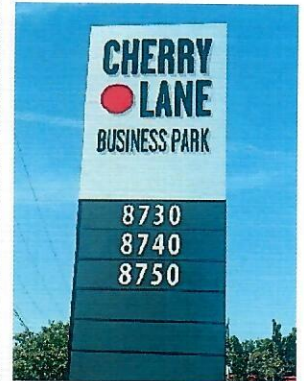
Glass storefront & Signage



Kitchenette



Washer/Dryer Hookup



Business Park Sign

2,500 or 3,612 S.F. - Salon Suites - Office - Medical - Flex - Retail Space

Renovated, signage, retail glass storefront, front & rear entrances, front and rear parking, significant plumbing in place.

For Lease

8730 Cherry Lane, Unit A-10 & part of A-12, Laurel, Maryland 20707

IMPROVEMENTS: Lease 2,500 s.f. (Unit A-10) or 3,612 s.f. (add part of Unit A-12). This is a street level retail space facing Cherry Lane, sprinklered with retail signage and retail glass storefront exposure with both front and rear access and parking. The space is improved with a fully accessible bathroom with shower and 2 additional bathrooms, washer and dryer hookup, 6 offices, conference, kitchenette w/sink, rear garage door with storage and a lot of open space that could be converted for additional uses. The space is heated by gas and cooled by electric and has LED lighting. Space available for occupancy September 1, 2026.

***ADDITIONAL PLUMBING*:** A previous tenant had installed 4 additional sinks in the areas shown in **BLUE** on the floor plan. The sinks were removed but we believe the plumbing remains and a new tenant could reinstall sinks in these locations.

LEASE PRICE: \$19 p.s.f. Base Rent + NNN fees of \$5.32 p.s.f. if entire 3,612 s.f. is leased.
\$22 p.s.f. if only 2,500 s.f. is leased.
Rent only Unit 10 – 2,500 s.f. Base rent \$4,583/month + NNN cost of \$1,108 = total rent of \$5,691.
Rent entire 3,612 s.f. Base rent \$5,719/month + NNN cost of \$1,601 = total rent of \$7,320.

SIGNAGE: Tenant can install retail signage on the front facade.

TRASH: Tenant may dispose of its own trash in the dumpster provided within the complex.

ZONING: IE, Industrial Employment, a wide variety of commercial and industrial uses are permitted. Including personal services/salon suites, general business, professional office, contractor office & storage, medical or dental, pet grooming and animal services, photography, music, dance, yoga, religious & cultural uses, martial arts, vehicle repair, business support services, restaurant or commercial kitchen, consumer goods, convenience store, print shop, manufacturing or assembly, dry cleaning, printing, R & D, food and beverage distribution, adult day care, trade school and others.

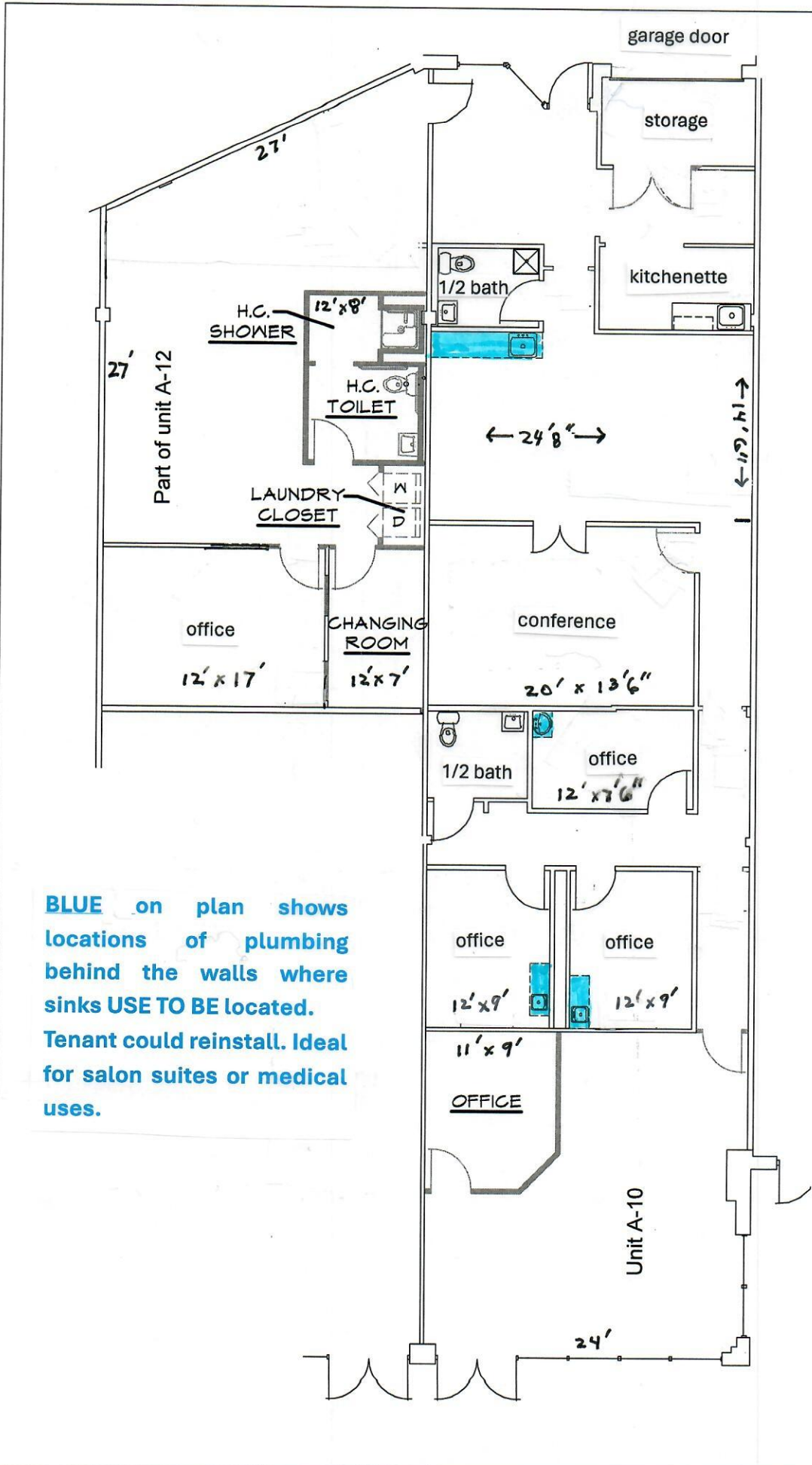
LOCATION / BROKER: The space is located about 2/10ths of a mile east of the intersection of Route 1 (Baltimore Ave.) and Cherry Lane. Look for the sign advertising the Cherry Lane Business Park, shown above. The space is in the front of the building and faces Cherry Lane. Larry Rosen, Broker of Commercial & Investment Realty is also a part owner of this property.

This information was furnished to us by sources we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions changes of price, prior sale or withdrawal from the market without notice.

Celebrating 40 Plus Years!

Larry Rosen, Broker ■ larry@crealty.net ■ Office: 301-530-6085 ■ Mobile: 301-793-8901

9514 Starmont Road ■ Bethesda, MD 20817



BLUE on plan shows locations of plumbing behind the walls where sinks USE TO BE located. Tenant could reinstall. Ideal for salon suites or medical uses.

SPACE PLAN

Scale: 3/32" = 1'-0"

ARC OF P.G. COUNTY

UNIT 10 and Part of Unit 12

at
8730 Cherry Lane
Laurel, Maryland

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DECEMBER 12, 2018