



29509 CANVASBACK DRIVE, SUITE 206

29509 CANVASBACK DRIVE
EASTON, MD 21601

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$16.21 SF/yr Gross
Building Size:	8,127 SF
Available SF:	1,125 - 4,000 SF
Lot Size:	1.2 Acres
Year Built:	2000
Market:	Eastern Shore of Maryland
Submarket:	Easton
APN:	2101072099

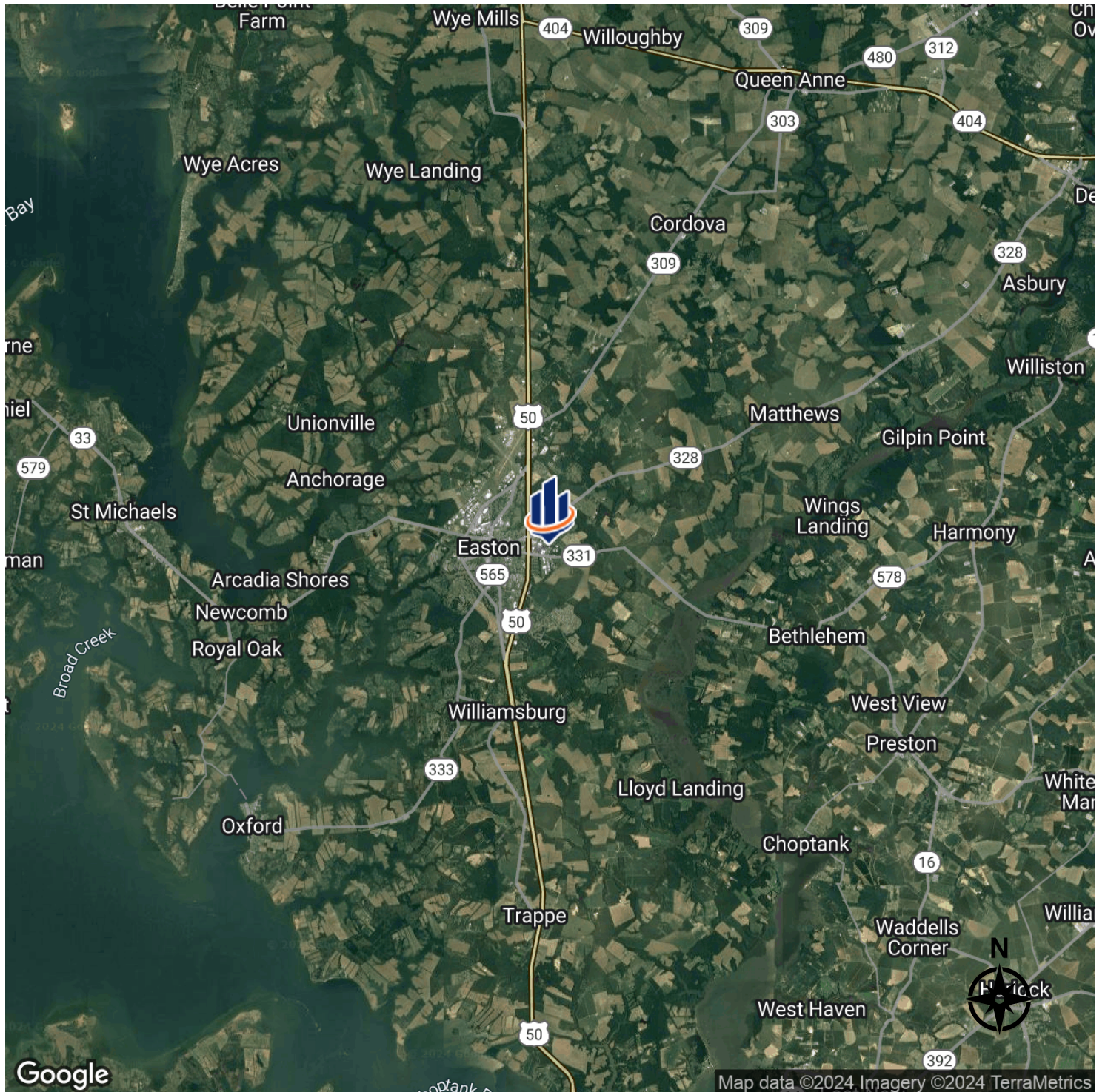
PROPERTY OVERVIEW

Suite #206 consists of 2-3 offices, large conference room, large storage area, including closets and restroom.

