

# THE QUAD

2 HAMILL ROAD  
BALTIMORE, MD 21210

AT  
THE VILLAGE OF CROSS KEYS

[WWW.CROSSKEYSBALTIMORE.COM](http://WWW.CROSSKEYSBALTIMORE.COM)

UP TO  
**24,565 SF**  
OF  
**MEDICAL/  
OFFICE SPACE**

INTERSTATE  
**83**  
VISIBILITY  
AND SIGNAGE  
POTENTIAL!



REDEVELOPMENT BY:

**CVP** Caves Valley Partners

LEASING BY:

**MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC





**VISITOR LOT**



## MEDICAL OPPORTUNITIES AWAIT...

- » 1st & 2nd level medical/office space (can be combined)
- » Part of The Village of Cross Keys, a beautifully landscaped, mixed-use campus featuring a Delta Hotel by Marriott and multiple popular retail amenities on-site
- » Signage potential with superior visibility from Interstate 83
- » Ample on-site parking
- » Extensive redevelopment and renovation plans underway for the entire project

**GROUND LEVEL: 15,169 RSF**

**LOBBY LEVEL: 9,396 RSF**

**TOTAL: 24,565 RSF**

**RENT: \$29.50 PSF, FS**

## SIGNAGE EXAMPLE





**AVAILABLE SPACE DETAILS:**

**TENANT LOT**

<b>AVAILABLE</b>	UP TO 24,565 RSF
<b>RENTAL RATE</b>	\$29.50 PSF, FULL SERVICE (W/ EXPENSE REIMBURSEMENTS OVER A 2022 BASE YEAR)
<b>TI ALLOWANCE</b>	\$40.00 PSF (BASE TENANT IMPROVEMENT ALLOWANCE)
<b>OCCUPANCY</b>	1Q 2022
<b>ESCALATIONS</b>	3%
<b>TERM</b>	10 YEAR INITIAL TERM (W/ 5 YEAR RENEWAL OPTION)
<b>TURN-KEY BUILD</b>	OWNER IS WILLING TO OFFER THE SPACE TURN-KEY (BASED ON TBD PLANS AND SPECS, WITH OVERAGE IN TI AMORTIZED INTO RENT)
<b>PARKING</b>	FREE AND UNRESERVED (FOR EMPLOYEES & PATIENTS/VISITORS)



INTERSTATE 83

INTERSTATE 83

135,302 AADT

24,565 RSF OPPORTUNITY

THE QUAD  
2 HAMILL ROAD



P VISITOR LOT

P TENANT LOT

FUTURE RESIDENTIAL (2023)



FUTURE GROCER (2022)



