



FOR LEASE | OFFICE

# "A" CLASS OFFICE - WATERSIDE VILLAGE

Marlboro Ave | Easton, MD 21601



## PRESENTED BY:

### WESLEY COX, CCIM

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## PROPERTY HIGHLIGHTS

- Phenomenal Well-known Location
- Many Amenities including dining & shopping
- Ample Parking
- Excellent Customer Traffic Volume
- Great Access at Major Intersection



All SVN® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



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## LEASE OVERVIEW

**AVAILABLE SF:** 1,474 SF & 5,449 SF

**LEASE RATE:** Call For Details

**BUILDING CLASS:** A

**YEAR BUILT:** 2008

**MARKET:** Talbot County,  
Maryland

**CROSS STREETS:** Easton Parkway &  
Marlboro Ave

## PROPERTY DESCRIPTION

"A" Class office ready to be occupied within Waterside Village, a 176-acre development in Easton, Maryland. Have your office custom built to suit your needs. Be part of this iconic property in Talbot County and join many others such as Morgan Stanley, Harris Teeter, Target, Chick-Fil-A, and many more.

Amenities include central elevators, common area lobby, ADA access, ample parking, places for lunch & dinner such as Chick-Fil-A, Chili's, and Jimmy John's, and places for your own personal shopping such as BJ's Wholesale, Target, Harris Teeter, and Dick's Sporting Goods.

\*Phenomenal Well-known Location

\*Many Amenities including dining & shopping

\*Ample Parking

\*Great Access at Major Intersection

\*Convenient Access into town



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**Lease Rate:** CALL FOR DETAILS

**Total Space** 1,474 - 5,449 SF

**Lease Type:** NNN

**Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 209	Office Building	CALL FOR DETAILS	NNN	5,449 SF	Negotiable	"A" class 2nd floor office space with convenient elevator access. Common area bathrooms allow a tenant to maximize their rentable square footage.
Suite 203	Office Building	CALL FOR DETAILS	NNN	1,474 SF	Negotiable	"A" class 2nd floor office space with convenient elevator access. Common area bathrooms allow a tenant to maximum their usable square footage.



