



Ben Frederick Realty, Inc.

**For Lease  
Highly Visible Office Space  
With Street-Level Sign**



- **3,760 sq. ft.**
- **Between Ritchie Hwy and Crain Hwy.**
- **Next to State's Attorney's Office.**
- **Across from District Court**
- **554 Free Garage Parking Spaces**
- **3 bathrooms, 1 kitchen**
- **Excellent visibility**
- **Street level access is disability-friendly**

Address: **7491-7493 Ritchie Hwy  
Glen Burnie, Maryland 21061**

Taxes & Ins: \$355 per month (\$1.14 per sq ft)

CAM: 12.5% of Bldg Operating Exp (approx \$125/mo)  
CAM is billed quarterly based on actual costs.

Zoning: TC (Town Center) Allows most office and retail uses. Sign restrictions apply.

Utilities: Gas forced air heating system with central air conditioning. Gas-fired water heater.  
County water, county sewer. Tenants pay all of their own utilities.

Trash Removal: Each tenant is responsible for their own trash removal. Dumpster area available.

Parking: 554 Free Parking Garage directly across the street is provided by Anne Arundel County.

Topography: Street Level.

Curb Cuts: Street frontage. No curb cut.

Traffic Counts: Ritchie Hwy (Maryland Route 2): 29,871 Northbound; 28,510 Southbound  
Baltimore-Annapolis Blvd (MD 648): 11,860 Eastbound, 17,510 Westbound

Building: 30,000 Sq. Ft. strip of store fronts and offices. Masonry exterior walls. Concrete slab floor structure. Carpet and tile is typical floor covering. Three bathrooms. All are handicap accessible. One bathroom has a bidet. Modified Bitumium Roof.

Rental: \$10.00 per sq. ft. Tenant pays 100% of utilities and interior maintenance and a pro-rata share of taxes, insurance, and CAM.

Contact: **Ben Frederick III, CCIM  
Ben Frederick Realty Inc., Owner's Exclusive Agent  
410-435-5040; fax 410-435-5041; www.BenFrederick.com**

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