

SUB-LEASE

Qlarant

28464 MARLBORO AVE

Easton, MD 21601

PRESENTED BY:

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MD #597618



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	44,015 SF
AVAILABLE SF:	Fully Leased
LOT SIZE:	7.44 Acres
YEAR BUILT:	2014
MARKET:	Eastern Shore of MD & Delaware
SUBMARKET:	Talbot County

PROPERTY OVERVIEW

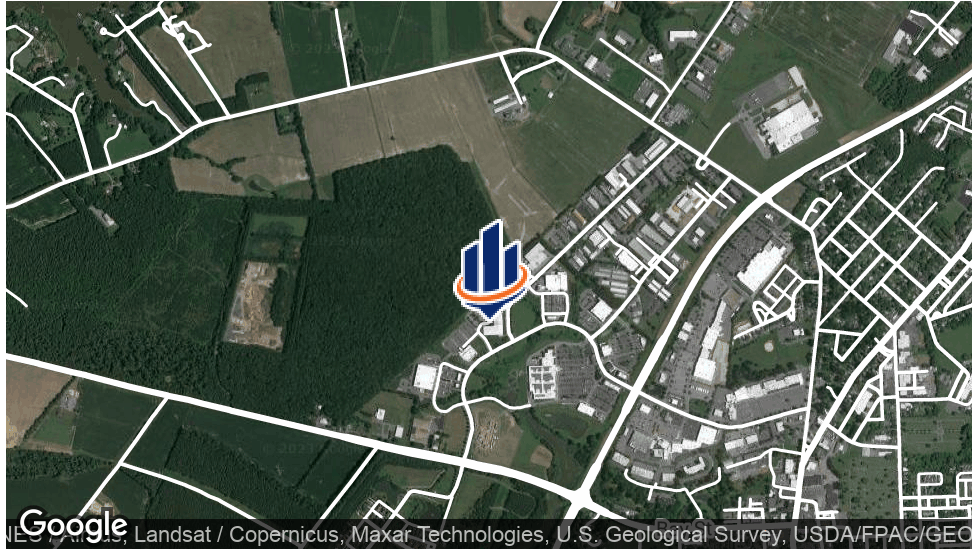
This offering is a full-service lease including all operating expenses & utilities (except janitorial). This beautiful corporate office building is located in Easton’s premier mixed-use destination with 200,000 SF of retail and office space and loaded with amenities. The property is located in the fastest growing area of the Mid-Shore of Maryland and inside this destination planned development are Chic-Fil-A, Harris Teeter, Target, Chili’s, Dick’s Sporting Goods, BJ’s Wholesale, and many others!! The building itself has a well-thought-out design and lends itself nicely for multiple tenants. The space available within the building is a sub-lease but tenants’ spaces will also be fully secured while also having a built-in receptionist in place (at no charge), access to a large stocked kitchen & breakroom, keycard access, and conference rooms. Included in the available space are executive offices and open work areas that are fully furnished with lots of natural light. This is a true “plug and play” office space ready to go.

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PROPERTY DETAILS & HIGHLIGHTS



BUILDING NAME	Qlarant
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
BUILDING SIZE	44,015 SF
LOT SIZE	7.44 Acres
BUILDING CLASS	A
YEAR BUILT	2014
NUMBER OF FLOORS	1

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- Plug & Play Office Space
- Easton's premier mixed-use destination w/ 200,000 SF of retail & office space
- A-Class look and feel
- Professional environment
- Large lobby with a built-in receptionist

EXISTING
WAREHOUSE/
INDUSTRIAL
RICHARD REINSTER
FAMILY LIMITED
PARTNERSHIP
PARCELS 21
LOT 1
BUNKER

DOUGLAS & DORNA
FARM
PARCELS 4
LOT 10
BUNKER

RESOURCE / HABITAT PROTECTION
& FOREST CONSERVATION AREA
56.309 ACRES±

FUTURE OFFICE / INDUSTRIAL
OR BUSINESS USES

MD ROUTE 33

MD ROUTE 33

MD ROUTE 332

RESOURCE
ENHANCEMENT
AREA
23.00 ACRES±



LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	-	LEASE TERM:	Negotiable
TOTAL SPACE:	Fully Leased	LEASE RATE:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	-	2,680 SF	Full Service	\$18.00 SF/yr	An open layout with lots of natural light. The space comes fully furnished with professional workstations that include phone & data hookups
Suite B	-	2,725 SF	Full Service	\$18.00 SF/yr	4 Private offices with windows in each, with the remaining being an open layout that comes fully furnished with professional workstations that include phone & data hookups

