

Office Space for Lease

Hunt Valley Professional Building | 9 Schilling Road, Hunt Valley MD 21031



PROPERTY IDENTIFICATION:	Hunt Valley Professional Building
ADDRESS:	9 Schilling Road, Hunt Valley, Maryland 21031
AVAILABLE SPACE:	<u>East Building – Terrace Level</u> 1,000 rentable s.f. ± @ \$13.00 per square foot; MG* 1,392 rentable s.f. ± @ \$15.00 per square foot; MG* (* can be combined for 2,392 sf @ \$15.00 psf; MG) 1,353 rentable s.f. ± @ \$16.50 per square foot; MG <u>West Building – Terrace Level</u> 3,198 rentable s.f. ± @ \$15.00 per square foot, MG 5,934 rentable s.f. ± @ \$18.75 per square foot, FS (second floor - available 1/1/2018)
ESCALATION CLAUSE:	3% annually
LEASE TERM:	Open
OCCUPANCY:	Immediate
PUBLIC FACTOR:	Yes
GROSS LEASABLE AREA:	38,315 square feet ±
ZONING:	ML-IM, which is Baltimore County's designation for Business Communities and permits General Business Office
PARKING RATIO:	Ample spaces serve the property
TOTAL NUMBER OF LEVELS:	3
ELEVATOR:	Yes
CEILING HEIGHT:	8'
EXTERIOR CONSTRUCTION:	Masonry
COLUMN SPACING:	20'
FLOOR CONSTRUCTION:	Poured Concrete
HEATING and AIR CONDITIONING:	Heat Pump Controlled at Tenant's expense
SPRINKLER:	Yes
UTILITY SERVICE:	At Tenant's expense (for some spaces)
JANITORIAL SERVICE:	At Tenant's expense (for some spaces)
BUSINESS HOURS OF BUILDING:	To Tenant's specification
YEAR BUILT:	1983
AMENITIES:	<ul style="list-style-type: none">• Near light rail• Close to Hunt Valley Towne Centre• Excellent Parking• Business and medical use

8/14/2017