

11480 Sunset Hills Rd  
Suite 120  
Reston, VA 20190

Stein and Associates  
Commercial Brokers

## *For Sale – Office Condo*

**40 York Road, Suite 510, Towson, Maryland 21204**

**AVAILABLE SPACE:** 1,066 SF (gross) or 952 (net)

**SALE PRICE:** \$175,890 (\$165.00 per SF)

**BUILDING DESCRIPTION:** The property features a five-story building totaling 43,943 square feet of office & retail space. The building offers covered parking, an on-site restaurant, and a professional setting for employees and visitors.

**PARKING RATIO:** Covered, FREE and unreserved lighted parking garage available at a ratio of 3.70 cars per 1,000 SF

**PUBLIC FACTOR:** The available square feet includes a 12% common area factor.

**TOTAL NUMBER OF LEVELS:** 5

**ELEVATOR:** 2 passenger elevators

**CEILING HEIGHT:** 8'-9' under dropped ceiling

**EXTERIOR CONSTRUCTION:** Contemporary brick and glass design

**FLOOR CONSTRUCTION:** Concrete

**ELECTRIC SERVICE:** 100-amp service panel, 120/208 3-phase supplied by BGE

**HVAC SYSTEM:** Fifth floor premises are served by electric heat pumps. Unit replaced one year ago.

**SPRINKLER:** A wet system is provided throughout the building.

**REAL ESTATE TAXES:** \$2,257 – 2016 (\$2.11 SF)

**CONDOMINIUM FEE:** 2016 Budget - \$260 monthly (\$2.93 SF)

**PARCEL ID/UNIT #:** 24-00-012737 / Unit 13

**SIGNAGE:** Double sided illuminated pylon sign position on the York Road marquee available.

**UTILITY SERVICE:** Public water, public sewer, electric, Comcast Cable and telephone serves the property.

The information above has been obtained from sources we believe to be reliable. However, we make no guarantees; warranties, expressed or implied; or representations as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.  
Change of terms or withdrawals without notice.

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**BUSINESS HOURS OF BUILDING:** 24-Hour Access

**YEAR BUILT:** 1988

**LEASE STRUCTURE:** Modified Gross, The Rent includes the Base Year Condominium Fees and Real Estate Taxes. Tenant pays for separately metered utilities and cleans their own premises.

**TENANT IMPROVEMENTS:** The unit is leased in the "As-Is" condition, which is currently improved as a general business office. The floor plan features two private offices, conference room, storage/IT room, break room with sink and an open area for work stations with a reception area. New carpet recently installed throughout the premises.

**ADDITIONAL INFORMATION:**

- Highly visible building located fronting York Road
  - Conveniently located in Towson between the downtown Towson business district and Towson University
  - Served by public transportation
  - Close proximity to hotels, shopping malls, retail centers and recreational uses.
  - Excellent access to I-695 and I-83
  - On site restaurant and gym open 7 days per week
  - Common area restrooms serve each office floor
  - 24 hour fitness on site
  - Building lobbies on floors one & two

**PROFORMA:** Assume 80/20 LTV with \$42,427 equity and a loan for \$169,707. Assume owner occupancy financing of 4.5% and a 25 year amortization = \$944 monthly / \$11,320 annual (\$10.62 s.f.) + Triple Net expenses.

**Stein & Associates  
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### **Buyer Information**

Our client agreement requires us to obtain certain qualifying information from buyer prospects before we can disclose confidential information. Please complete each applicable part of this form, along with a personal financial statement and letter of prequalification from a lender or investor, and fax it to Northern Virginia Commercial in order to obtain additional information on this opportunity.

1. Name and mailing address of buyer or buying entity:	2. Contact numbers:
First & Last Name: .....	Work: .....
Title: .....	Work Fax: .....
Company: .....	Cell Phone: .....
Address: .....	E-mail: .....
City, State Zip: .....	Web Site: .....
3. Buyer category:    Corporate    Individual    Investment    Group    Other	

<b>4a. Corporate buyers:</b> Private Corporation <input type="checkbox"/> Public Company <input type="checkbox"/>
If public company:    Stock Exchange Symbol _____
Year established: _____ How many acquisitions in the past 5 years? _____
Gross Sales: _____

<b>4b. Individual buyers:</b> Current Employment _____
Summary of Career Background: _____
_____
_____
Education: _____ Ever Owned a Business: <input type="checkbox"/> Type Owned: _____
Net Worth: _____ Cash Available for Deal: _____

5. Do you have criteria related to the following?

Minimum Annual Sales \_\_\_\_\_

Maximum Annual Sales \_\_\_\_\_

Minimum Pre-Tax Earnings \_\_\_\_\_

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