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ADDITIONAL PHOTOS



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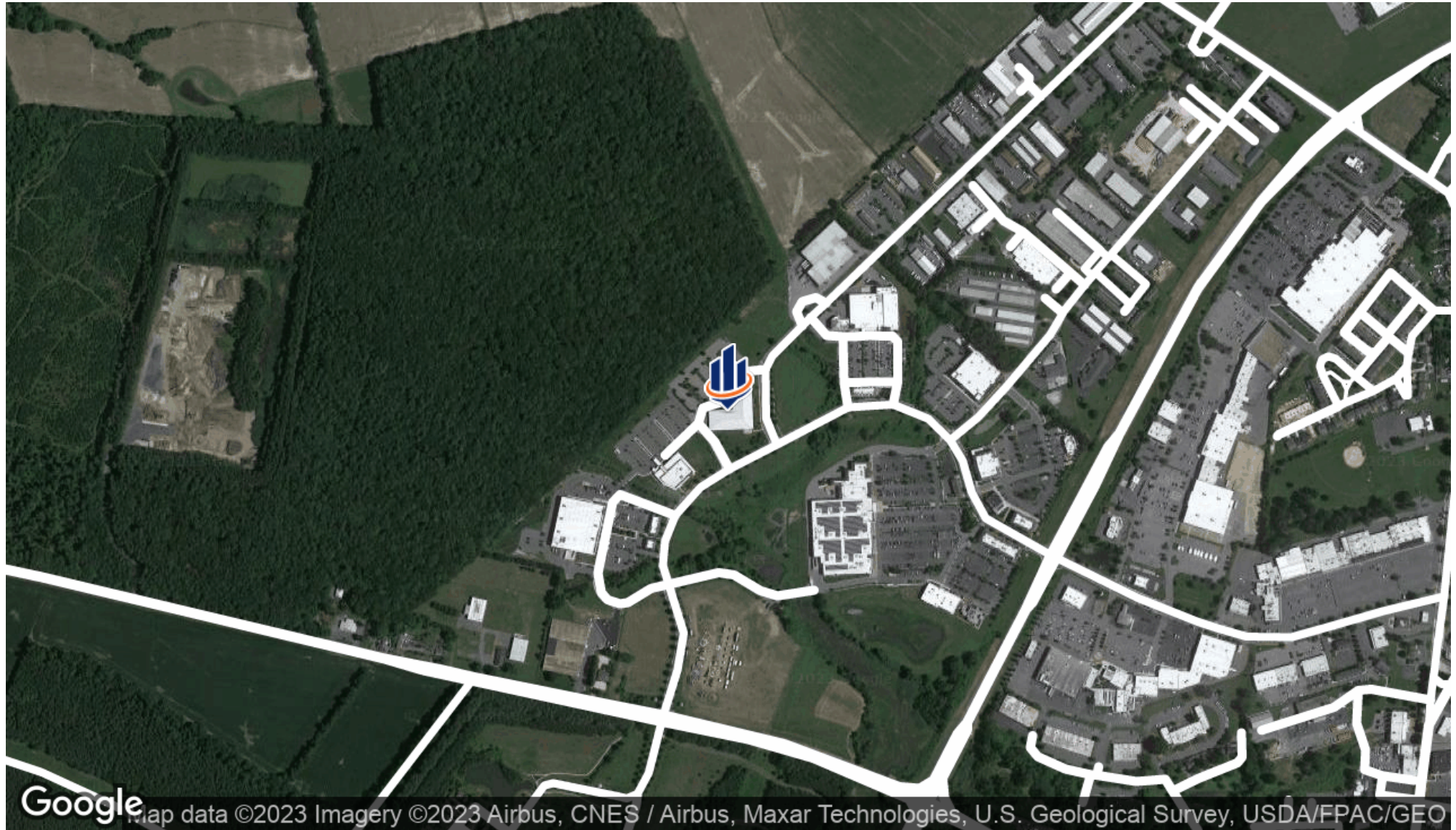
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

