

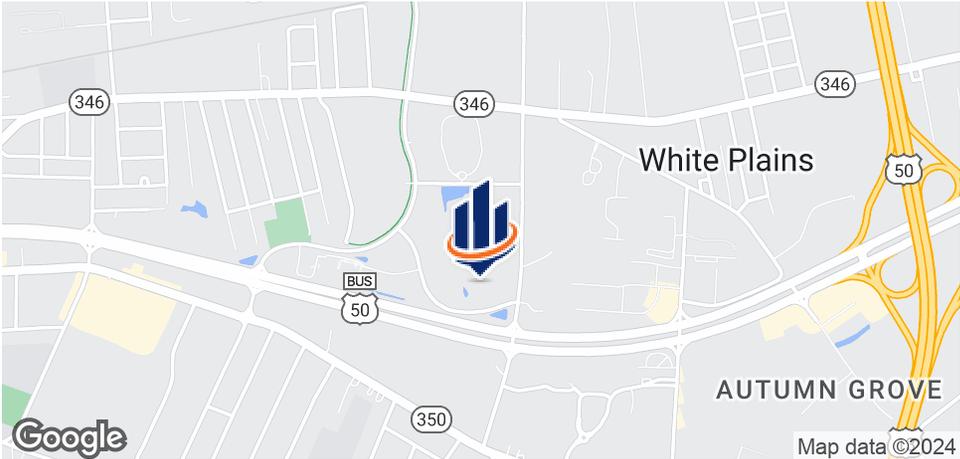
PHILMORE COMMONS

224 PHILLIP MORRIS DRIVE
SALISBURY, MD 21804

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Executive Summary



OFFERING SUMMARY

Available SF:	660 - 28,000SF
Lease Rate:	\$5- 11.00 SF/yr (NNN;)
Building Size:	40,000
Zoning:	City of Salisbury - Light Business and Institutional
Market:	Eastern Shore of MD
Submarket:	Salisbury, MD

PROPERTY OVERVIEW

Professional office spaces available with multiple layouts to choose from as well as floor locations; some tenant build out could be available by Landlord to make your perfect space as well as free rent structuring periods. Amenities include: large private parking lot, elevator, high-speed internet to building and more. This building fronts U.S. Route 50 which runs through the heart of Salisbury. With over 28,000 square feet of space available, Philmore Commons can accommodate a multitude of users.

PROPERTY HIGHLIGHTS

- Office Complex on busy business Rt. 50
- Large Private Parking Lot
- Multiple Floor Plans to Choose From
- Elevator
- Comcast Hi Speed Internet is Available

Available Spaces

LEASE RATE:

TOTAL SPACE: 975 - 6,152 SF

LEASE TYPE: NNN

LEASE TERM: -

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
102	Office Building	\$7.00 SF/yr	NNN	975 SF	Negotiable	A 975 SF office space located in Philmore Commons. Unit features a private restroom and kitchenette. Lease type is triple-net (estimated @ \$3.00 PSF) This unit could be combined with unit 104 for a total of 2,453 SF. This is an introductory rate for multiple year leases. Rate shall increase to ____ in year 2.

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
104	Office Building	\$7.00 SF/yr	NNN	1,568 SF	Negotiable	A 1,568 SF office space located in Philmore Commons. The unit is located on the first floor and features an open area with 3 private offices and 1 bathroom. Lease type is triple-net (estimated @ \$3.00 PSF). This unit could be combined with unit 102 for a total of 2,453 SF. This is an introductory rate for multiple year leases. Rate shall increase to _____ in year 2.

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105A	Office Building	\$8.00 SF/yr	NNN	1,001 SF	Negotiable	Philmore Commons has recently been sold and has a new motivated owner. This is the first unit they have remodeled and they utilized a HIGH level of finish. LBI Zoning has a wide array of uses so please bring all ideas. New flooring, paint, remodeled bathroom, kitchenette, and more! This space is a 2nd floor walk up unit with a balcony, and also features two bathroom stalls. This is an introductory rate for multiple year leases. Rate shall increase to _____ in year 2.

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200	Office Building	\$7.00 SF/yr	NNN	1,589 SF	Negotiable	1,589 sq. ft. office space located in Philmore Commons. LARGE open area with wall divider, walk-in closet kitchenette. . Lease is triple-net (estimated @ \$3.00 PSF). Can combine Unit 200 with Unit 202 for a total of 3,712 sq ft. This is an introductory rate for multiple year leases. Rate shall increase to ____ in year 2.

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202	Office Building	\$8.00 SF/yr	NNN	2,123 SF	Negotiable	Come see the NEW Philmore Commons. New ownership has completed many improvements with more to come. Just renovated, 2123 Leasable square feet office space. Wide open floor plan with several private offices and reception. LVP flooring and fresh paint make this unit POP. Serviced by an also just renovated common area bathroom. Other improvements are possible, we just need to know what you need. This is an introductory rate for multiple year leases. Rate shall increase to ____ in year 2.

