



MacKenzie Commercial Real Estate Services is pleased to present the opportunity to lease this extremely accessible block of quality office space in Hunt Valley, Maryland. Schilling Place At Hunt Valley offers up to 53,798 RSF available for lease and features an excellent window line on all sides of the building. Located in the heart of Hunt Valley's Business Corridor, as well as surrounding shopping centers and restaurants, this highly sought-after property provides an ideal option for numerous types of users.



# PROPERTY HIGHLIGHTS

### **Rentable Square Feet**

First Floor: 20,579 RSF

» Second Floor: 20,718 RSF

Lower level: 12,501 RSF

» Total: 53,798 RSF

#### **Rental Rate**

» \$28.50 Full Service

## **Availability**

» August 1, 2019 (Estimated)

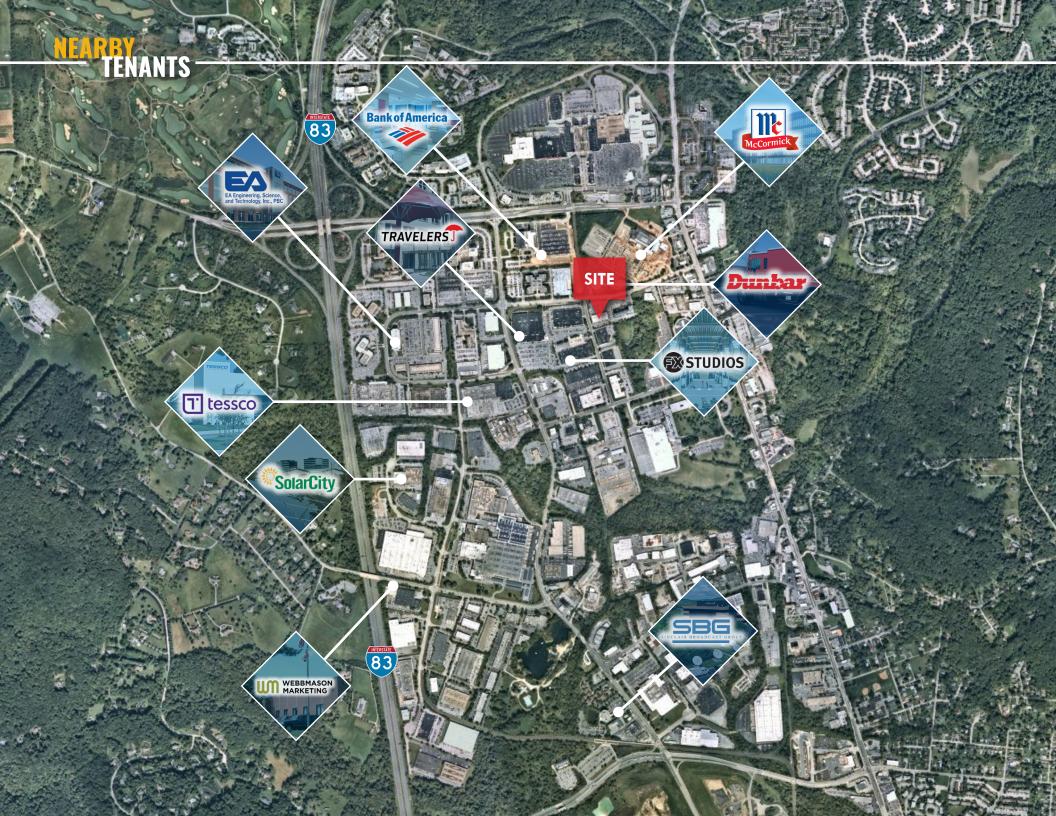
#### **Term**

» Minimum 5 years

## **Building Features**

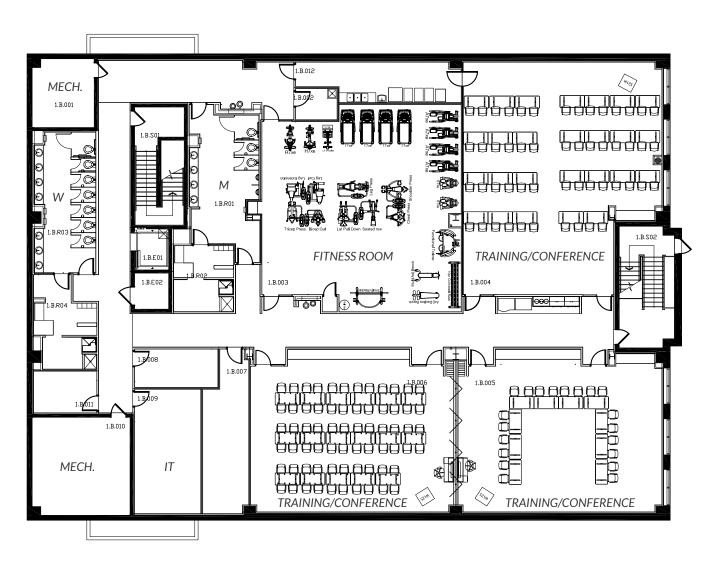
- » Green building features including low-e glass, high efficiency HVAC, white roof and motion detected lighting.
- » Climate controlled, elevator served storage space for on-site document and records storage
- » Full building back-up generator
- » Professional on-site property management
- » Light Rail services at Schilling Road





