

# LEASE

## 55 SCHILLING ROAD

Schilling Place • Hunt Valley, Maryland 21031



MACKENZIE

*New Green  
Construction*



### BUILDING INFORMATION

<b>Available:</b>	53,798 sf
<b>Rental Rate:</b>	\$21.50 psf, Modified Full Service net of utilities and janitorial
<b>Term:</b>	Minimum - 5 Years
<b>Occupancy:</b>	Immediate upon completion of tenant improvements
<b>Parking Ratio</b>	4.5 : 1,000 SF
<b>Zoning:</b>	ML-IM allowing for office and technology uses
<b>Acreage:</b>	2.5 Acres
<b>Exterior:</b>	Brick/Glass with insulated windows
<b>Voice &amp; Data:</b>	Verizon Fiber Optic
<b>Corporate Neighbors:</b>	Travelers Insurance, Black & Decker, L.H. Cranston, Bill Me Later, Inc., Amtote International, The Forbush School and FX Studios

### HIGHLIGHTS

- Heart of Hunt Valley Business Corridor
- Full service deli located in park
- Light rail service at Schilling Road stop available
- Climate controlled, elevator served storage space for on-site document and records storage (significant cost savings compared to off-site storage facilities)

### "GREEN" AMENITIES

- Energy efficient, low-e glass
- White roof
- High efficiency HVAC
- Motion sensed lighting switches
- Energy-efficient lighting
- Green commuting (i.e. access to Light Rail and MTA lines)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

Julio O. Purcell, SIOR p. 410.494.4829

[jpurcell@mackenziecommercial.com](mailto:jpurcell@mackenziecommercial.com)

Daniel A. Hudak, SIOR p. 443.573.3205

[dhudak@mackenziecommercial.com](mailto:dhudak@mackenziecommercial.com)

# LEASE

## 55 SCHILLING ROAD

Schilling Place • Hunt Valley, Maryland 21031