PROPERTY HIGHLIGHTS

- \$16.21 per square foot Gross.
- Includes \$5,000 tenant improvement allowance.
- Parking at door.
- Free-standing building, surrounded by large yard area.
- ADA accessible.
- Cubicles and office chairs onsite available to new tenant.

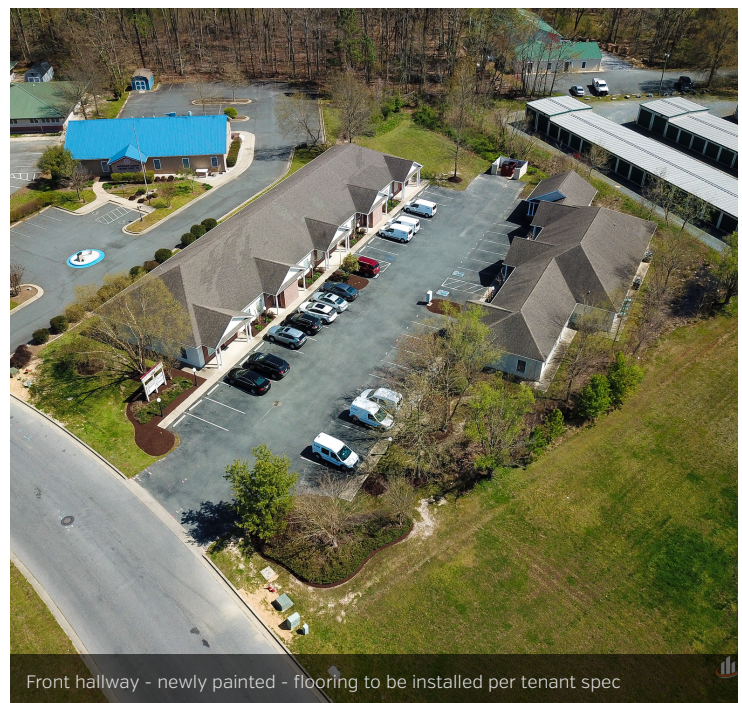
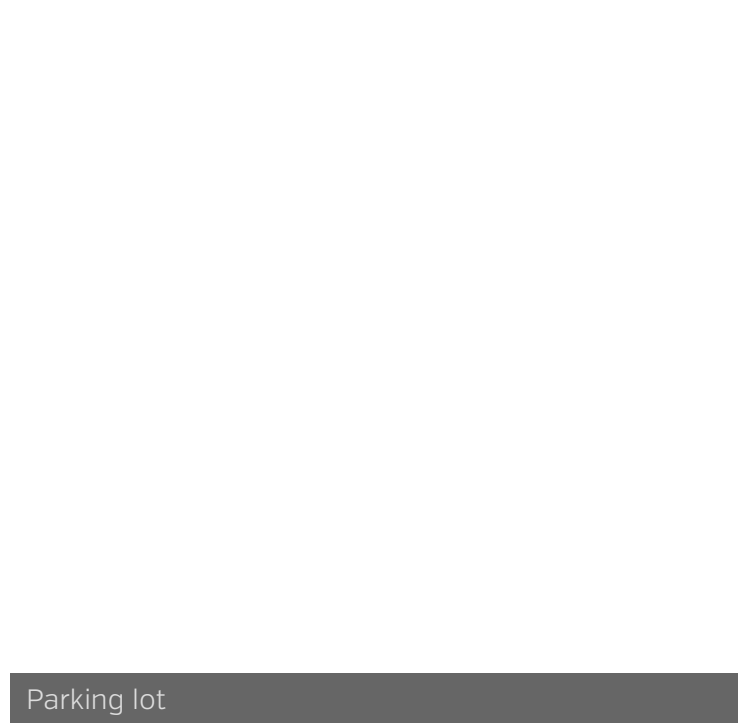
Location Map



