

# FOR LEASE

 Harford County, Maryland

# 2700 PHILADELPHIA ROAD

EDGEWOOD, MARYLAND 21040

## AVAILABLE

First Floor: 1,120 sf

Second Floor: 2,400 sf

## RENTAL RATE

Negotiable

## PARKING RATIO

3.4 : 1,000 sf

## OCCUPANCY

Immediate

## NEARBY AMENITIES

Dining, Retail, Banking, Personal Services

## HIGHLIGHTS

- ▶ Beautiful office location just off of Route 24 with close proximity to I-95
- ▶ Prime BRAC Location in Edgewood
- ▶ Utilities included
- ▶ Zoned B2, which is Harford County's designation for office, service, and retail



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# LOCATION AND DRIVE TIME

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