

201

INTERNATIONAL

CIRCLE

HUNT VALLEY, MD



FOR LEASE

Baltimore County, MD

201 INTERNATIONAL CIRCLE

HUNT VALLEY, MARYLAND 21030

AVAILABLE

Suite 100: 5,202 sf

BUILDING SIZE

78,461 sf (5 stories)

YEAR BUILT

1981 (Renovated 1993)

PARKING

350 surface spaces

RENTAL RATE

\$24.50/sf, FS

HIGHLIGHTS

- ▶ Class A contemporary office space
- ▶ Tremendous visibility on Shawan Road and access via I-83 and York Road (Rt. 45)
- ▶ Minutes from I-695
- ▶ Short walk to nearby Hunt Valley Light Rail station
- ▶ Adjacent to Hunt Valley Towne Centre (Wegmans, Burlington, Regal Cinemas, Marshalls, DICK'S Sporting Goods and a surplus of dining options)



Bill Whitty | Senior Vice President & Principal
☎ 410.494.4862 ✉ bwhitty@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

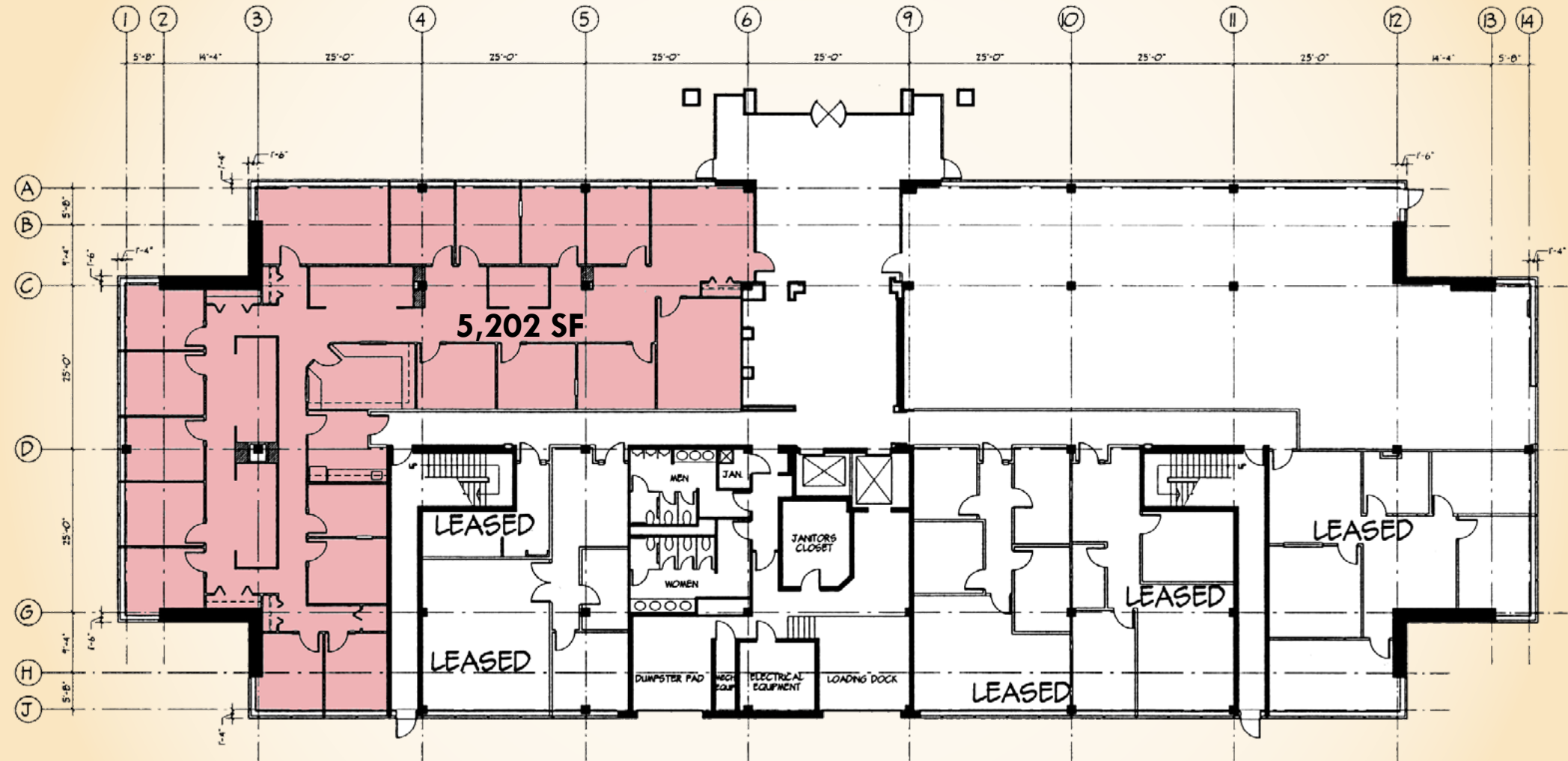
Joe Bradley | Senior Vice President & Principal
☎ 410.494.4892 ✉ jbradley@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

