



OFFICE, RETAIL AND/OR RESIDENTIAL

110 N. WASHINGTON STREET
EASTON, MD 21601

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Offering Summary



Option 1: Lease 1st and 2nd Floors as a 6-office suite at \$3,000 / mo or \$19.45 / SF.

Option 2: Lease 1st floor for retail at \$1,700 / mo, 2nd floor for office at \$1,300 / mo, 3rd floor already leased to DC law firm,

Option 3: Buy 1st Floor as a condominium unit at \$350,000 or 1st and 2nd Floors at \$600,000.

Option 4: Buy the 3,963 square foot building as an investor at \$800,000.

Option 5: Buy the building for a live-work purpose, convert the 3rd (or 2nd and 3rd) floors to residential (in Jan. '22)

No other listed commercial property in Easton's Town Center offers as much flexibility as this one, nor the extent of amenities and finishes in the common areas, reception, and conference room, as well as kitchens and bathrooms. A full range of services and furnishings are also available. Revenue is currently realized through one three-year lease, two long time M-t-M leases, a la carte services, and virtual office subscriptions. Upside exists with one prime office space to rent, and more focus on the existing executive suites business model. This is a perfect opportunity for an Investor, suites operator, or live/work.



Sale Highlights

SALE HIGHLIGHTS

- 7.25% cap rate on proforma income (over 1/2 of which is in place [3rd floor, most difficult to rent]).
- Includes Vacancy and Management.
- Creative deal structure, including partial owner financing or lease purchase.
- Beautifully restored Italianate dwelling c. 1870 converted to commercial use.
- Completely renovated in 2005 including a new roof and HVAC.
- Long prominent history as law office, engineering office, and executive suites.
- Surrounded by extensive investments in the Stewart and Nevius Hardware buildings
- One minute to all the exciting new high-end retail on Federal and Goldsborough Streets, and Washington Street restaurants.
- Three floors, each floor separately metered for electric and water.
- Full dry basement for storage.
- Separate access and entrances promote individual rental of each floor or potential condominiumization.
- Two front entrances, right side is mid-to-late authentic colonial revival alteration, front and rear stairwells.
- High ceilings, tall historic windows and other value-adding architectural features.
- Three parking spaces included and a newly renovated public parking lot adjacent at a cost of only \$150 per year.
- Perfect location for satellite offices for regional professional services firms.