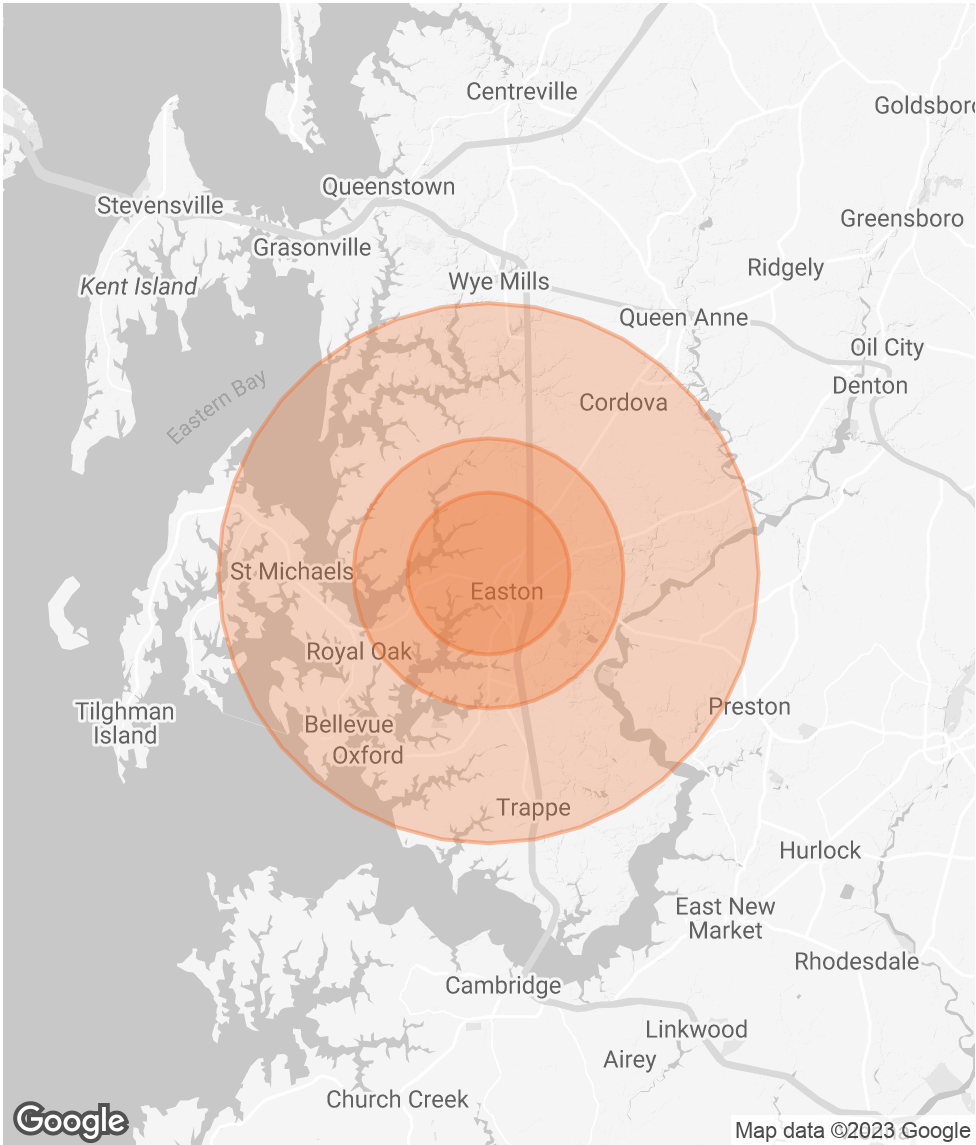
POPULATION 3 MILES 5 MILES 10 MILES

TOTAL POPULATION	13,233	20,248	37,230
AVERAGE AGE	44.4	47.3	49.4
AVERAGE AGE (MALE)	41.2	44.7	48.0
AVERAGE AGE (FEMALE)	47.2	49.3	50.9

