

THE STANDARD ON BOND

128 N. BOND ST.
BEL AIR, MD 21014




Downtown Bel Air

A unique opportunity to invest in one of the most exciting development projects in Bel Air. Here is your chance to be part of a ground breaking transformation at 128 N. Bond St - a prime location. This is more than just an address; it's an opportunity to secure your place in an evolving, thriving community. This property is situated at the heart of Bel Air's bustling district, you'll benefit from high visibility, easy access and a location that attracts residents, visitors, and businesses alike. Seize this once-in-a-lifetime chance to be part of shaping the future of Bel Air. Contact us today to learn more about this exciting opportunity.

- 50,000 square foot, 5 story mixed-use building
- 30 luxury apartments units
- Approximately 9,000 square feet of class A penthouse space to be occupied by a worldwide financial service provider and professional services company
- 8,000 square feet of premium restaurant/retail space
- Onsite parking for 130 vehicles
- Estimated Delivery date May 2026

CHRIS STREETT
ASSOCIATE BROKER/CO-OWNER
O 410-879-7466 C- 410-967-9896
CHRIS@STREETTHOPKINS.COM




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ON BOND



Unit Details:

UNIT #100 (Restaurant B)

- Approximately 4,000 square feet
- 13' high ceilings
- Floor to ceiling exterior glass system
- 1,900 square feet of dedicated outdoor dining space accessed via retractable glass panels
- No other restaurant in Harford County boast this much dedicated outdoor dining space
- Lease rate is \$35NNN (operating expenses are estimated to be \$5.50 to \$6 psft)
- Basement storage for inventory and seasonal items accessed via elevator
- Landlord providing a warm lit sheet, grease trap, ductwork, substantial gas and electrical service to suite many other contributions to offset the cost of final tenant build out

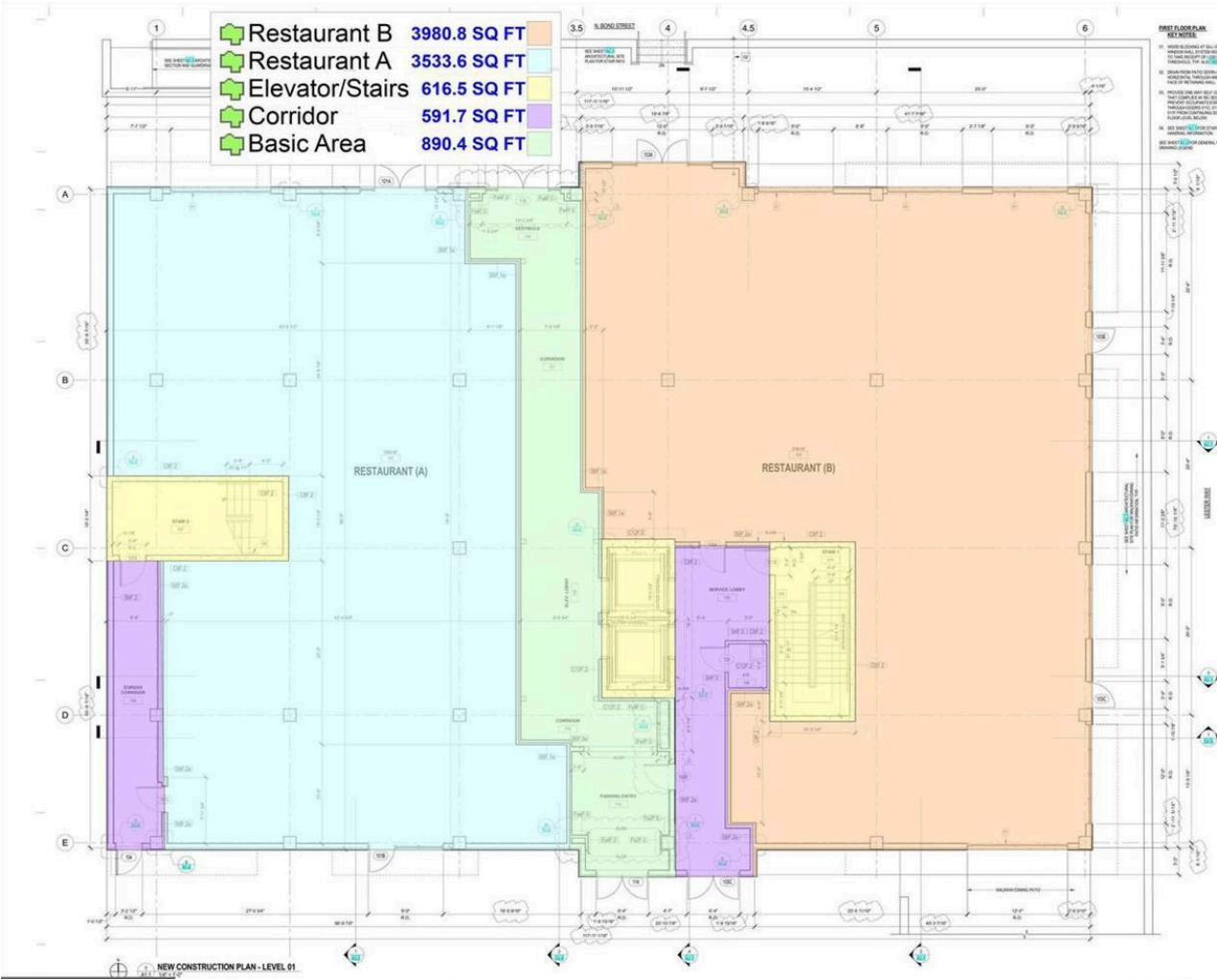
UNIT #101 (Restaurant A)

