

FOR LEASE

UNIT #7 8603 COMMERCE DR – EASTON, MD 21601

Class A Office Condo 2,250 sf +/- -\$3,000/month NNN

OXFORD

COMMERCIAL, LLC

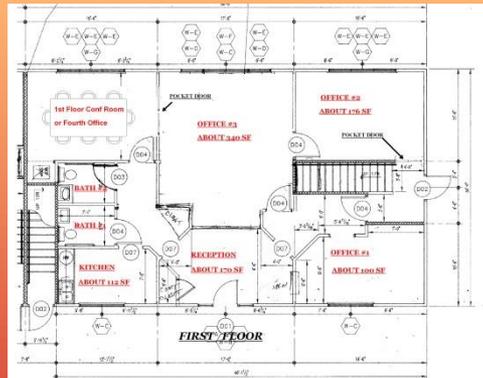
410-770-9717

OXFORD
COMMERCIAL
LLC

410 - 770 - 9717

6 Offices plus:

- Reception Area
- Conference Room
- 2 Bathrooms
- 1st Floor - Kitchen
- 1 Public and 2 Private Entrances
- 2nd Floor Conference Area
- 2nd Floor Bath with Shower
- 2nd Fl can be separate office with its own private entrance
- Security System
- **MANY MANY ADDITIONAL AMENITIES**



OXFORD COMMERCIAL, LLC

12 TALBOT LANE / EASTON, MD 21601

WWW.OXFORDCOMMERCIAL.NET

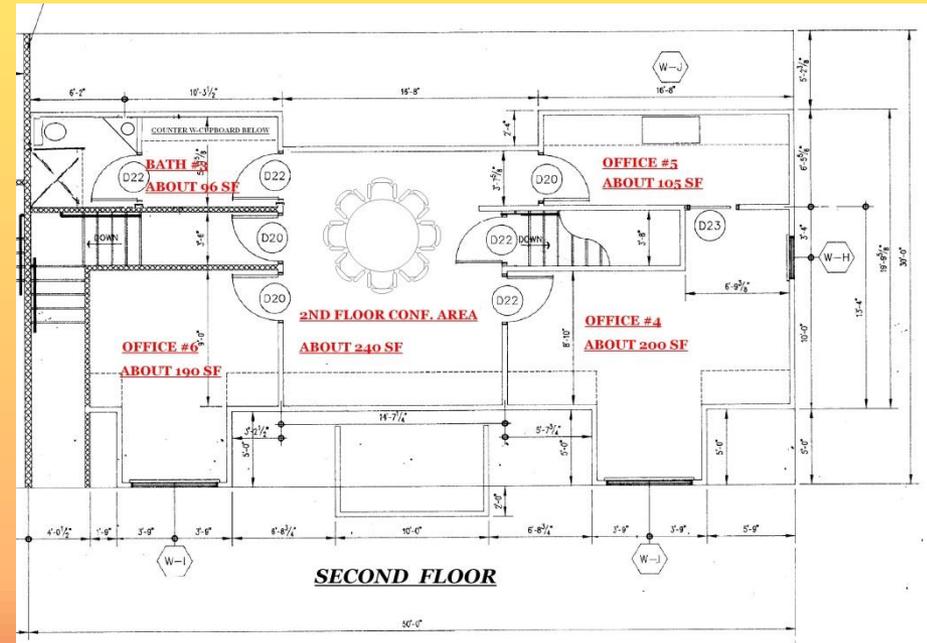
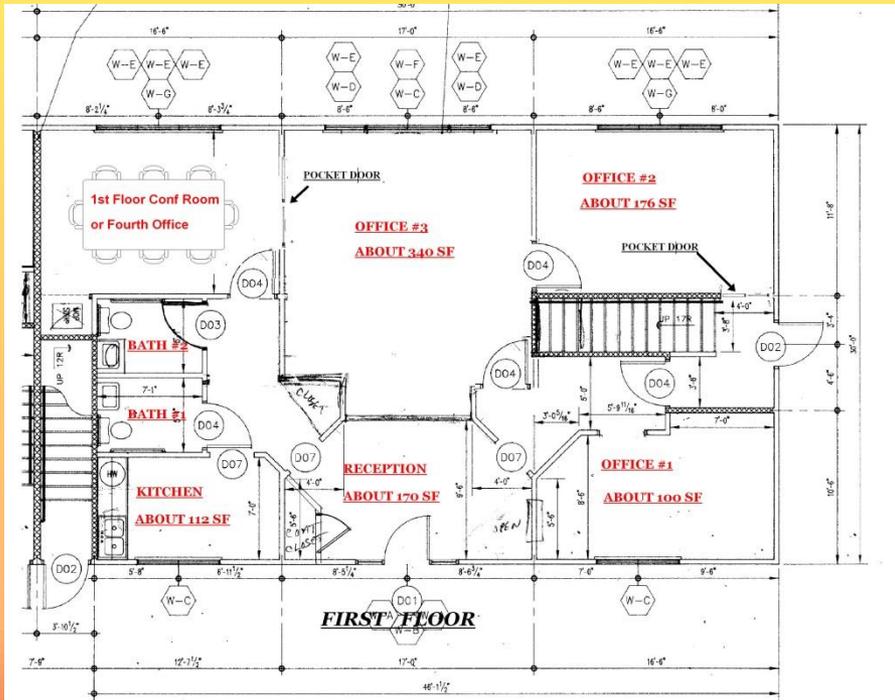


