

SUBLEASE

 Baltimore County, MD

AVAILABLE

Suite 400: 9,697 sf

RENTAL RATE - \$16.75/sf, FS

TERM

Through 12/31/2026

BUILDING SIZE

215,000 sf

YEAR BUILT

1984

PARKING

678 surface spaces

HIGHLIGHTS

- ▶ Class A contemporary office space
- ▶ Strategically located in the heart of Hunt Valley, a minute to Rt 83 or the Hunt Valley Mall
- ▶ Building lobby, elevators and bathrooms recently renovated
- ▶ Space has mostly exterior offices with work stations in the center
- ▶ Furniture and other equipment included



11311 MCCORMICK ROAD

HUNT VALLEY, MARYLAND 21031

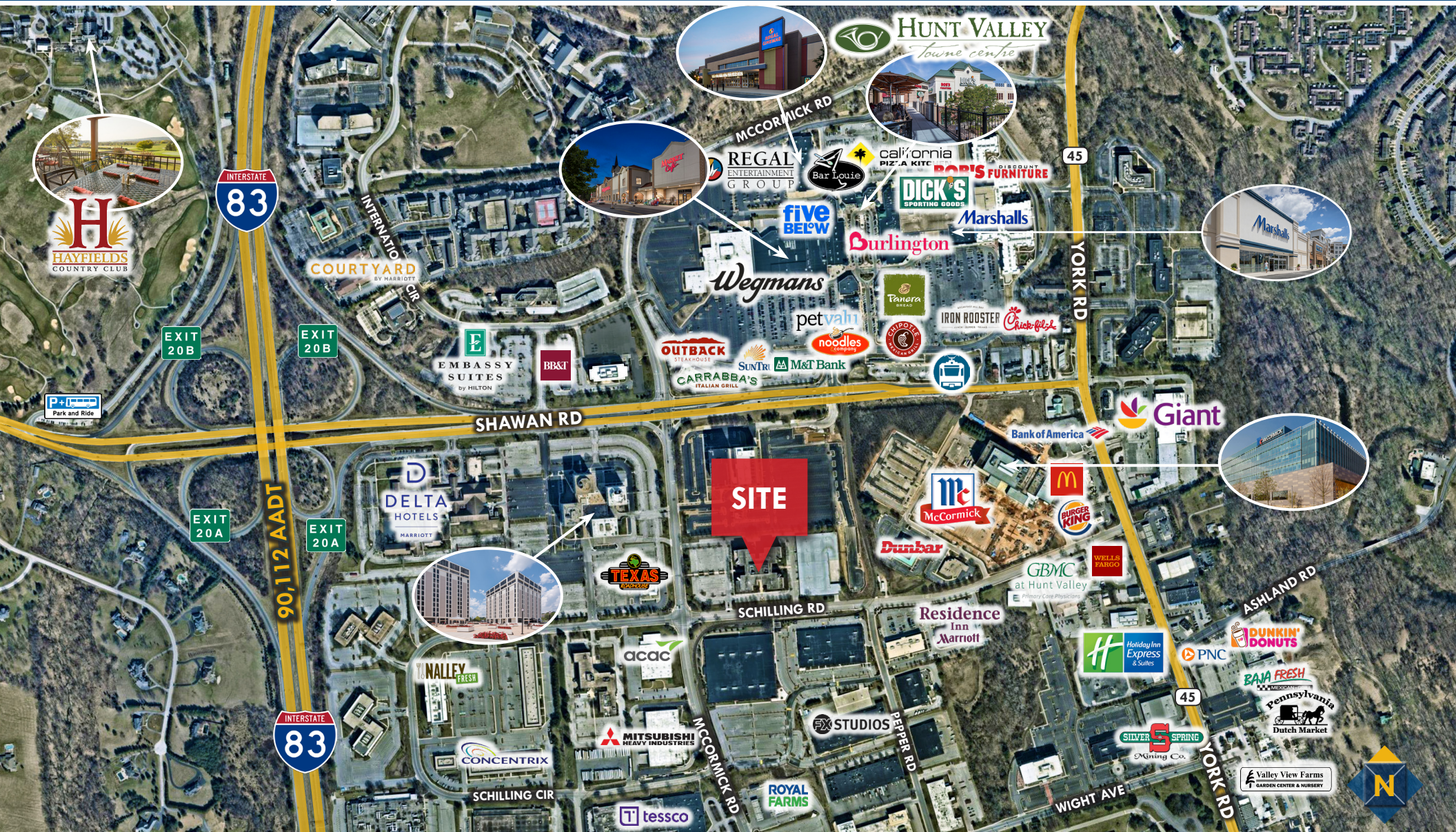


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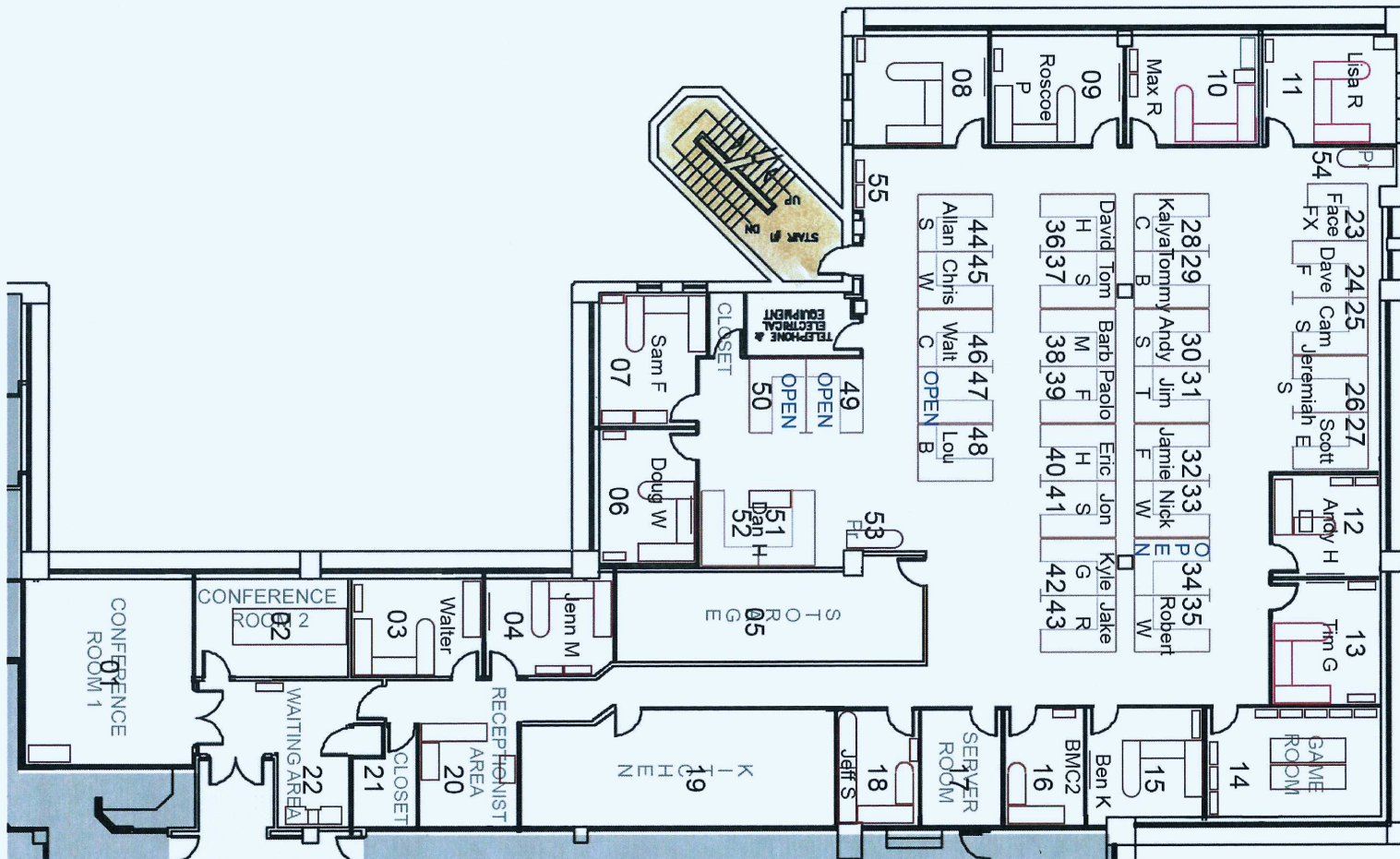
NEARBY AMENITIES

