1415 CLARKVIEW ROAD NEW CONSTRUCTION OFFICE BUILDING FOR LEASE



1415 CLARKVIEW ROAD

1415 CLARKVIEW ROAD | BALTIMORE, MARYLAND 21209

AVAILABLE

Building Size: 9,460 sf

ML (Manufacturing Light)

TRAFFIC COUNT

12,882 AADT (Falls Rd)

PARKING

27 Spaces (3.3/1,000 sf)

HIGHLIGHTS

- **▶** Build to suite opportunity
- ► Attractive location on the busy Falls Road Corridor
- ► Easy access from I-695 and I-83
- **▶** Building signage opportunities
- ► Free surface parking
- ► Modern industrial aesthetic with 11' +/- exposed ceilings and polished concrete floors
- ► Equity position is possible



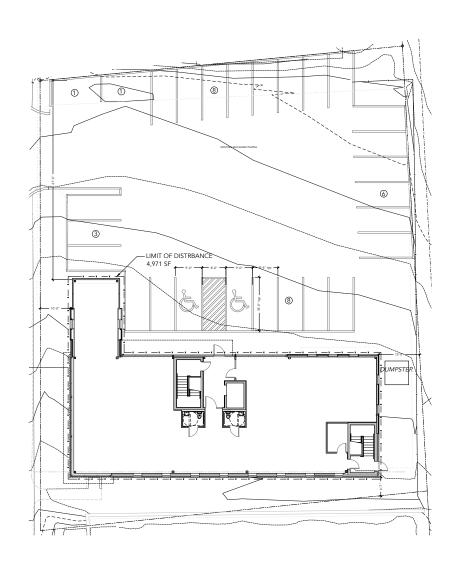
Available to a single user or multiple businesses, this two-story contemporary office totals 9,560 square feet and provides a rare build-to-suit opportunity for companies seeking a modern work environment. Strategically positioned in one of the region's most dynamic and desirable locations for office users, the property is centrally located in Baltimore County in the heart of the prestigious Falls Road corridor, directly parallel to the Jones Falls Expressway (I-83). With close proximity to interstates 695 and 83, 1415 Clarkview Road is a short drive from downtown Baltimore, BWI Airport and Penn Station, and minutes from premier shopping and dining amenities.





PROPOSED SITE PLAN

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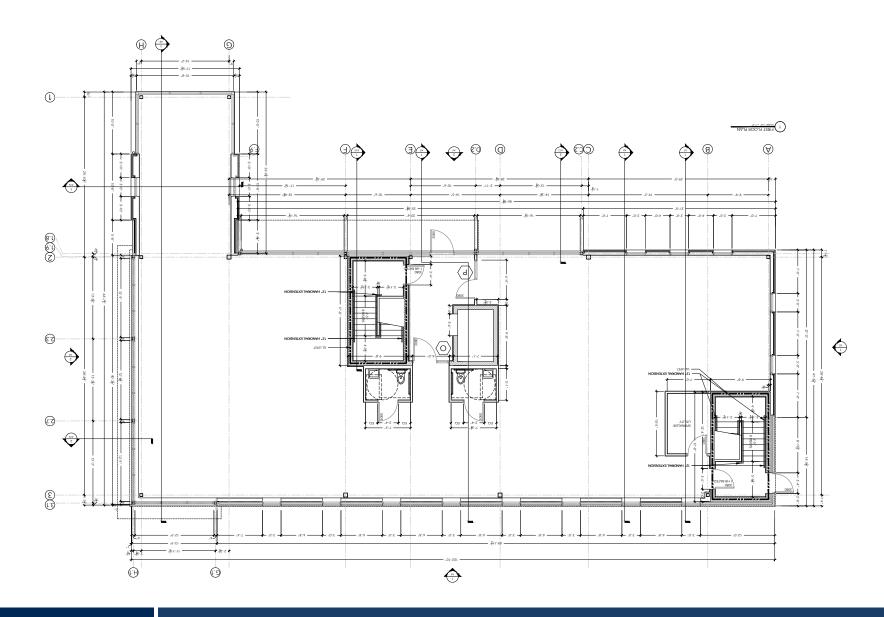






PROPOSED FLOOR PLAN - 1ST FLOOR

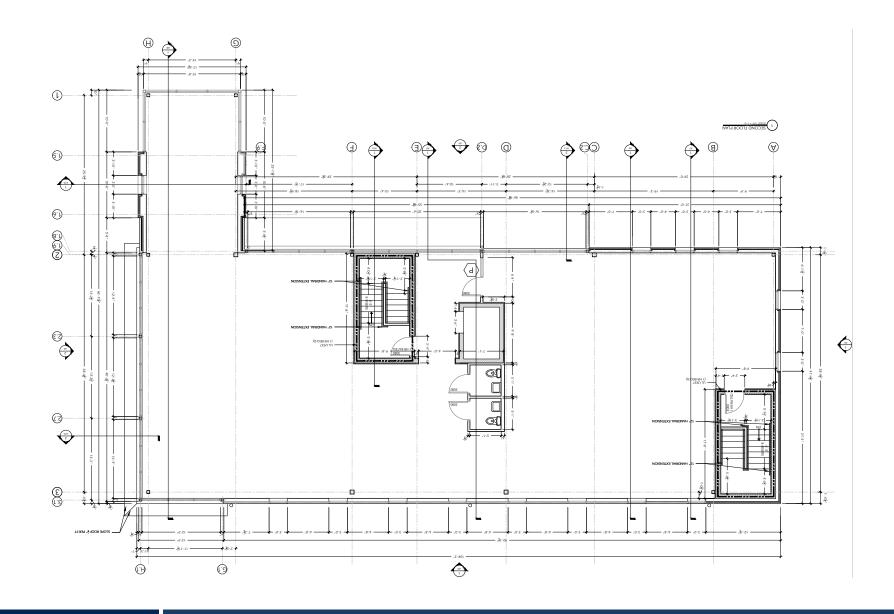
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PROPOSED FLOOR PLAN - 2ND FLOOR

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TRADE AREA

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Towson Town Center

★MOCVSNORDSTROM