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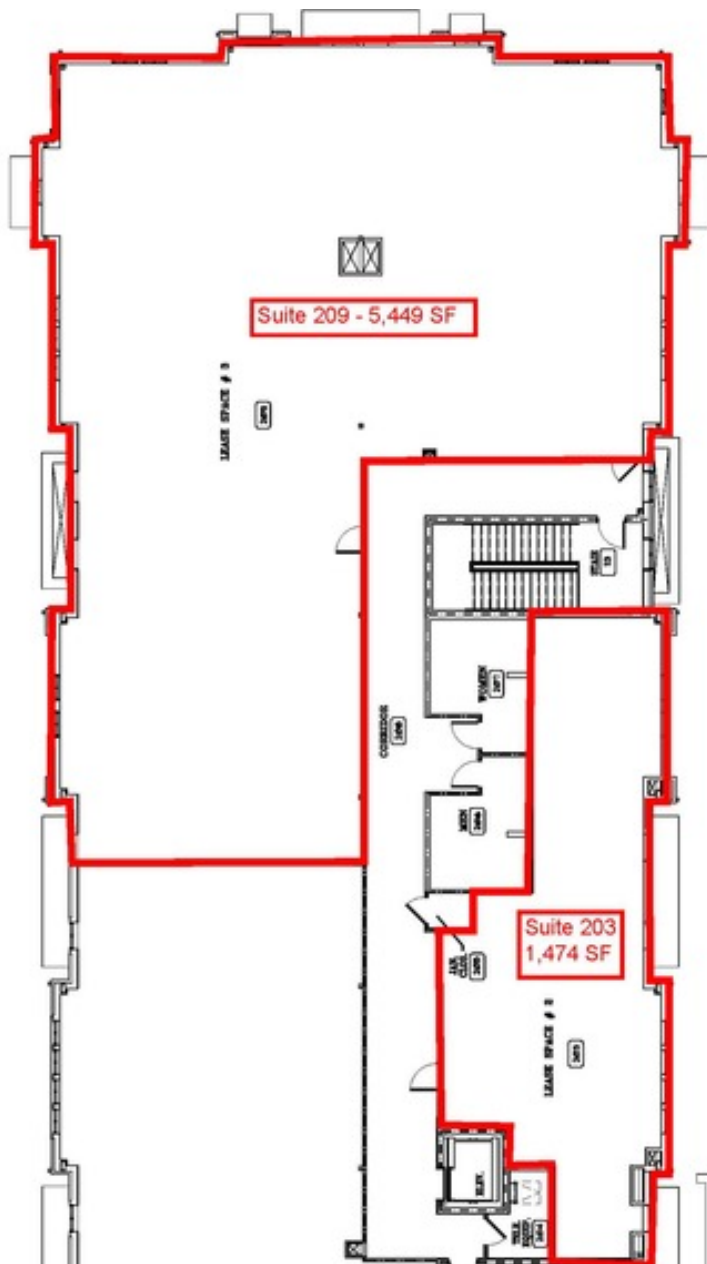
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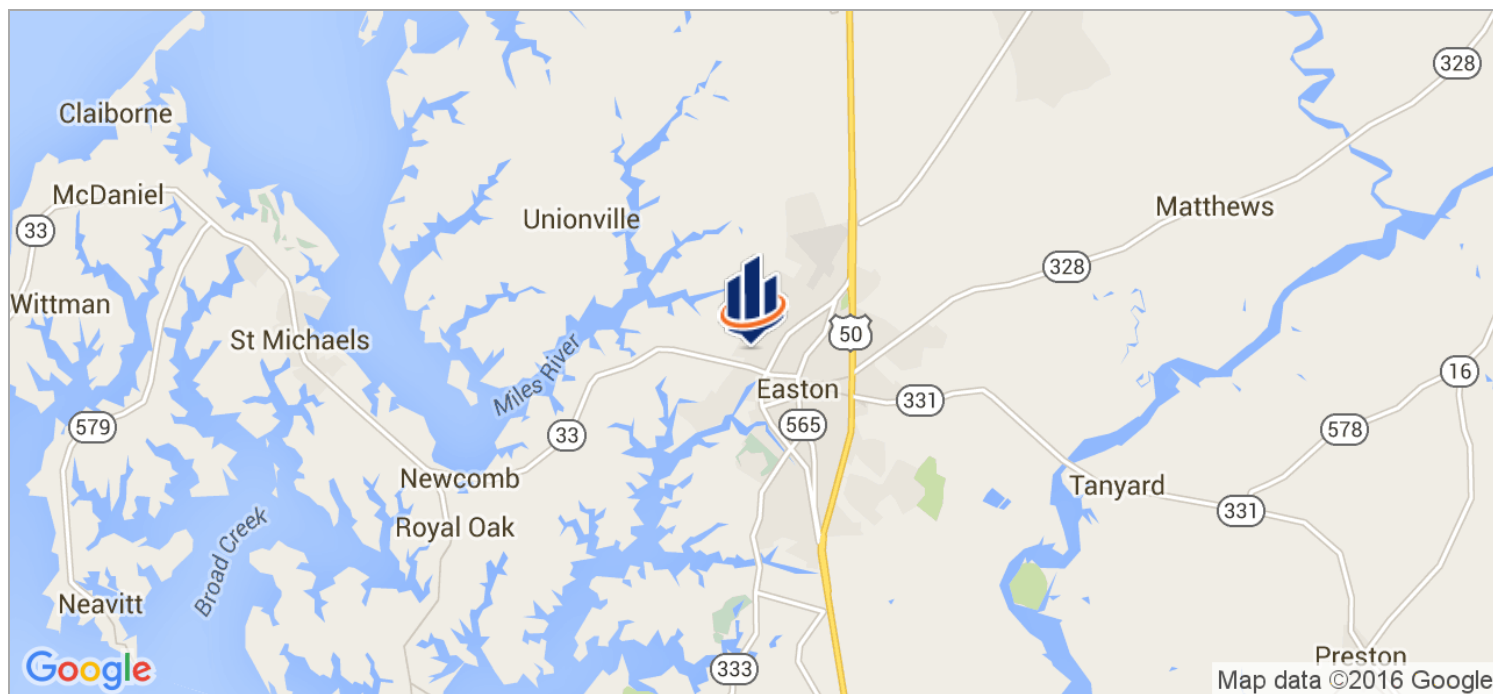
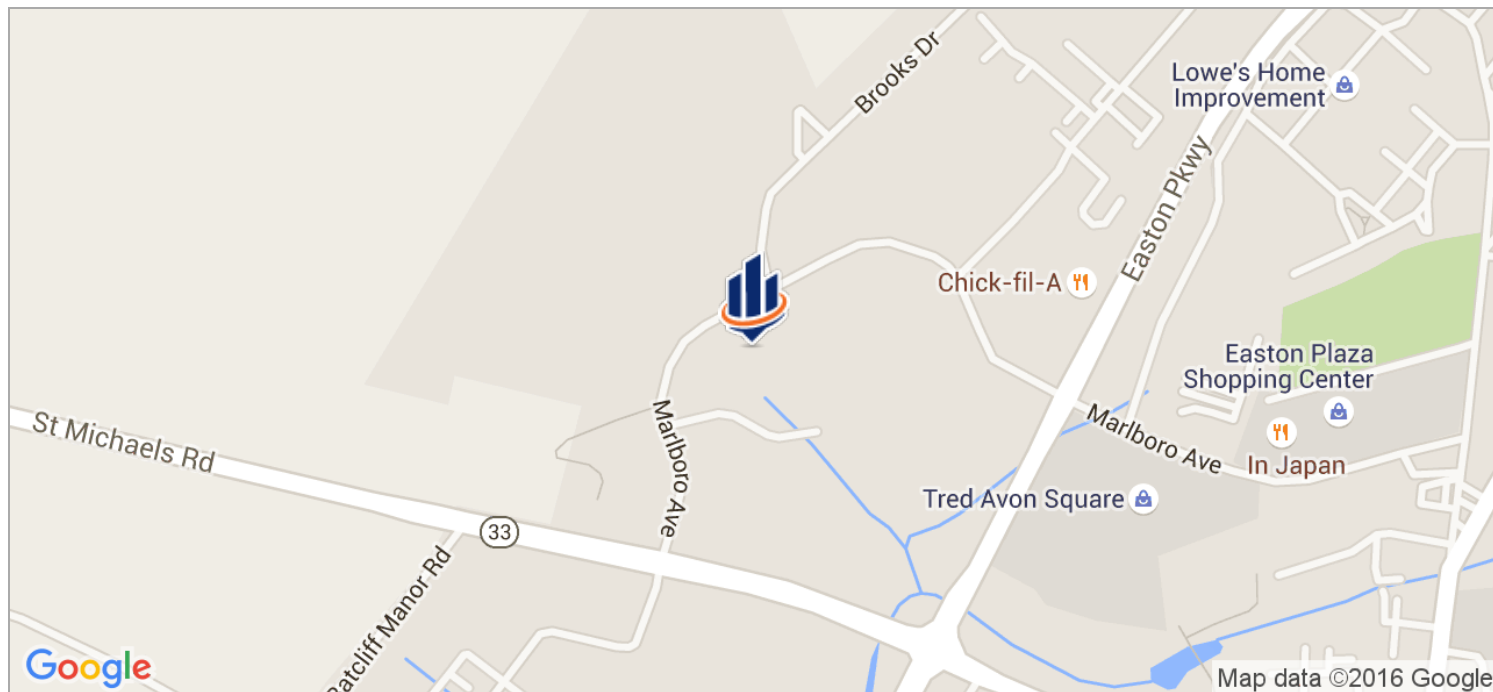
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## Wesley Cox, CCIM