C. PAUL COX

410-924-1371

c.paulcox@mris.com

Multiple Entrances and Well-Thought Out Floor Plans Give Interior Spaces Flexibility and Versatility



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Very Attractive Interior Finishes



FIRST FLOOR - OFFICE #3



1ST FLOOR - OFFICE #2



KITCHEN



2ND FLOOR - OFFICE #6



2ND FLOOR BATH W / SHOWER

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Commerce Drive is in the Easton Business Center. It parallels the Easton By-Pass (Rt 322) and is convenient to Route 50, St. Michaels Rd (Rt 33), Waterside Village and Easton Market Place. It is in the middle of the most commercially vibrant part of Easton.



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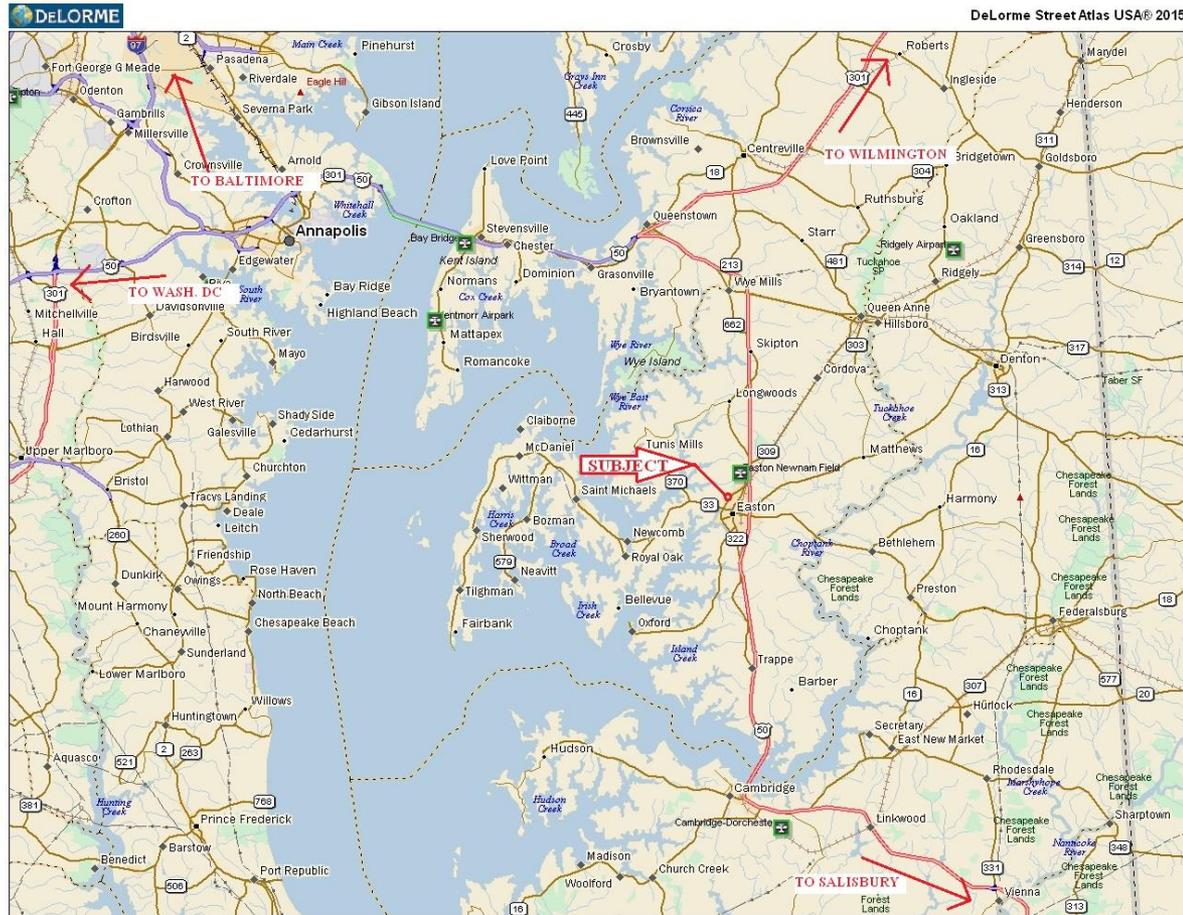
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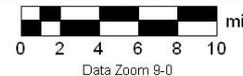
CENTRALLY LOCATED TO SERVE THE MID-SHORE



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OXFORD COMMERCIAL

Oxford Commercial, LLC is a full service real estate firm specializing in brokerage, development, consulting, and property management. Oxford Commercial employs the latest technology and an expansive database of recent transactions and market trends to support their analysis and recommendations. While they possess major market sophistication, they are a local operation with over 35 years of presence on the Eastern Shore.