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
300	Office Building	\$11.00 SF/yr	NNN	6,152 SF	Negotiable	6,152 s/f available in Philmore Commons. This suite featured an open floor plan with two private offices, a small kitchenette and private bathroom. The space has several entrances/exits and can be subdivided. POTENTIAL FREE RENT OPTIONS for the right user and lease term!

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
400	Office Building	\$7.00 SF/yr	NNN	3,204 SF	Negotiable	Approximately 3,200 square feet of office space. Located minutes from downtown Salisbury. This space is perfect for medical, law, dental, architectural or any other professional offices. Unit features a large open reception area, up to (8) private offices, two (2) storage closets, and a conference room. Ample parking available. Potential Free Rent Options for the right user and lease term! This is an introductory rate for multiple year leases. Rate shall increase to ____ in year 2.

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401		\$7.00 SF/yr	NNN	1,653 SF	Negotiable	1653 SF of office space located on the first floor. Space is perfect for any type of professional use. The space features a common area entrance, common area bathroom, 5 private offices, a potential private entrance if needed, a potential kitchenette area, and a closet space for extra storage. This unit can be combined with unit 400 to create approximately 4857 SF of space. This is an introductory rate for multiple year leases. Rate shall increase to _____ in year 2.

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402	Office Building	\$5.00 SF/yr	NNN	4,381 SF	Negotiable	4,381 +/- sq. ft. Multiple offices with conference room, common area restrooms. Large open area suitable for a bullpen. 2nd floor Office space with direct access to private stairs, and close proximity to common area elevators. Plenty of natural light. Ample parking on premises in a paved lot. Potential Free Rent Options for the right user and lease term! This is an introductory rate for multiple year leases. Rate shall increase to ____ in year 2.

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
404	Office Building	\$5.00 SF/yr	NNN	1,349 SF	Negotiable	1,349 +/- Sf Office suite features large reception area with Three (3) private offices. This is a second floor unit with close proximity and access to the common area elevator. This unit can be combined with Suite 402 to create approximately 5730 Sf. This is an introductory rate for multiple year leases. Rate shall increase to ____ in year 2.

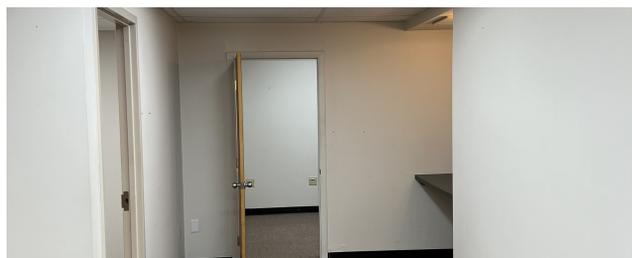
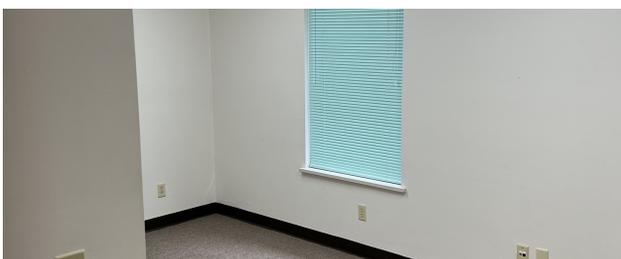
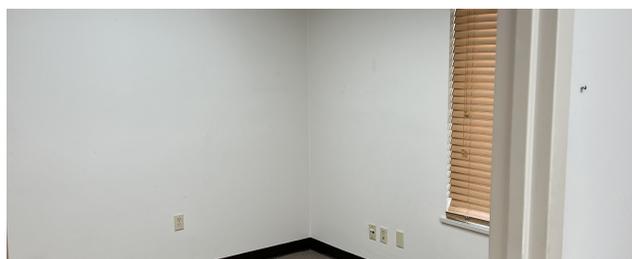
Additional Photos-Exterior



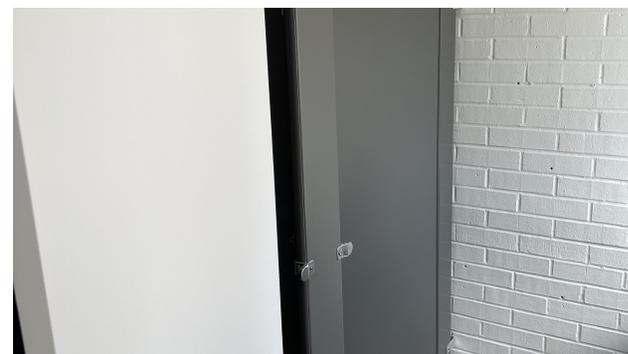
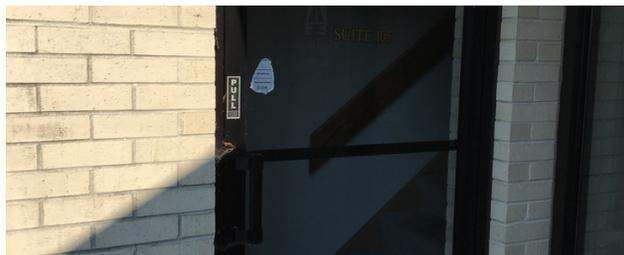
Additional Photos-102