Floor Plans



Photo Gallery



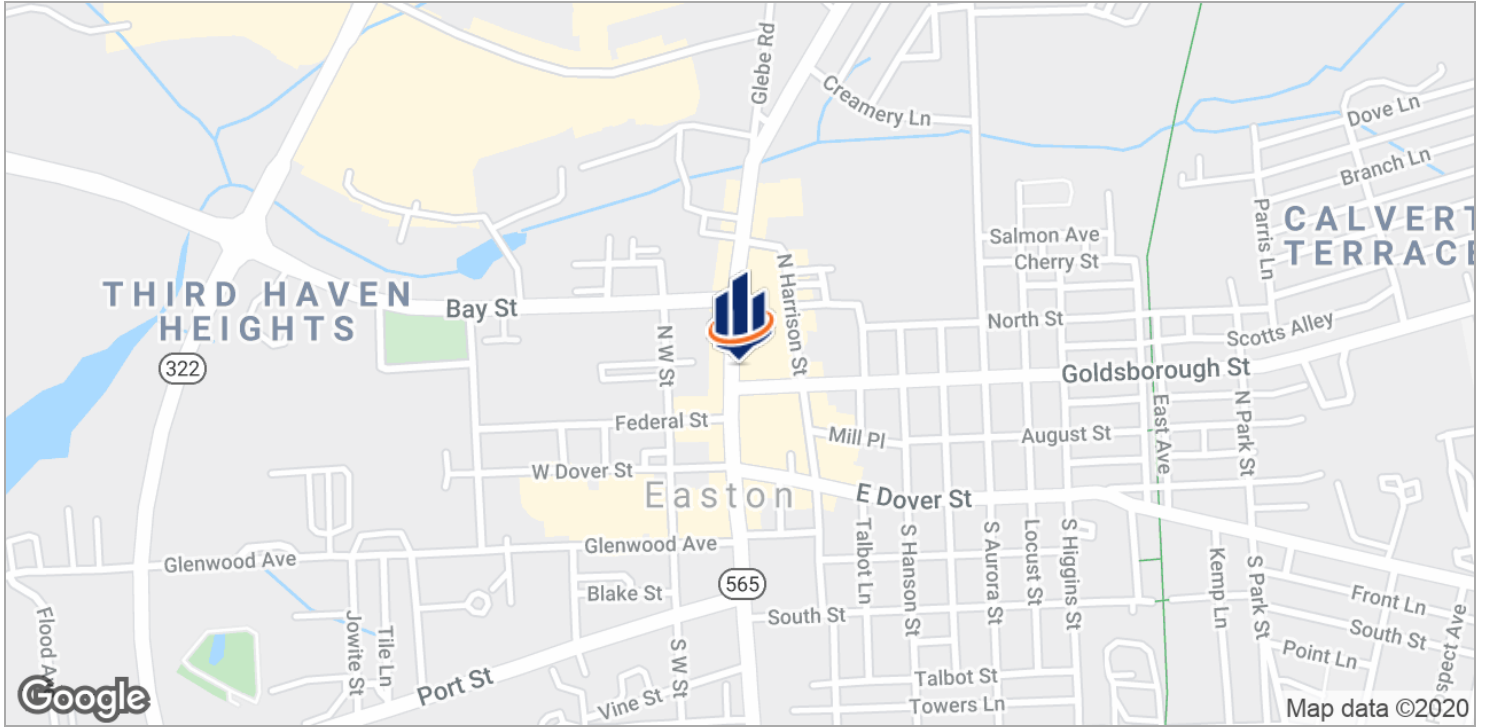
Conference Room



Suite 2A-B For Lease



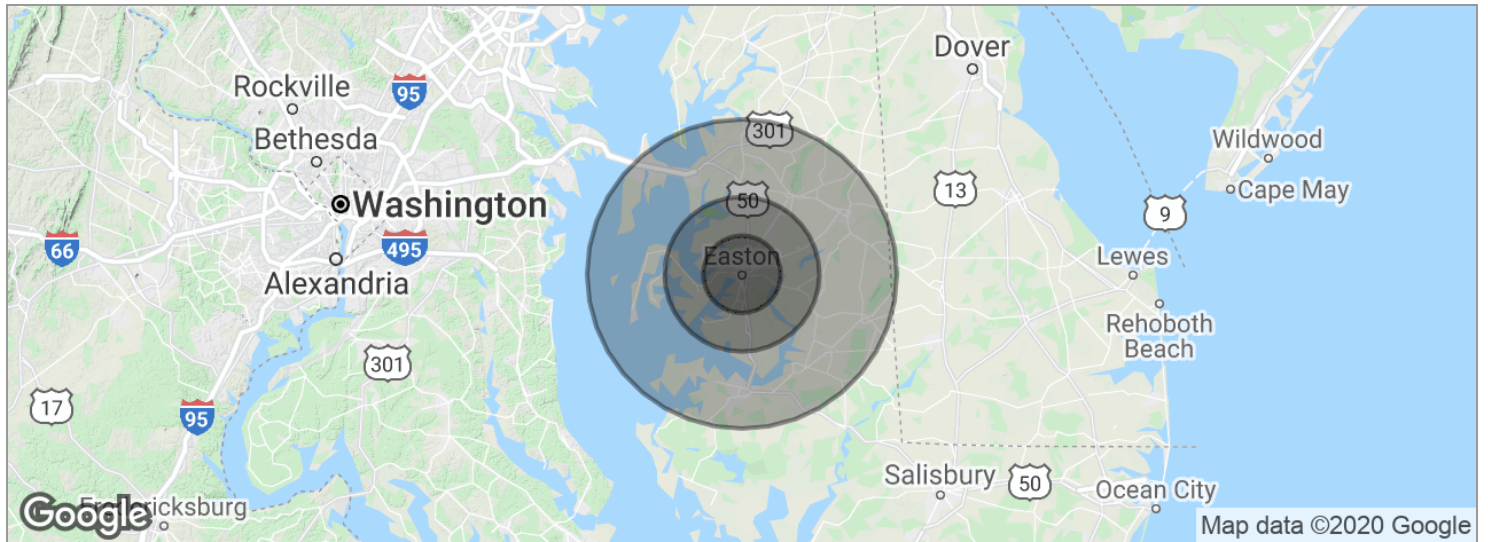
Location Maps



Aerial Map



Demographics Map



POPULATION	5 MILES	10 MILES	20 MILES
Total population	23,114	39,538	120,398
Median age	43.7	45.3	43.2
Median age (Male)	41.4	43.8	41.8
Median age (Female)	45.3	46.2	44.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	9,569	16,160	47,905
# of persons per HH	2.4	2.4	2.5
Average HH income	\$78,319	\$87,220	\$79,194
Average house value	\$365,053	\$428,653	\$391,939

* Demographic data derived from 2010 US Census

Advisor Profile



ROBERT H. GREENLEE

Managing Director

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PROFESSIONAL BACKGROUND

Robert H. Greenlee serves as Managing Director and Senior Advisor for the Easton-based Chesapeake office of SVN | Miller Commercial Real Estate. For over 30 years, Greenlee has been a recognized leader in the regional investment marketplace. He is an important strategic partner to his clients, helping them maximize value and wealth. In all transactional and analytical aspects pertaining to investment real estate, he drives transformative, sustainable economical results.

Greenlee specializes in mid-market brokerage, third party asset management, and analytics. He has extensive experience providing a broad range of valuation, strategic analysis, and transaction advisory services involving institutional and investment grade assets, as well as owner occupied real estate. He has direct client involvement in all matters related to the acquisition and investment management functions in corporate, family, and private equity real estate platforms.

His commercial real estate appraisal and economic consulting services are performed on the Delmarva Peninsula and along the entire East Coast, where he has personally completed over a thousand studies, covering \$5B+ dollars of real estate. SVN | Miller CRE clients and fellow advisors benefit from his economic analysis, strategic planning and development of value enhancement strategies.

With an undergraduate degree in Finance from the University of South Carolina and a master's degree in Economics earned at Loyola University of Maryland, Mr. Greenlee has been very involved in the local and regional communities for many years - with a particular focus on economic development and comprehensive planning.

Greenlee is a licensed real estate salesperson in Maryland and a Certified General Appraiser in the States of Maryland and Delaware. He is also a Practicing Affiliate member of the Appraisal Institute.

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