BROKERAGE SERVICES

The real estate requirements of today's businesses are increasingly complex and they increasingly impact a company's strategic decisions and bottom line. That is why more and more companies are entrusting their real estate decisions to the professionals at Oxford Commercial.

With real estate professionals that are intimately familiar with the markets of our region we are able to empower our clients with the information they need to anticipate opportunities, seize competitive advantage and execute the best possible real estate strategies.

Oxford Commercial offers a complete spectrum of real estate brokerage services including owner and tenant leasing, acquisitions and sales for owners, investors and occupiers of all property types. We pride ourselves that our approach is strategic rather than purely transactional in that we assess each clients total real estate picture rather than focusing on a single transaction.

ACQUISITION & SALES

We are a market leader in the sale and acquisition of quality office, retail and industrial properties. The professionals of Oxford Commercial are well positioned with first-hand local knowledge to provide valuable insight into what occupiers and investors are seeking in the marketplace

TENANT REPRESENTATION

We develop strategic alliances with clients with complex real estate requirements while partnering with them to evaluate and execute transactions that meet their ongoing occupancy needs. Our multi-discipline approach supports occupancy strategies that are linked to the core business objectives of our clients.

We work to help clients lower their real estate costs, minimize occupancy risk, improve occupancy control and flexibility, and create a more productive business environment. In the process, we define space requirements, identify suitable alternatives, recommend appropriate occupancy solutions and negotiate lease and ownership terms with third parties.

CONSULTING

Oxford Commercial provides Consulting Services to its clients. Our focus is on developing strategic platforms and processes which enable clients to make highly informed real estate decisions, reduce costs, create value and improve performance. We believe that the best real estate decisions and strategies are those which are aligned with a client's overall objectives. We therefore seek to discern those objectives and assure alignment.

The firm's expertise extends to all major land use categories – offices, industrial, retail, hotel, residential and mixed-use properties.

DEVELOPMENT/ PROJECT MANAGEMENT

We provide customized solutions to our clients which add up to measurable value. When brought in at the earliest stages of a project, we can maximize value for our clients in terms of cost control, quality assurance and meeting tight completion deadlines. Our extensive experience and comprehensive approach to every project is delivered by highly skilled professionals with an understanding of architecture, interior design, planning, construction, contract negotiation and overall project management.

Our services range from site evaluation to occupancy and include Tenant Improvements, capital Improvements, and Build-to-Suit projects of all sizes for all major land use categories.

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THE OXFORD COMMERCIAL TEAM



C. Paul Cox brings to Oxford Commercial a strong corporate and small business background, having overseen the acquisition, financing, leasing, management and disposition of a wide variety of commercial real estate assets. In the 20 years Cox worked on the Shore as a petroleum marketer, he was responsible for the company's real estate decisions. He has been nationally recognized for this expertise, invited to present his company's successes at a national conference hosted by the Oil Price Information Service.

Cox grew up in Oxford, graduated from Georgetown University, spent 10 years working in Baltimore in the transportation and health insurance industries, and moved home in 1988 to join a third-generation family business. Over the past five years as a commercial real estate agent, he has been working towards the prestigious CCIM designation, while serving the National Association of Realtors, the Maryland Association of Realtors and the Mid-Shore Board of Realtors.



Robert H. Greenlee, a founding partner, is an accomplished commercial real estate professional who has covered the Delmarva Peninsula for over 25 years. He is the only salesman in the market who also holds the highest level appraisal license, and in addition to his sales and leasing representation, he personally conducts 40-50 appraisal and economic consulting assignments each year. The dollar value of the real estate Bob is involved in exceeds \$100 million annually. Brokerage highlights include the placement of a NYSE retailer in five markets around the Chesapeake Bay and the execution of the highest rent deal ever done in the Mid-Shore. Clients of Oxford Commercial benefit from his rare combination of analytical and transactional skills, and his broad well honed knowledge of all Eastern Shore markets. With an undergraduate degree in Finance from the University of South Carolina and a masters degree in Economics from Loyola University, Bob is recognized regionally for his expertise in matters pertaining to rural economic development, adequate public facilities, conservation easements, and small town community revitalization.



Ted Bautz holds a B.S. in economics from Widener University and is a graduate of the Leadership Development Program at the Wharton School of the University of Pennsylvania. Prior to joining Oxford Commercial LLC, he held positions of increasing management responsibility in the telecommunications industry, most recently with Verizon Communications. With over 32 years experience in the management of sales, marketing and strategic planning functions, Ted brings a unique set of skills and experience to Oxford Commercial LLC. He has consulted with emerging entrepreneurs and enterprise business clients, both domestically and internationally. And, has had extensive experience in negotiating major telecommunications services and related real estate leasing contracts in office and industrial buildings, retail centers and government facilities which provides a unique perspective on asset management.



Ray Stevens is a graduate of East Carolina University with a degree in Education. Prior to forming Oxford Commercial, he has amassed a wealth of commercial experience in over 35 years as a real estate broker on the Eastern Shore. Ray brings a vast local knowledge to the firm as he has been involved in most commercial transactions which have shaped the area.

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