VILLAGE SQUARE II

VILLAGE SQUARE I

**THE QUAD**  
2 Hamill Road

TENANT
TENANT
TENANT

THE QUAD ENTRANCE

VILLAGE SQUARE ENTRANCE



.65 MILES  
19,522 CARS/DAY  
W COLD SPRING LN

.65 MILES  
52,892 CARS/DAY  
W NORTHERN PKWY

FALLS RD 13,932 AADT





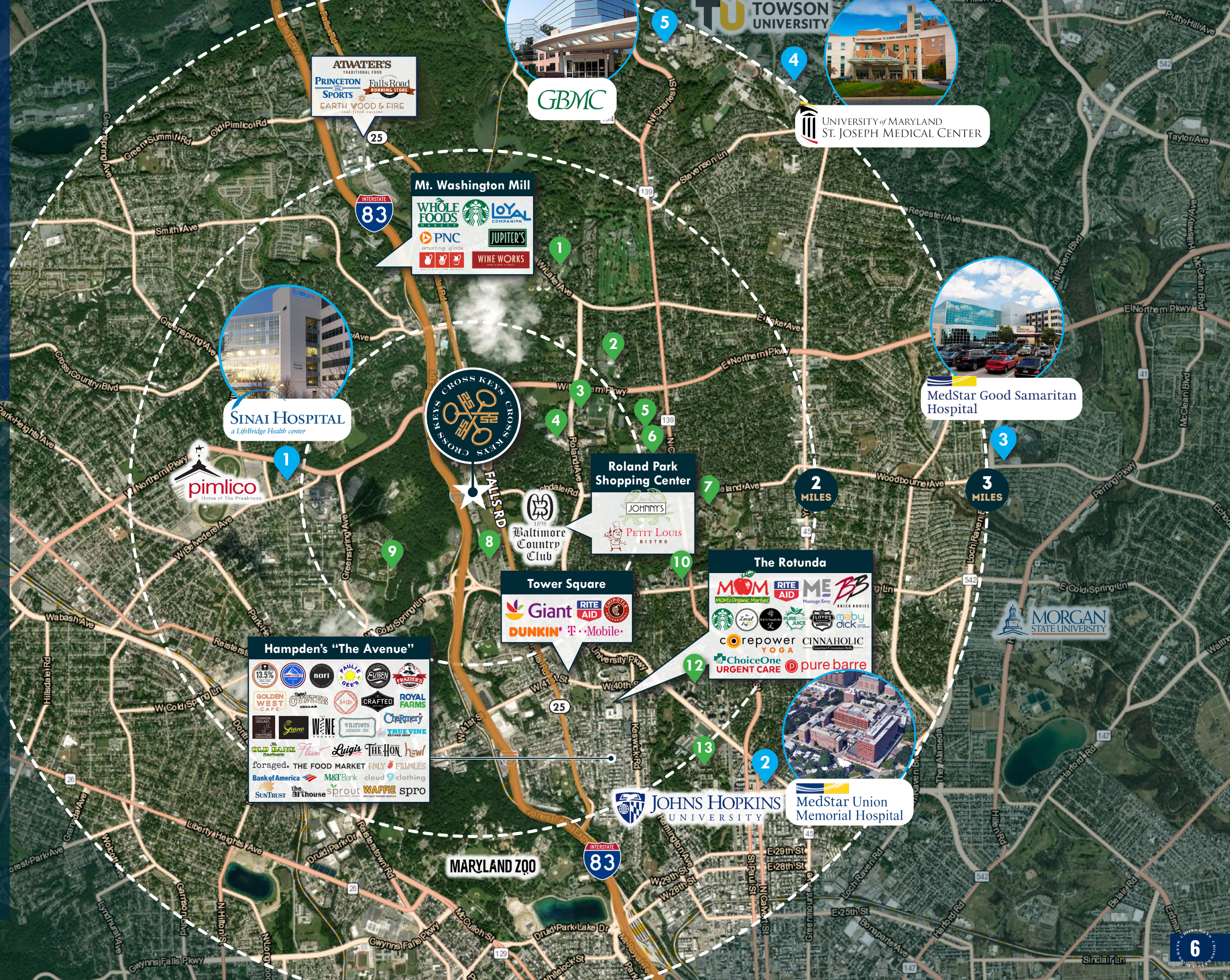
# NEARBY HOSPITALS

DISTANCE FROM SITE

- 1 SINAI HOSPITAL  
1.5 MILES / 4 MIN. DRIVE
- 2 MEDSTAR UNION MEMORIAL HOSPITAL  
2.8 MILES / 10 MIN. DRIVE
- 3 MEDSTAR GOOD SAMARITAN HOSPITAL  
3.5 MILES / 13 MIN. DRIVE
- 4 UNIVERSITY OF MARYLAND ST. JOSEPH MEDICAL CENTER  
3.9 MILES / 11 MIN. DRIVE
- 5 GBMC  
4.2 MILES / 11 MIN. DRIVE

# NEARBY SCHOOLS/UNIVERSITIES

- 1 THE BOYS' LATIN SCHOOL
- 2 THE BRYN MAWR SCHOOL
- 3 GILMAN
- 4 ROLAND PARK COUNTRY SCHOOL
- 5 THE SCHOOL OF THE CATHEDRAL
- 6 FRIENDS SCHOOL
- 7 NOTRE DAME OF MARYLAND UNIVERSITY
- 8 WESTERN HIGH SCHOOL/ BALTIMORE POLYTECHNIC INSTITUTE
- 9 WALDORF SCHOOL OF BALTIMORE
- 10 LOYOLA UNIVERSITY MARYLAND
- 11 MORGAN STATE UNIVERSITY
- 12 CALVERT SCHOOL
- 13 JOHNS HOPKINS UNIVERSITY