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

TOTAL HOUSEHOLDS	6,676	10,325	19,598
# OF PERSONS PER HH	2.0	2.0	1.9
AVERAGE HH INCOME	\$75,212	\$85,096	\$90,688
AVERAGE HOUSE VALUE	\$337,509	\$380,121	\$413,299

* Demographic data derived from 2020 ACS - US Census



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MEET THE TEAM

Biography



Wesley Cox, CCIM
Senior Advisor

Wesley Cox, CCIM serves as a Senior Advisor for SVN-Miller Commercial Real Estate with 20 years of experience. Since joining SVN Wesley and his team have been consistently in the top 1% of SVN International out of 1600+ advisors. Wesley and his team specialize in the sale and leasing of investment property, industrial, retail, office, land, and development projects on the Eastern Shore of Maryland and Delaware and have helped secure over 800 real estate transactions totaling over \$800 million.

Wesley has been voted the Eastern Shore's "Best Commercial Realtor" four consecutive years in a row in 2019-2022. In 2014 Wesley was awarded the Young Alumni Achievement Award from Salisbury University awarded to an Alum who has experienced a high level of achievement. Deeply committed to giving back, Wesley received the SVN National Humanitarian Award at the SVN national conference, followed by the Maryland Association of Realtor's Community Service Award, and the Coastal Association Community Service Award. Wesley has also received the National Association of Realtor's "Commercial Award" multiple times given to top commercial brokers around the country. In addition, Wesley has been awarded the Rotarian of the Year.

Wesley has been involved in over 3,500,000 SF of industrial transactions representing national and international companies as well as extensive real experience working with many national retailers including WaWa, AT&T, T-Mobile, Krispy Kreme, Royal Farms, Dollar Tree, Auto Zone, Harbor Freight

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Henry Hanna, CCIM, SIOR
Council Chair Of Industrial Properties

Henry H. Hanna, III, CCIM, SIOR, serves as the National Council Chair of Industrial Properties and is a Senior Advisor for SVN Miller Commercial Real Estate. He specializes in the marketing and sale of industrial and commercial properties. Hanna has successfully represented banks, developers, investors, and commercial and industrial companies as well as local and state governments. He has brokered industrial sales including the Northwood Industrial Park in Salisbury, Maryland; has worked with national and international companies (from Germany, Italy, and Belgium); has listed, marketed, and sold a variety of pharmaceutical, defense, hi-tech, manufacturing, modular home, and boatbuilding companies. He has also actively worked with the State of Maryland, the Department of Business and Economic Development, and MEDCO—the Maryland Economic Development Corporation.

Hanna holds the prestigious Society of Industrial and Office Realtors designation (SIOR) and the Certified Commercial Investment Member (CCIM) designation.

Hanna currently serves as director for WIRA (Wallops Island Regional Alliance) supporting economic development for industries serving NASA, the Aerospace and Unmanned Aerial Vehicles. (UAV).

He served as past chair for the Salisbury University (SU) Foundation and SU Real Estate Foundation, where he volunteers regularly and provides his expertise and advice on real estate matters.



Flo Brotzman
Senior Advisor

Flo Brotzman serves as an Advisor for SVN /Miller Commercial Real Estate, specializing in the sale and leasing of industrial and NNN properties on Maryland's Eastern Shore and Lower Delaware.

Flo works directly with senior advisor, Henry Hanna, CCIM, SIOR, an industry veteran with more than 35 years of brokerage experience and more than 1,000 career transactions. Hanna has been consistently in the top 20 for SVN advisors. Flo has more than 20 years of real estate experience with the last ten years focusing completely on commercial real estate.

Prior to joining SVN-Miller Commercial, Flo served as the administrative office manager for Long & Foster Real Estate in Salisbury, Maryland. With 20 years of real estate experience, Flo has handled almost every aspect of a real estate transaction from listing, research, marketing, and advertising.

Flo is active in her church and youth ministry and enjoys working with the Chesapeake Housing Mission, a non-profit organization that provides vital home repair to low-income families in the Chesapeake Region of Maryland.

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DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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