Senior Advisor

SVN | Miller Commercial Real Estate

Wesley Cox, CCIM serves as a Senior Advisor for Sperry Van Ness-Miller Commercial Real Estate, specializing in the sale and leasing of investment property, industrial, retail, office, and land in eastern Maryland and southern Delaware. Wesley has secured over 200 transactions and participated in over \$175 million in volume in the past 12 years.

In 2014 Wesley recently received the Young Alumni Achievement Award from Salisbury University which is awarded to an Alum who has experienced a high level of achievement and was last given out in 2009. Wesley also received the Sperry Van Ness National Humanitarian Award at the SVN national conference in 2013, followed by the Maryland Association of Realtor's 2014 Community Service Award. In 2013 & 2014 Wesley also received the National Association of Realtor's Commercial Award. In addition Wesley was awarded the Rotarian of the Year of his local club.

Wesley has been involved in over 1,000,000 SF of industrial sales representing national and international companies. Wesley has also worked with many national retailers to secure new locations including AT&T, Auto Zone, Harbor Freight Tools, Uno Chicago Grill, Hampton Inn, and more.

Wesley is the Past-President for the Salisbury Area Chamber of Commerce Foundation, serves on the board of directors for the Salisbury University Perdue School of Business Career Advisory Board, the Coastal Association of Realtor's, and the Wicomico Rotary Club. He has been the author of a newspaper column and has been featured in the CCIM Real Estate magazine.

Wesley earned the coveted CCIM designation after only 3 years in the business of which only 5% of Realtor's have, and is a member of the International Council of Shopping Centers [ICSC]. He received a B.S. in Business Administration and a second B.S. in M.I.S from Salisbury University.

View Wes' 5 for Friday feature on the SVNIC Blog here:

<http://www.svn.com/2013/04/05/>

five-for-friday-with-wesley-cox-of-sperry-van-nessmiller-commercial-

## Memberships & Affiliations

CCIM, ICSC, Coastal Association of Realtors, Sussex County Association of Realtors, Wicomico Rotary Club, Salisbury University Perdue School of Business Career Advisory Board, Chamber of Commerce Foundation, Chamber of Commerce Young Professionals Lower Shore Red Cross, Salisbury Christian School assistant soccer coach, West Salisbury Little League assistant coach

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## Henry Hanna, CCIM, SIOR

Council Chair of Industrial Properties  
SVN | Miller Commercial Real Estate

Henry H. Hanna, III, CCIM, SIOR, serves as the National Council Chair of Industrial Properties and is a Senior Advisor for Sperry Van Ness/ 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.

Notable career highlights for Hanna include representing owners and developers as a broker for national retail companies, including Walgreens, CVS, Rite Aid, Wawa, 7-Eleven, and Sheetz, as well as many banks. Currently he is a mid-Atlantic team leader for SVN Asset Recovery helping local, regional, and national banks and their borrowers to solve real estate issues.

Hanna earned a master's of business administration from Southern Illinois University, in addition to a Bachelor of Arts in government and foreign affairs from the University of Virginia.

### Memberships & Affiliations

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# DISCLAIMER

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