**SINAI HOSPITAL**  
a LifeBridge Health center

**GBMC**

**UNIVERSITY OF MARYLAND ST. JOSEPH MEDICAL CENTER**

**MedStar Good Samaritan Hospital**

**MedStar Union Memorial Hospital**

**Mt. Washington Mill**  
WHOLE FOODS MARKET, LOYAL COMPANION, PNC, JUPITER'S, WINE WORKS

**Roland Park Shopping Center**  
JOHNNY'S, PETIT LOUIS BISTRO

**Tower Square**  
Giant, RITE AID, DUNKIN', T-Mobile

**The Rotunda**  
MOM'S Organic Market, RITE AID, ME, BB, Starbucks, Local, PURE JUICE, FLOYD'S, moby, corepower, CINNAHOLIC, ChoiceOne URGENT CARE, pure barre

**Hampden's "The Avenue"**  
13.5%, NOFI, PAULE GEE, SWIBEN, FRAZIER'S, GOLDEN WEST CAFE, OYSTER, CRAFTED, ROYAL FARMS, SunTrust, the arthouse, sprout, WAFFIE, spro





**MATTHEW MUELLER**  
SENIOR VICE PRESIDENT

**410.494.6658**

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**HENSON FORD**  
SENIOR REAL ESTATE ADVISOR