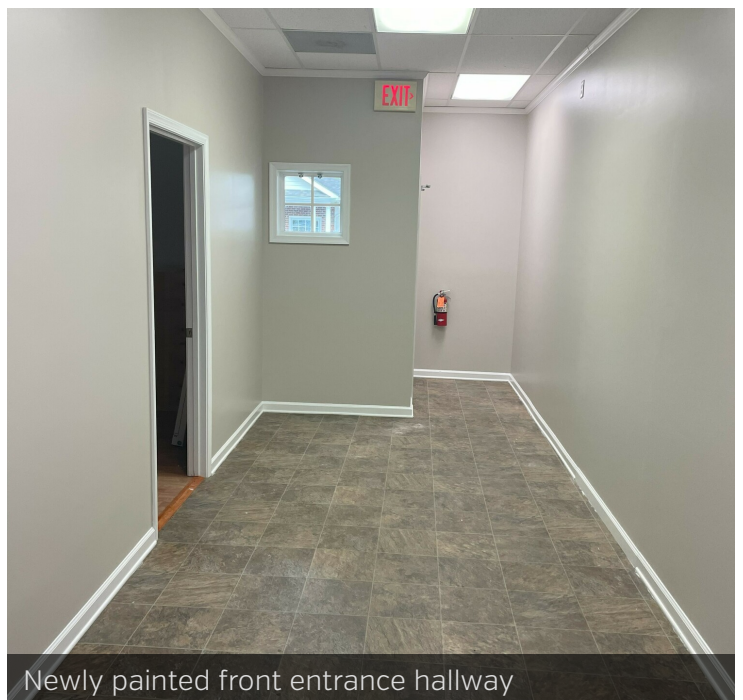
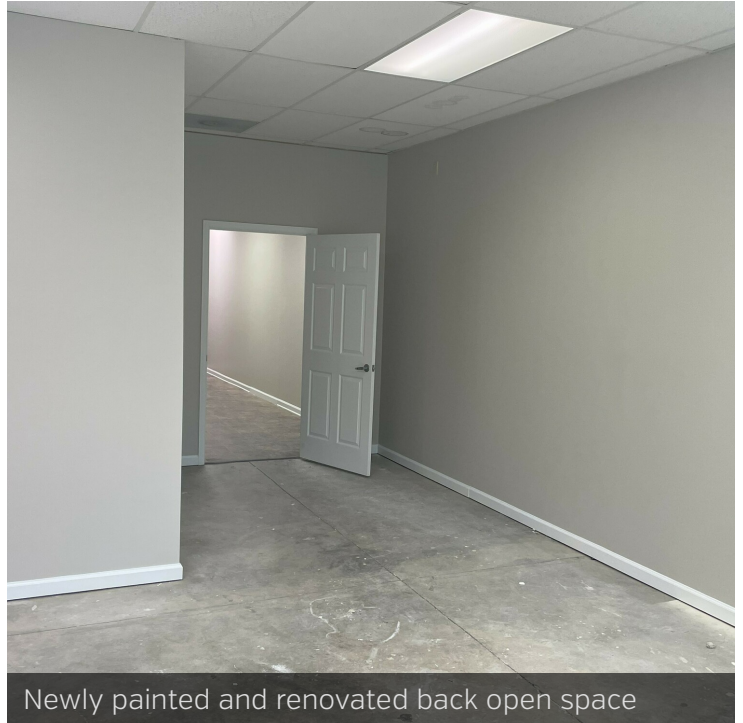
Gallery - Suite 206 Location