FOR LEASE

Baltimore County, MD

1ST FLOOR PLAN

201 INTERNATIONAL CIRCLE | HUNT VALLEY, MARYLAND 21030

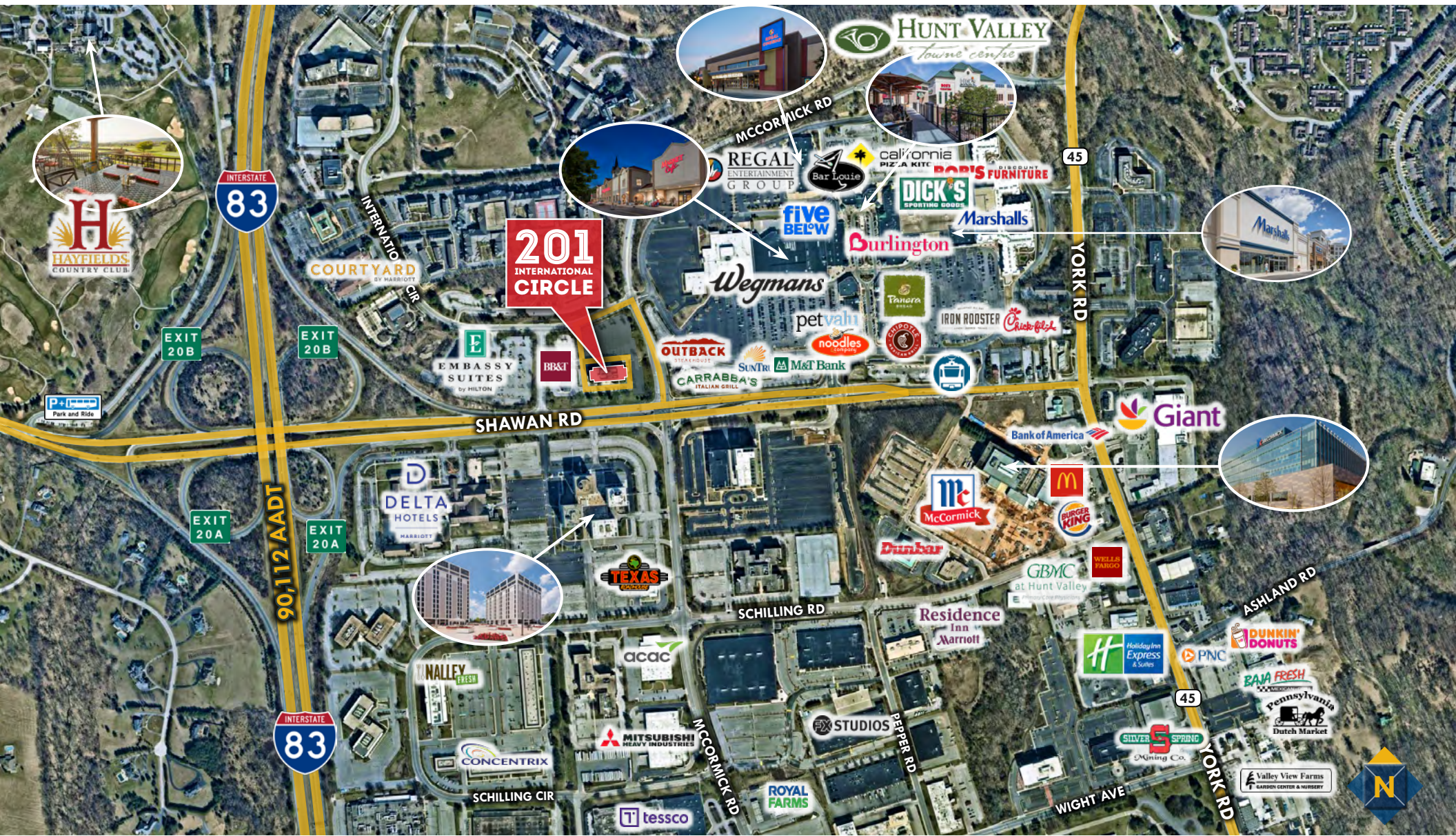


FOR LEASE

Baltimore County, MD

LOCAL AMENITIES

201 INTERNATIONAL CIRCLE | HUNT VALLEY, MARYLAND 21030

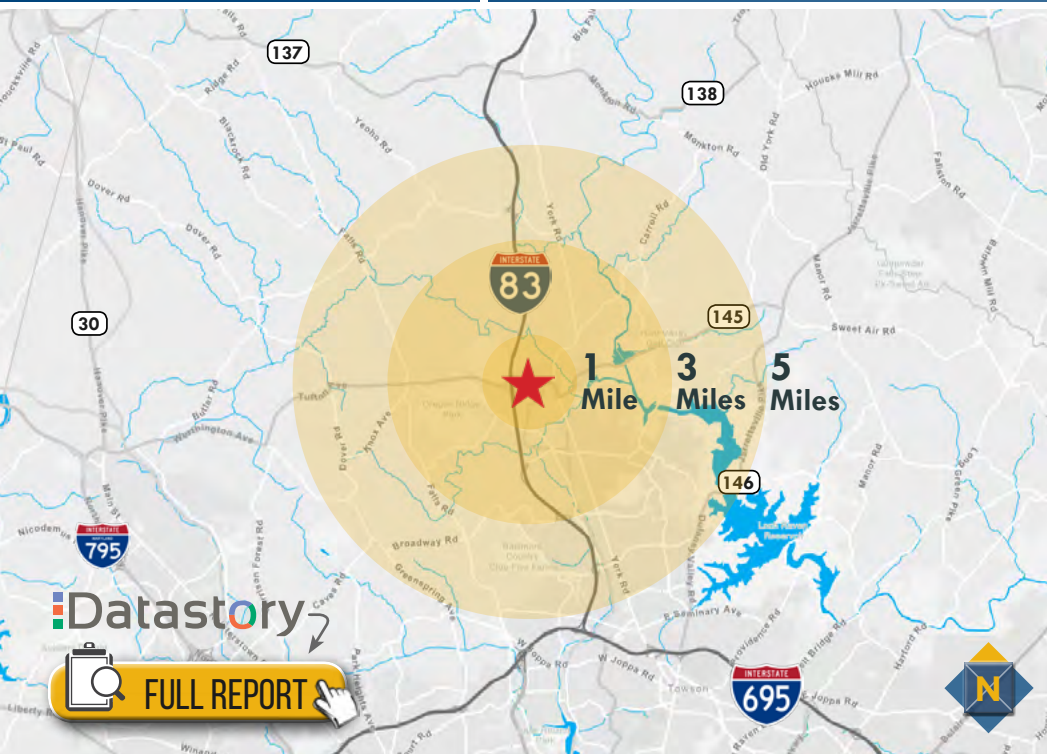


FOR LEASE

Baltimore County, MD

LOCATION / DEMOGRAPHICS

201 INTERNATIONAL CIRCLE | HUNT VALLEY, MARYLAND 21030



RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
2,305 1 MILE	944 1 MILE	2.25 1 MILE	51.5 1 MILE
24,906 3 MILES	10,709 3 MILES	2.28 3 MILES	44.0 3 MILES
66,148 5 MILES	27,022 5 MILES	2.41 5 MILES	44.9 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$137,681 1 MILE	74.6% 1 MILE	96.0% 1 MILE	25,326 1 MILE
\$113,589 3 MILES	78.1% 3 MILES	96.6% 3 MILES	54,646 3 MILES
\$127,846 5 MILES	79.9% 5 MILES	97.1% 5 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

[LEARN MORE](#)

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

[LEARN MORE](#)

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

[LEARN MORE](#)

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

[LEARN MORE](#)