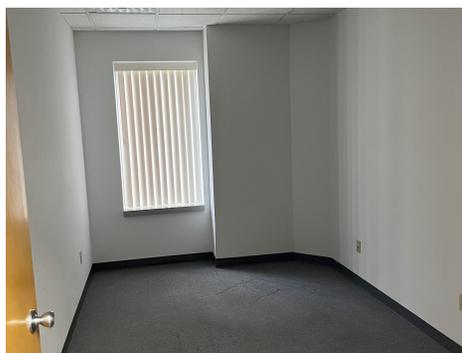
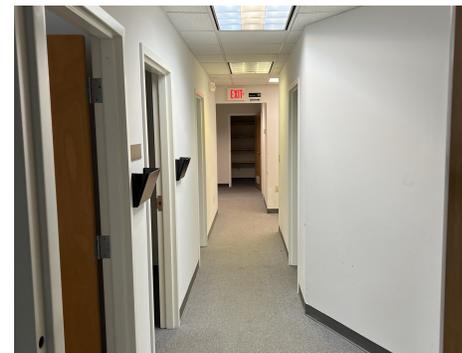
Additional Photos-104



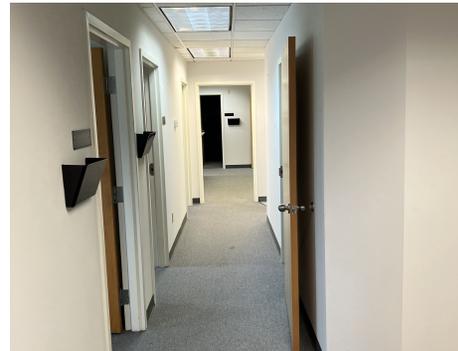
Additional Photos-105A



Additional Photos- 400



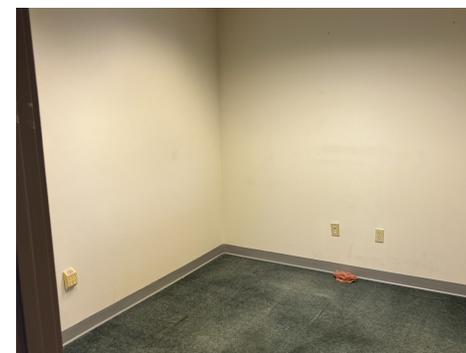
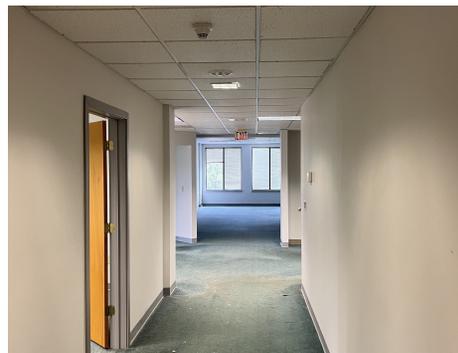
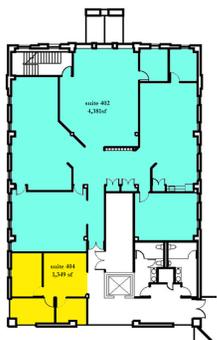
Additional Photos- 400/401