Gallery - Office Center Views



Gallery - Newly Renovated Spaces

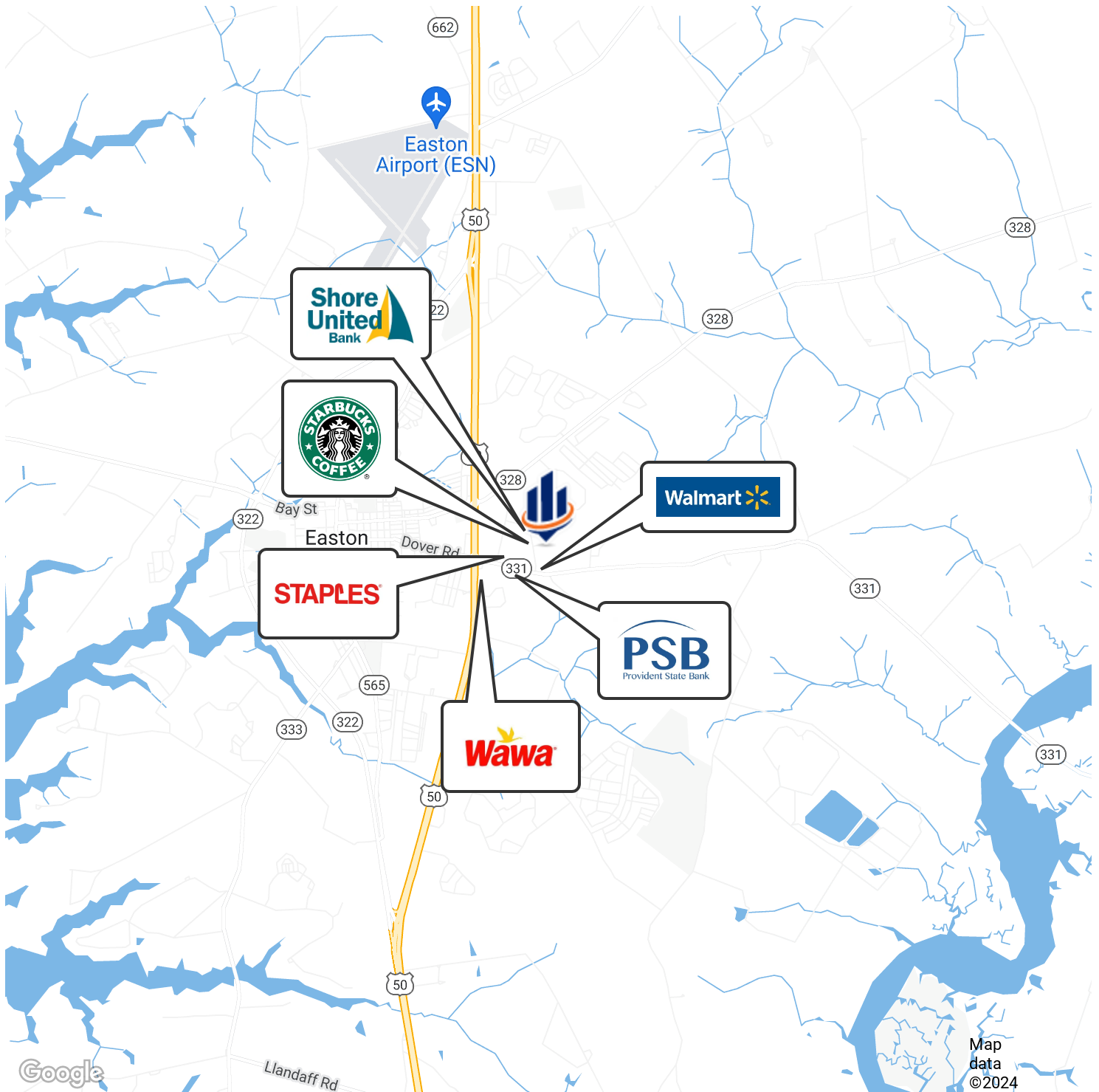


Suite 206 - Previous Tenant Images

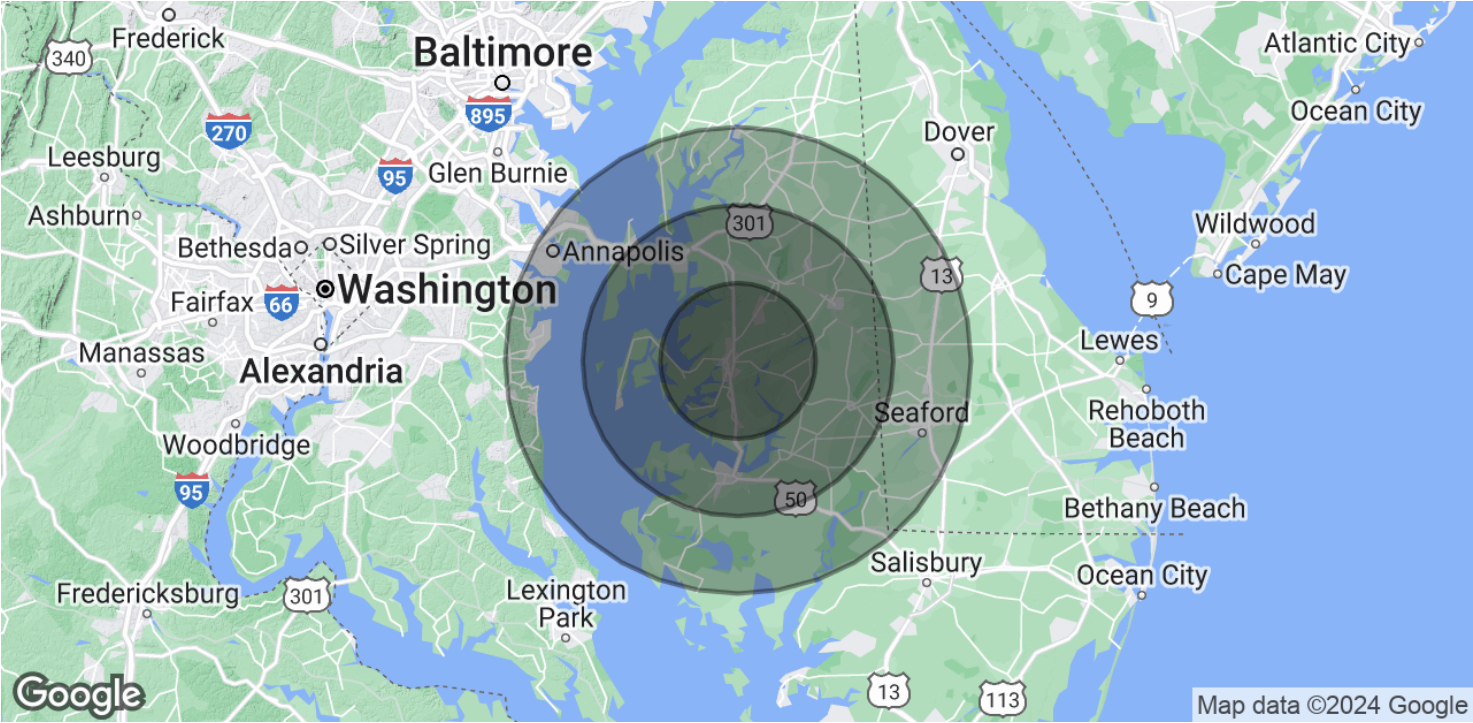


Previous tenant - Main office

Retailer Map



Demographics Map & Report



POPULATION	10 MILES	20 MILES	30 MILES
Total Population	37,177	124,536	362,773
Average Age	48.4	45.3	43.0
Average Age [Male]	47.2	44.6	42.1
Average Age [Female]	49.9	46.6	43.9
HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	19,359	59,911	158,848
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$87,993	\$83,420	\$97,389
Average House Value	\$393,322	\$330,834	\$362,086

* Demographic data derived from 2020 ACS - US Census

Advisor Profile



ROBERT H. GREENLEE

Managing Director

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PROFESSIONAL BACKGROUND

Robert H. [Bob] Greenlee owns and serves as Managing Director and Senior Advisor for the Chesapeake office of SVN | Miller Commercial Real Estate. For 35+ years, with involvement in over 1,500 projects valued in excess of \$10 billion, Bob has been a recognized leader on the East Coast for sustainable investment real estate. He is an important strategic partner to his clients, helping them maximize value and wealth. He blends transactional and analytical expertise to drive transformative, value-add results.

As the National Chair of ESG, Sustainable and Impact Investing for SVN International Corp., Greenlee specializes in:

- The economics of sustainable and impact investment real estate
- Sustainability as a Service
- Carbon monetization and asset management
- ESG improvement and impact management
- National brokerage of ESG assets through and with SVN's 220 offices
- Purpose-driven scoring and educational innovations on a Big Data platform
- Resiliency and future proofing real estate for the insurance and mortgage lending industries