FLOOR PLANS =

## **LOWER LEVEL PLAN**



**SCHILLING ROAD** 





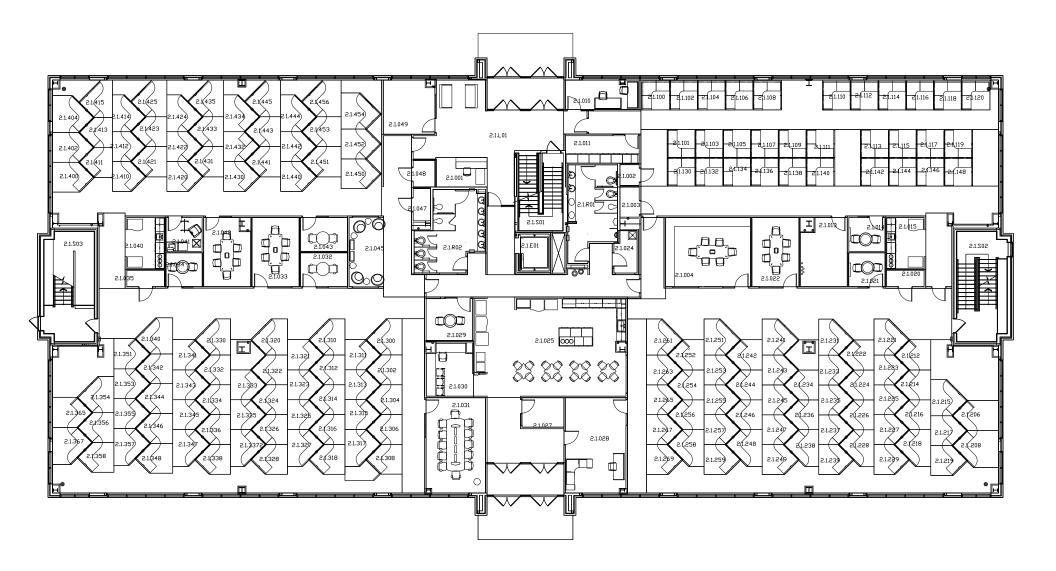






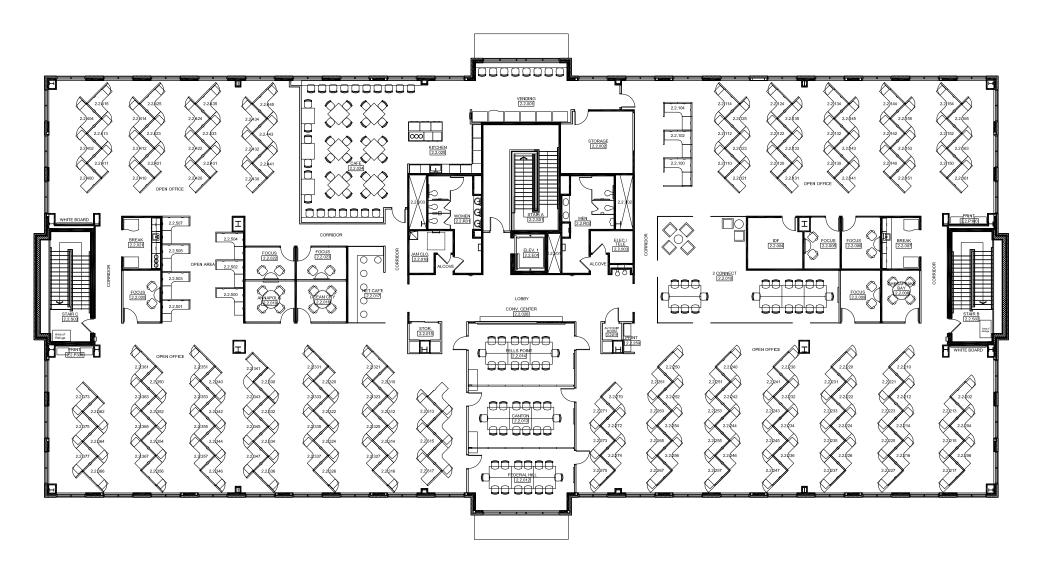
FLOOR PLANS =

#### **SCHILLING ROAD**



**FLOOR PLANS** 

## **SCHILLING ROAD**





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