- Approximately 3,600 square feet
- 13' high ceilings
- Floor to ceiling exterior glass, perfect for restaurant/retailer/high-end professional service provider
- This space can be subdivided into smaller spaces
- Lease rate is \$35NNN (operating expenses are estimated to be \$5.50 to \$6 psft)
- Basement storage for inventory and seasonal items accessed via elevator
- Landlord providing a warm lit sheet, grease trap, ductwork, substantial gas and electrical service to suite many other contributions to offset the cost of final tenant build out



THE STANDARD ON BOND

FLOOR PLAN



**FIRST FLOOR PLAN
SEE NOTES**

1. SEE SCHEDULE OF FINISHES FOR FINISHES TO BE USED IN ALL AREAS UNLESS OTHERWISE NOTED.
2. SEE SCHEDULE OF FINISHES FOR FINISHES TO BE USED IN ALL AREAS UNLESS OTHERWISE NOTED.
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6. SEE SCHEDULE OF FINISHES FOR FINISHES TO BE USED IN ALL AREAS UNLESS OTHERWISE NOTED.

Belle Aire
DEVELOPMENT PARTNERS

URBANBUILT
CONSTRUCTION MANAGEMENT

CURRY ARCHITECTS

**Mechanical & Electrical
Design Consultants, Inc.**
1200 N. Bond Street, Suite 100
Baltimore, MD 21204
Tel: 410.528.1200
www.mecdesign.com