11311 MCCORMICK ROAD | HUNT VALLEY, MARYLAND 21031



FLOOR PLAN

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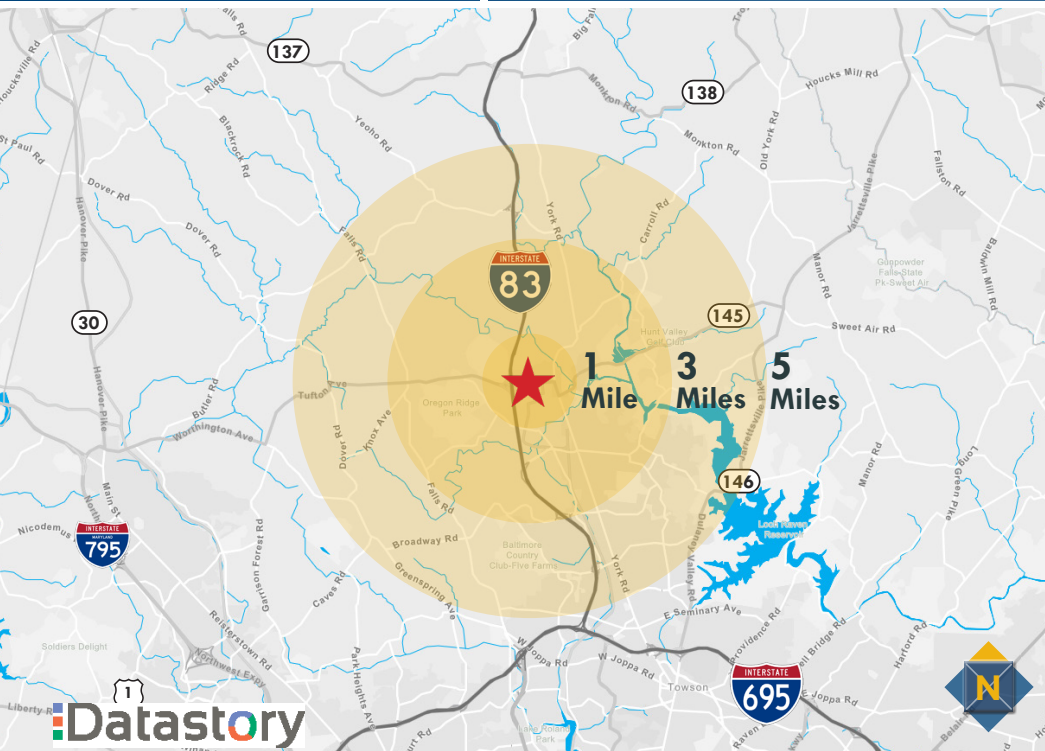


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LOCATION / DEMOGRAPHICS

11311 MCCORMICK ROAD | HUNT VALLEY, MARYLAND 21031



RESIDENTIAL POPULATION

2,305

1 MILE

24,906
3 MILES

66,148
5 MILES

NUMBER OF HOUSEHOLDS

944

1 MILE

10,709
3 MILES

27,022
5 MILES

AVERAGE HH SIZE

2.25

1 MILE

2.28
3 MILES

2.41
5 MILES

MEDIAN AGE

51.5

1 MILE

44.0
3 MILES

44.9
5 MILES

AVERAGE HH INCOME

\$137,681

1 MILE

\$113,589
3 MILES

\$127,846
5 MILES

EDUCATION (COLLEGE+)

74.6%

1 MILE

78.1%
3 MILES

79.9%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

96.0%

1 MILE

96.6%
3 MILES

97.1%
5 MILES

DAYTIME POPULATION

25,326

1 MILE

54,646
3 MILES

88,943
5 MILES

16%

TOP TIER

15 MIN. DRIVE

The residents of the wealthiest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.

2.82

AVERAGE HH SIZE

46.2

MEDIAN AGE

\$157,000

MEDIAN HH INCOME

13%

EXURBANITES

15 MIN. DRIVE

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

2.48

AVERAGE HH SIZE

49.6

MEDIAN AGE

\$98,000

MEDIAN HH INCOME

11%

GOLDEN YEARS

15 MIN. DRIVE

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.05

AVERAGE HH SIZE

51.0

MEDIAN AGE

\$61,000

MEDIAN HH INCOME

10%

YOUNG AND RESTLESS

15 MIN. DRIVE

These well-educated young workers, some of whom are still completing their education, are largely employed in professional/technical occupations. Smartphones and the Internet are a way of life.

2.02

AVERAGE HH SIZE

29.4

MEDIAN AGE

\$36,000

MEDIAN HH INCOME