Additional Photos- 401A



Additional Photos-402



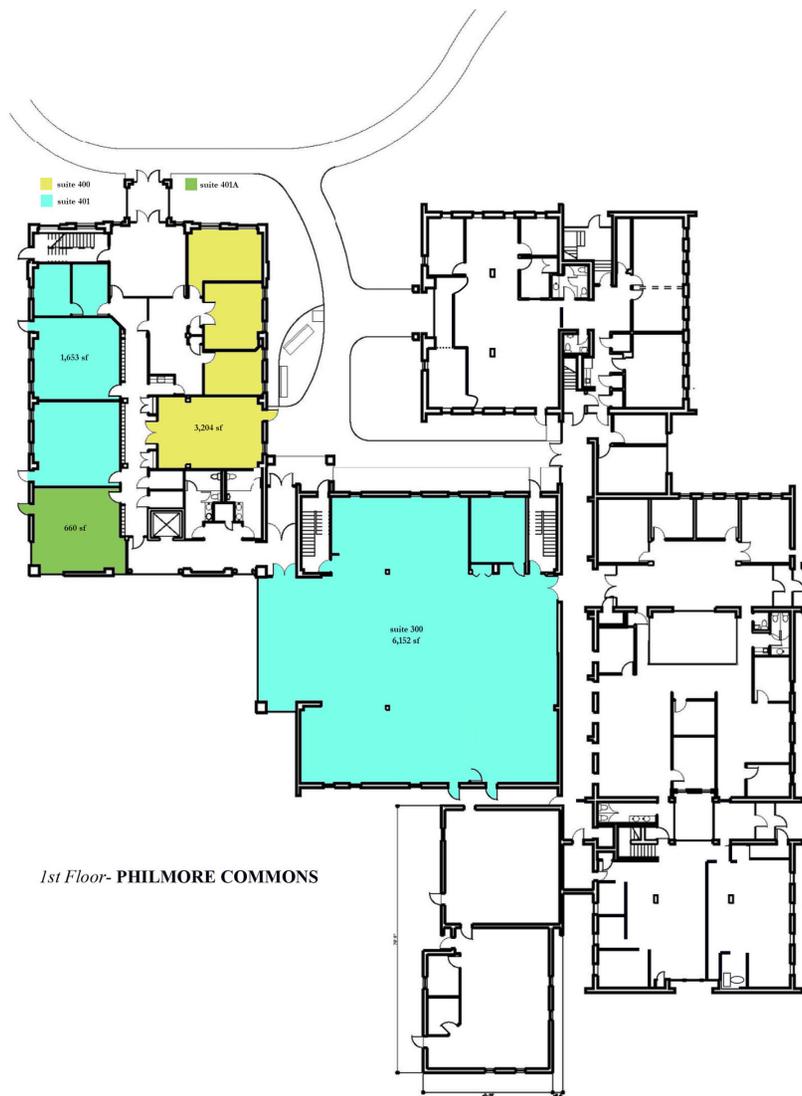
Additional Photos- 402 Continued



Additional Photos-404

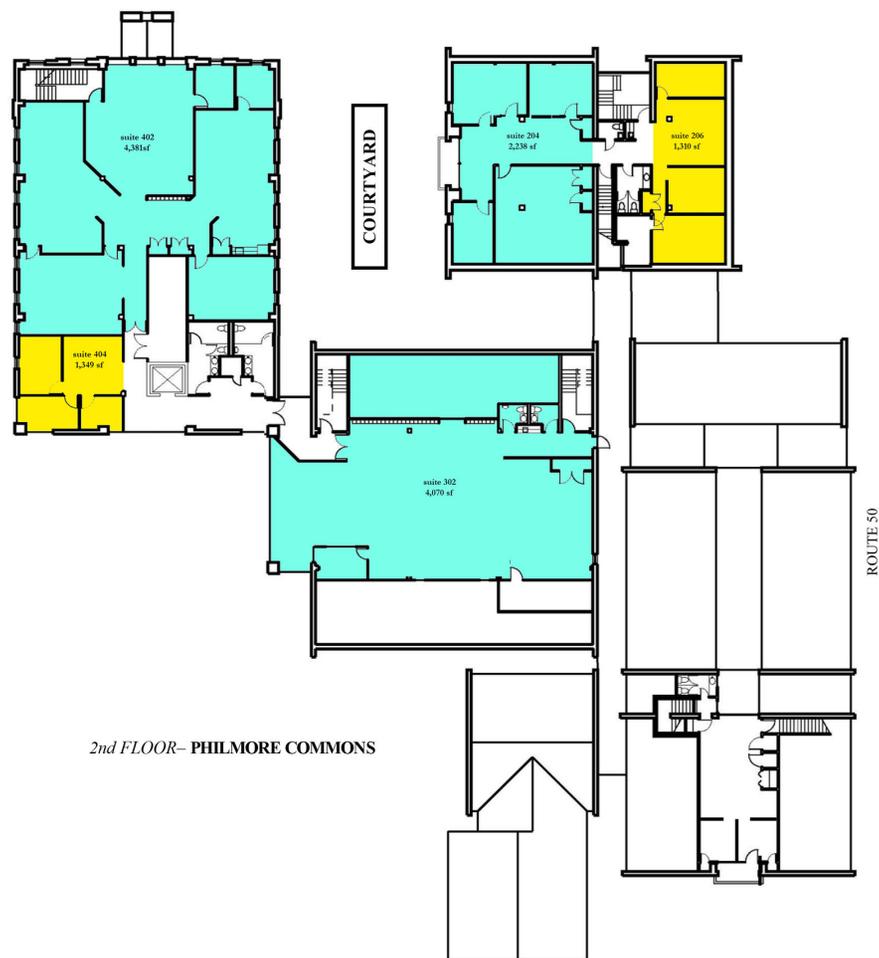


1st Floor- Floor Plan



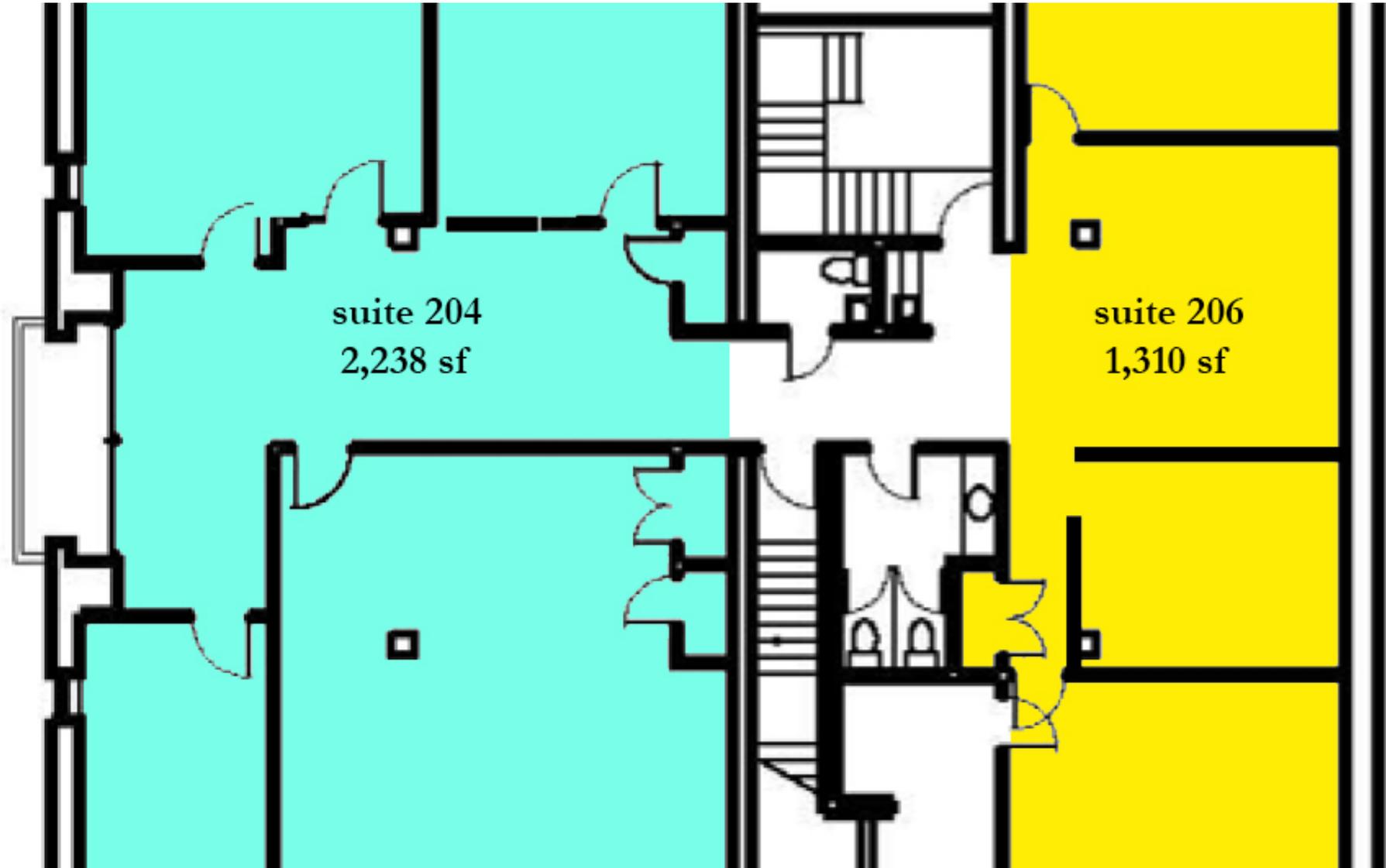
1st Floor- PHILMORE COMMONS

2nd Floor- Floor Plan

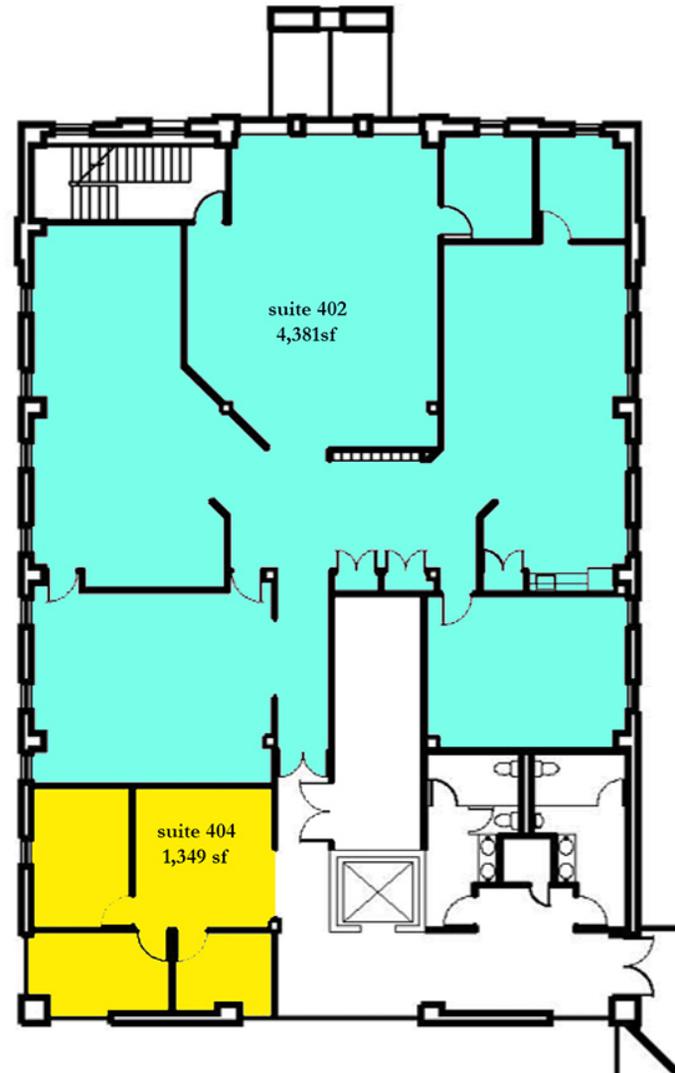


2nd FLOOR- PHILMORE COMMONS

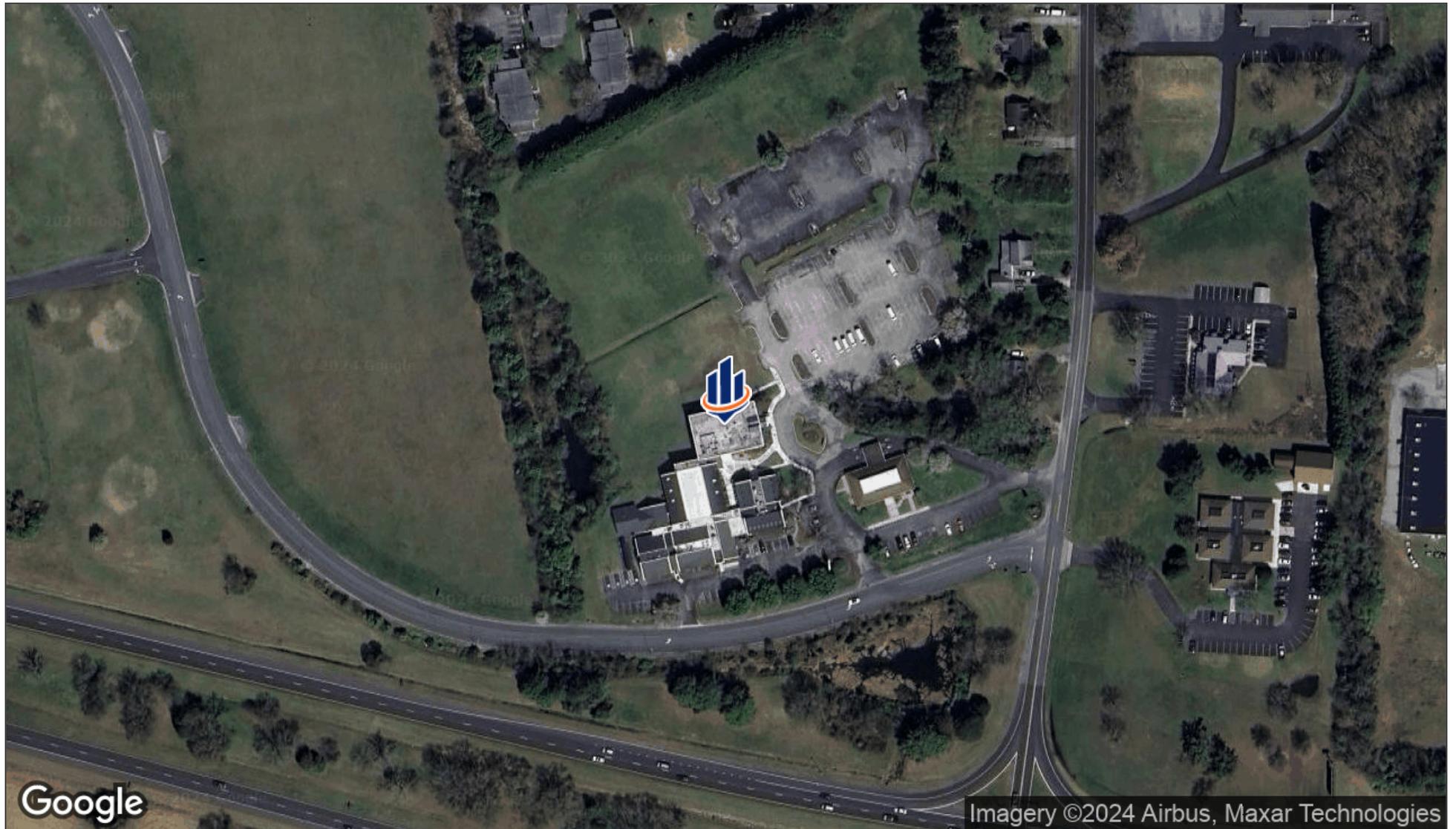
Suite 204- Floor Plan



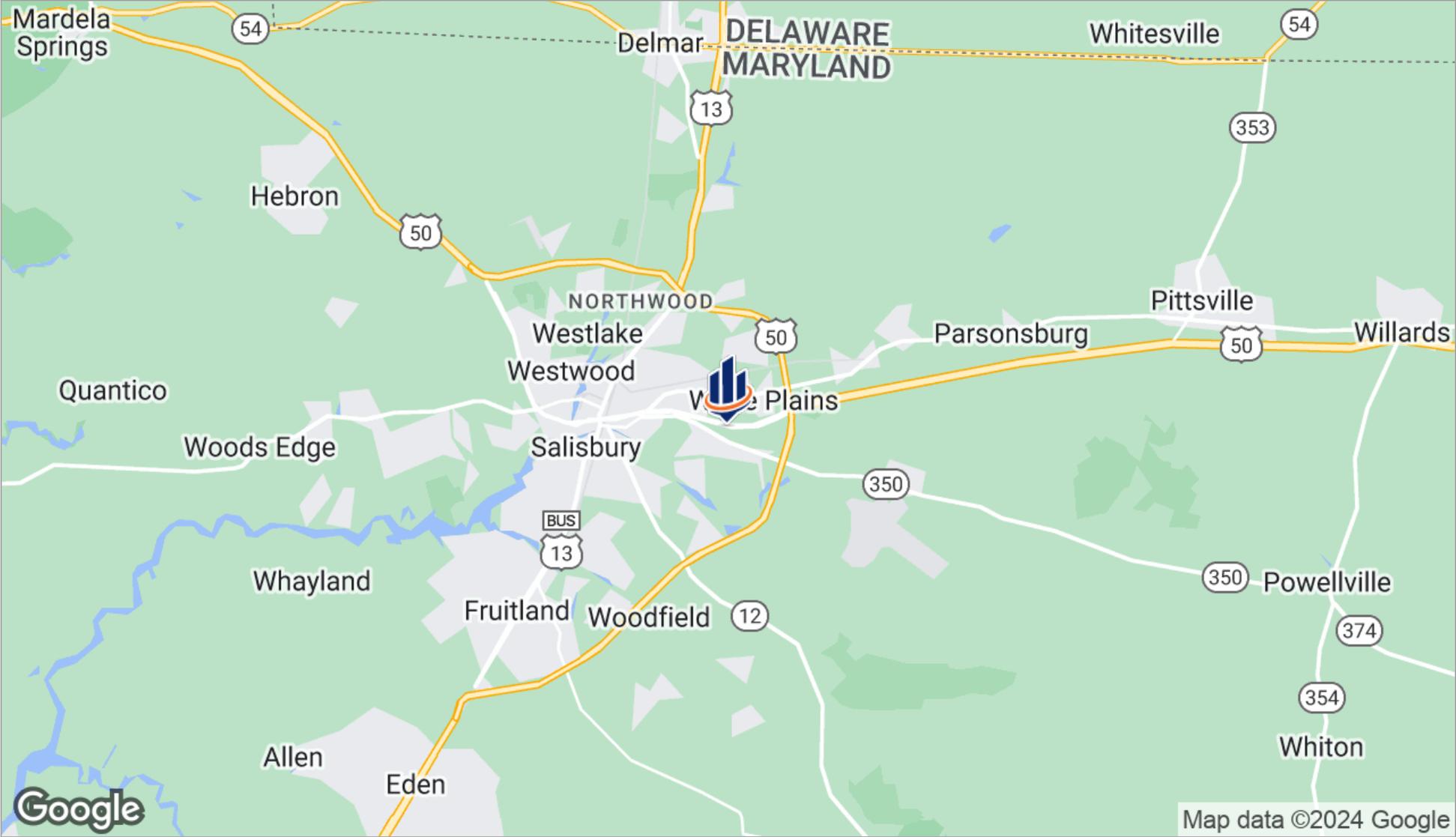
Suite 402- Floor Plan



Aerial Map

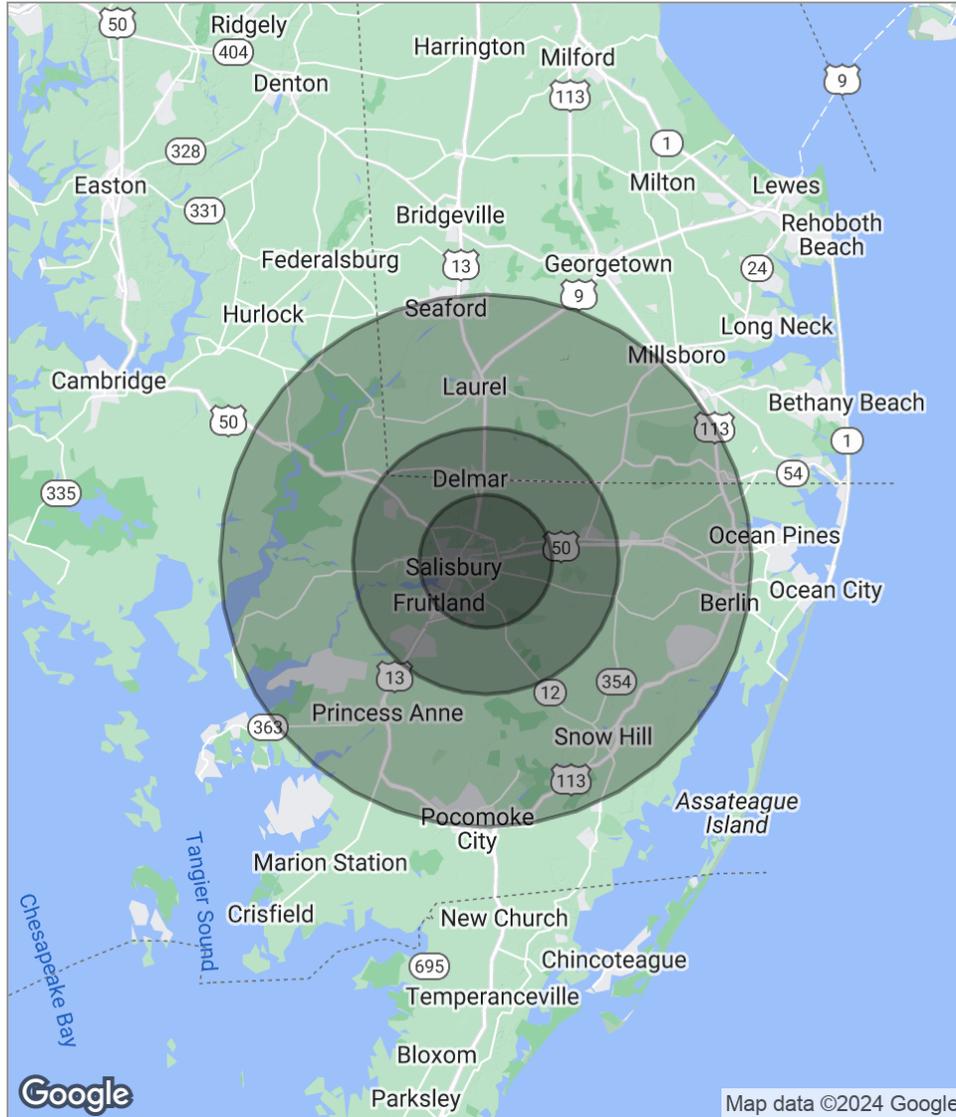


Location Maps



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map



POPULATION	5 MILES	10 MILES	20 MILES
Total population	62,233	110,870	200,494
Median age	33.1	34.7	36.3