TEC MRA
TARANTINO

PROFESSIONAL CERTIFICATION

DESIGNED BY: CURRY ARCHITECTS
CHECKED BY: CURRY ARCHITECTS
DATE: 09/20/24

#	DATE	DESCRIPTION
1	09-16-24	REVISION 1
2	09-20-24	REVISION 2

**THE STANDARD ON
BOND JV BUILDING**
128 N. BOND STREET, BEL
AIR, MD 21214
PERMIT SUBMISSION -
09/20/24

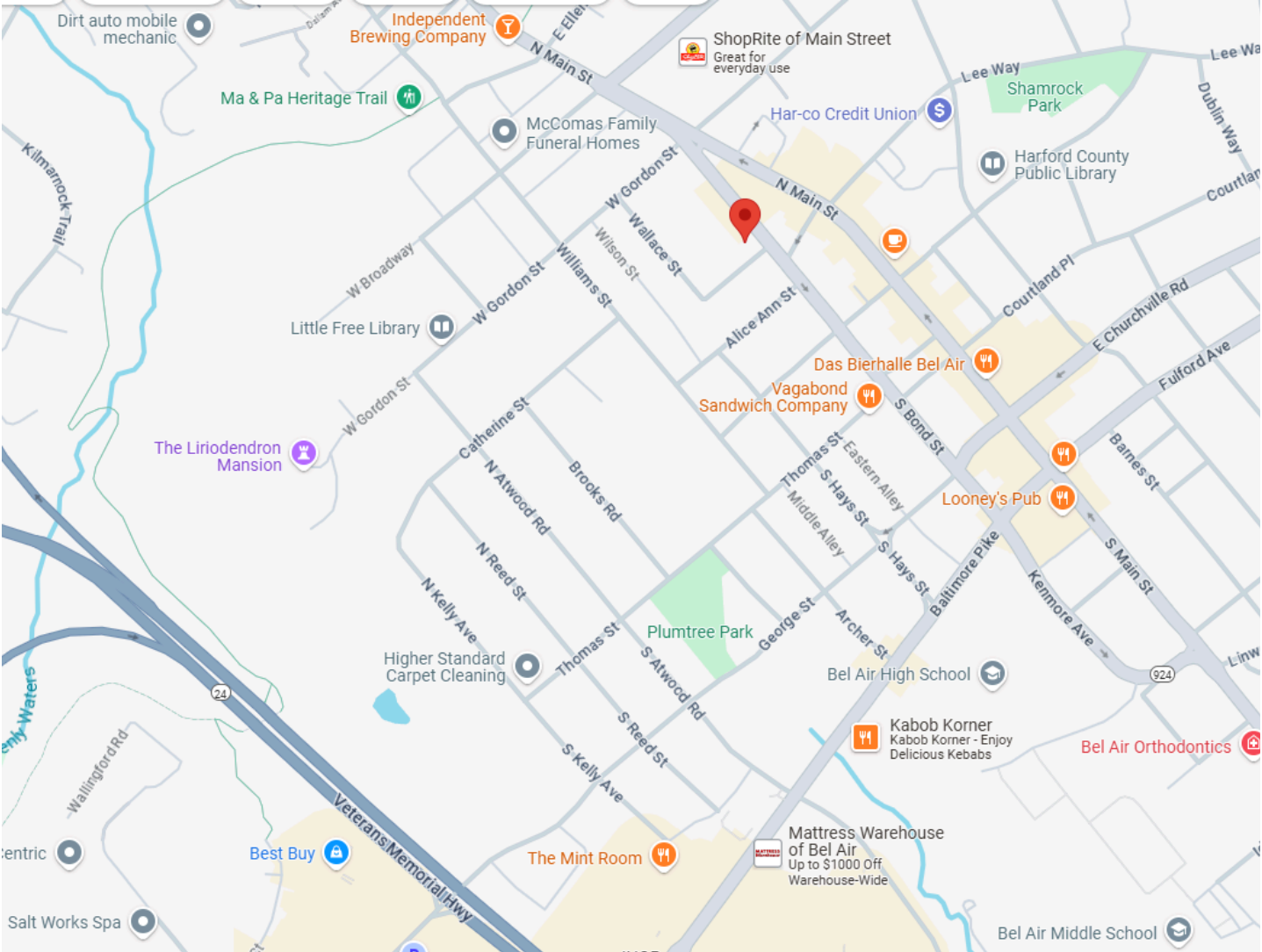
LEVEL 1
APARTMENT ENTRY AND
MIXED-USE

A1.1

PERMIT DOCUMENTS
DRAWN BY: M.L. DE BIE, P.E. CHECKED BY: M.L. DE BIE, P.E.
ISSUE DATE: 09/20/24 PROJ. NO.: 22004



THE STANDARD ON BOND



Demographics near Zip Code 21014

	Zipcode	City	County	National
Population	38,736	32,519	263,763	335,858,263
Population Density	2,787.8	2,030.2	603.5	95.1
Percent Male	49.0%	49.0%	49.0%	49.0%
Percent Female	51.0%	51.0%	51.0%	51.0%
Median Age	42.3	41.1	41.5	39.1
People per Household	2.6	2.8	2.7	2.6
Median Household Income	\$96,440	\$107,745	\$90,554	\$66,222
Average Income per Capita	\$44,997	\$43,534	\$41,193	\$35,475