These areas of specialization are also deployed through two other national companies that Bob owns and leads: The E³SG Companies and ESG IMPACTS, through his role as the national ESG “fixer” on the Innovation Domain team, as well as through his leadership positions in the ROAR Partnership / Future Proofing America and the Washington DC chapter of Contractors, Closers and Connections [CCC]. In addition, he has volunteered these and related services to the local and regional communities for many years – with a particular focus on economic development, conservation, and comprehensive planning.

Bob has an undergraduate degree in Finance from the University of South Carolina and a master's degree in Economics earned at Loyola University of Maryland. He stays current on industry trends and best practices through continuing education as a licensed real estate salesperson and a Certified General Appraiser in the state of Maryland, also as a Practicing Affiliate member of the Appraisal Institute. He is frequently invited to lecture about the economics of ESG and sustainability and is an active contributor to the US Green Building Council and the Urban Land Institute.

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Advisor Bio 2



RYAN FINNEGAN

Associate Advisor

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PROFESSIONAL BACKGROUND

Ryan Finnegan is an Associate Advisor and Property Manager at SVN Miller Commercial Real Estate. Ryan joined SVN Miller part time in 2020 while studying at Salisbury University. In 2021, Ryan took a role in the Property Management division while earning his Maryland Real Estate License. Currently, Ryan manages a portfolio of commercial properties across the eastern shore in all asset types. Ryan's daily property management experiences give a unique perspective as an advisor to better evaluate and negotiate deals as well as forecasting capital and operating expenses and their effect on leasing and property values.

EDUCATION

Salisbury University, Perdue School of Business: Marketing, Professional Sales

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