Median age (male)	31.5	33.2	34.9
Median age (Female)	34.1	35.6	37.4
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	23,790	41,192	72,212
# of persons per HH	2.6	2.7	2.8
Average HH income	\$57,552	\$64,629	\$63,272
Average house value	\$199,428	\$215,397	\$229,582

* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact 1

ANDREW BALL

Senior Advisor



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MD #36569

PROFESSIONAL BACKGROUND

Andy Ball is a Salisbury native with over 25 years sales experience in various capacities ranging from Commercial RE Sales and Leasing, new construction, residential real estate and medical sales. At SVN-Miller he is A Commercial Real Estate Sales and Leasing Advisor specializing in Land sales and Tenant representation. He is also part of the Property Management Team managing a small portfolio of properties with a diverse product mix of multi family housing to Large National Tenant Centers.

Outside of multiple Land/Farm transactions his most recent clients have included Salisbury University, Goose Creek Marina & the Hideaway Grille, The Pit and Pub Restaurant, Season's Best Antiques, Taylor's BBQ, Wicomico County Fraternal Order of Police, Salisbury Neighborhood Housing, NHI REI purchasing multi-family investment properties, Balanced Point Wellness, and many others.

Andy is a graduate of Salisbury University who has deep ties to the local community and enjoys taking advantage of all the outdoor opportunities living on the Eastern Shore affords.

EDUCATION

Bachelor of Psychology

MEMBERSHIPS & AFFILIATIONS

National Association of Realtors
Maryland Association of Realtors
Coastal Association of Realtors
CPM Candidate- Commercial Property Manager

Advisor Bio & Contact 2

DYLAN MEZICK

Associate Advisor



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PROFESSIONAL BACKGROUND

Advisor Dylan Mezick focuses on leasing and selling retail and office space. At the age of 19, he began working for SVN-Miller, a leading commercial real estate company in Salisbury, Maryland. He has been actively involved in the sector since 2021.

Dylan is establishing a solid reputation in the industry by showcasing a comprehensive awareness of the commercial real estate market and a keen ability to spot possibilities and produce outcomes for his customers.

Dylan's success is a result of his love for the field and dedication to remaining current with industry trends and advancements. He is renowned for his tenacious work ethic and his capacity to create solutions that are specifically tailored to each client's requirements.

Dylan's youth and energy help him approach each assignment from a unique perspective and with an openness to learning and adapting. He is committed to offering his clients top-notch service and is focused on developing enduring connections based on trust, openness, and mutual success.

Advisor Bio & Contact 3

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