



## **210 Merrimac Ct**

210 Merrimac Ct, Prince Frederick, MD 20678

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# 210 Merrimac Ct

\$21.84 /SF/YR

This end unit, conveniently located facing Duke Street and adjacent to the Post Office, offers a prime position for your business. The lease rate excludes utilities, property expenses, and building services. The space is built out as standard office space and has recently undergone a new renovation, ensuring it is in excellent condition. It features central air conditioning for comfort and provides ample parking for tenants and visitors....

- Ample parking available for tenants and visitors.
- Recently renovated and built out as standard office space.
- Lease rate excludes utilities, property expenses, and building services.
- End unit facing Duke Street, next to the Post Office.



Rental Rate:	\$21.84 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	1,334 SF
Year Built:	1989
Walk Score ©:	51 (Somewhat Walkable)
Taxes:	\$0.16 USD/SF/MO
Operating Expenses:	\$0.20 USD/SF/MO
Rental Rate Mo:	\$1.82 /SF/MO

## 1st Floor

Space Available	1,334 SF
Rental Rate	\$21.84 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 Years

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