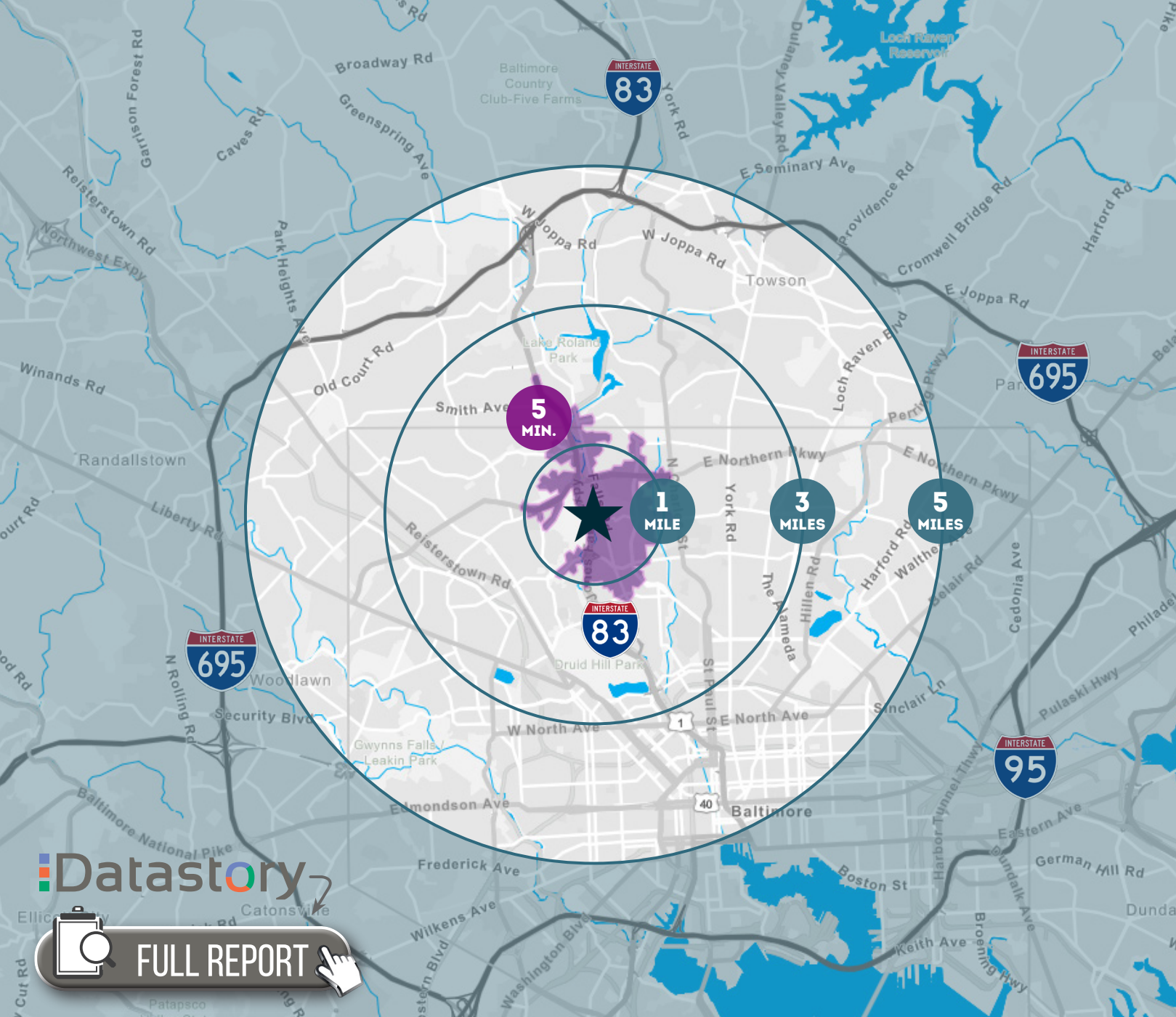
**410.494.6657**

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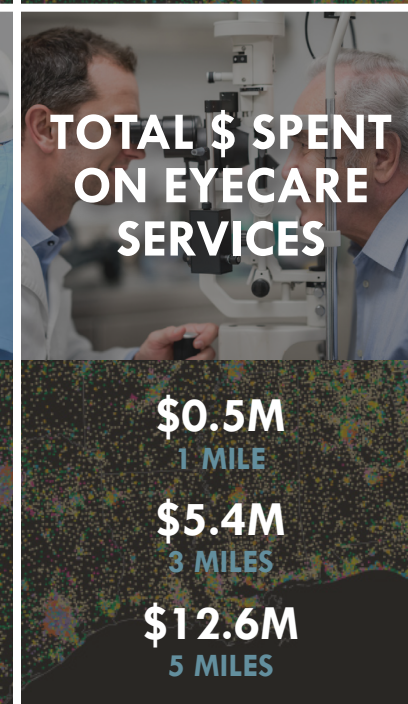
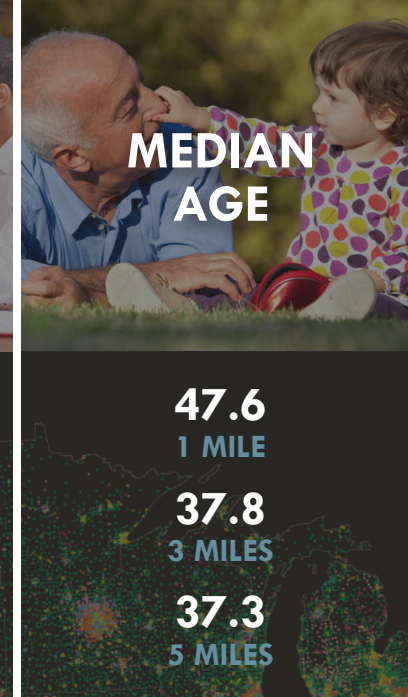
**FOR LEASING INQUIRIES, CONTACT:**

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**Datastory**  
[FULL REPORT](#)



## 36%

### EMERALD CITY

5 MIN. DRIVE

Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

[LEARN MORE](#)

**2.06**  
AVERAGE HH SIZE

**37.4**  
MEDIAN AGE

**\$59,200**  
MEDIAN HH INCOME

## 24%

### URBAN CHIC

5 MIN. DRIVE

These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

[LEARN MORE](#)

**2.39**  
AVERAGE HH SIZE

**43.3**  
MEDIAN AGE

**\$109,400**  
MEDIAN HH INCOME

## 14%

### GOLDEN YEARS

5 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.

[LEARN MORE](#)

**2.06**  
AVERAGE HH SIZE

**52.3**  
MEDIAN AGE

**\$71,700**  
MEDIAN HH INCOME

## 12%

### TOP TIER

5 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.

[LEARN MORE](#)

**2.84**  
AVERAGE HH SIZE

**47.3**  
MEDIAN AGE

**\$173,200**  
MEDIAN HH INCOME