

FOR LEASE



Baltimore City, Maryland

VILLAGE OF CROSS KEYS

THE QUADRANGLE | 2 HAMILL ROAD | BALTIMORE, MARYLAND 21210



AVAILABLE

Ground Level: 1,000 sf - 6,900 sf
Third Floor: 319 sf

ZONING

OR-2 (Office Residential)

RENTAL RATE

\$30.50/sf, Full Service

HIGHLIGHTS

- ▶ Ideally located immediately off of I-83 via Northern Parkway or Cold Spring Lane
- ▶ Recently purchased by local owner, Caves Valley Partners
- ▶ Multiple retail amenities on site
- ▶ Delta by Marriott hotel on site
- ▶ Campus like setting with ample free parking
- ▶ Extensive redevelopment and renovation plans in process for the entire project



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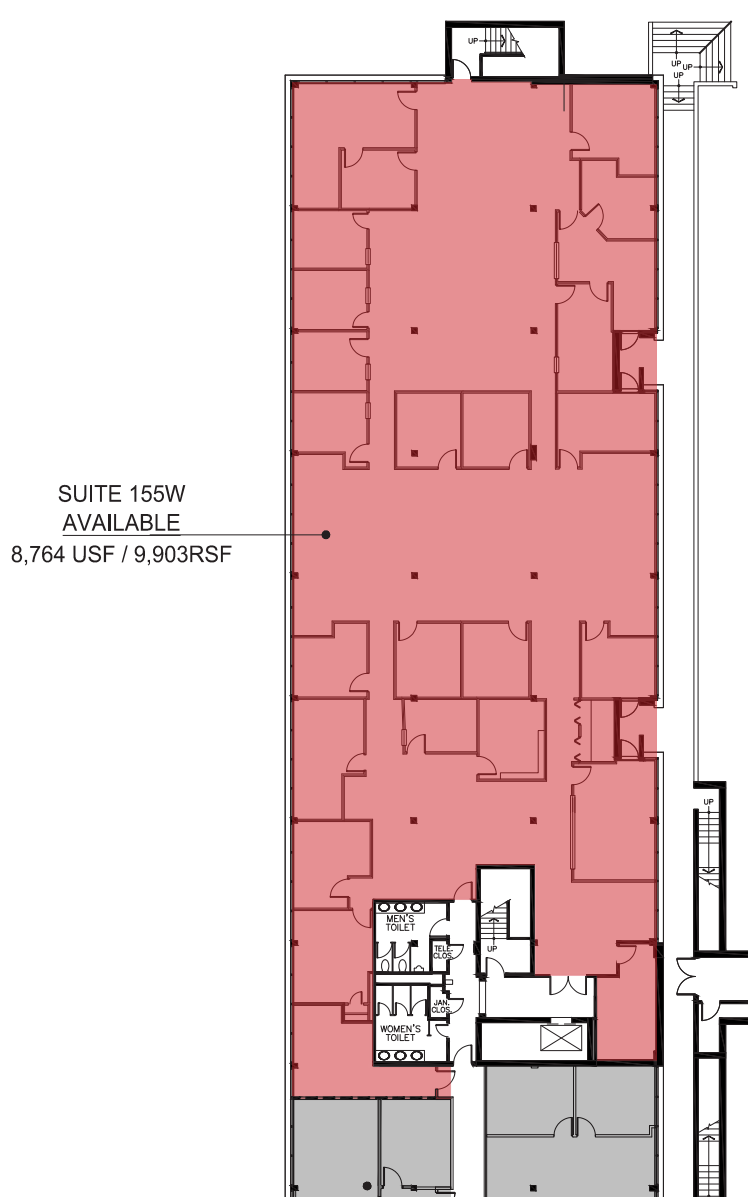
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Baltimore City, Maryland

FLOOR PLAN: GROUND LEVEL

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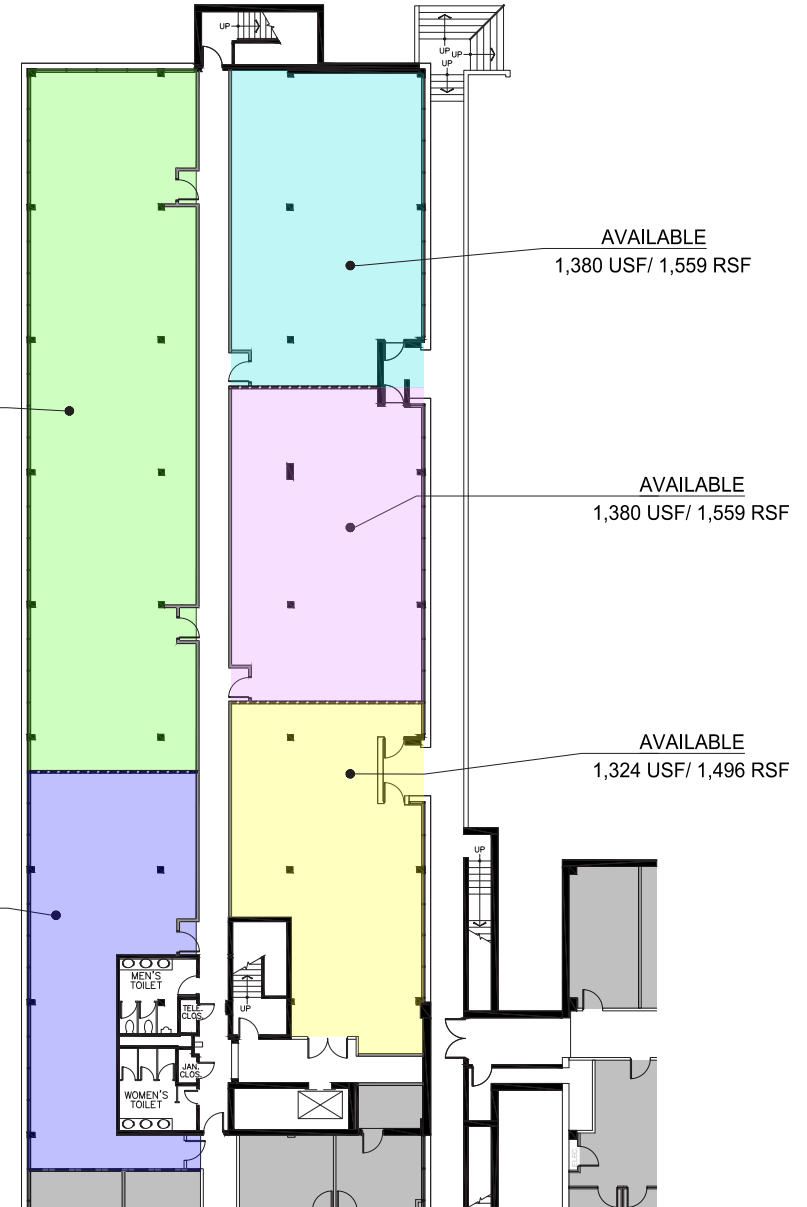
AVAILABLE
2,685 USF/ 3,034 RSF

AVAILABLE
1,201 USF/ 1,357 RSF

AVAILABLE
1,380 USF/ 1,559 RSF

AVAILABLE
1,380 USF/ 1,559 RSF

AVAILABLE
1,324 USF/ 1,496 RSF



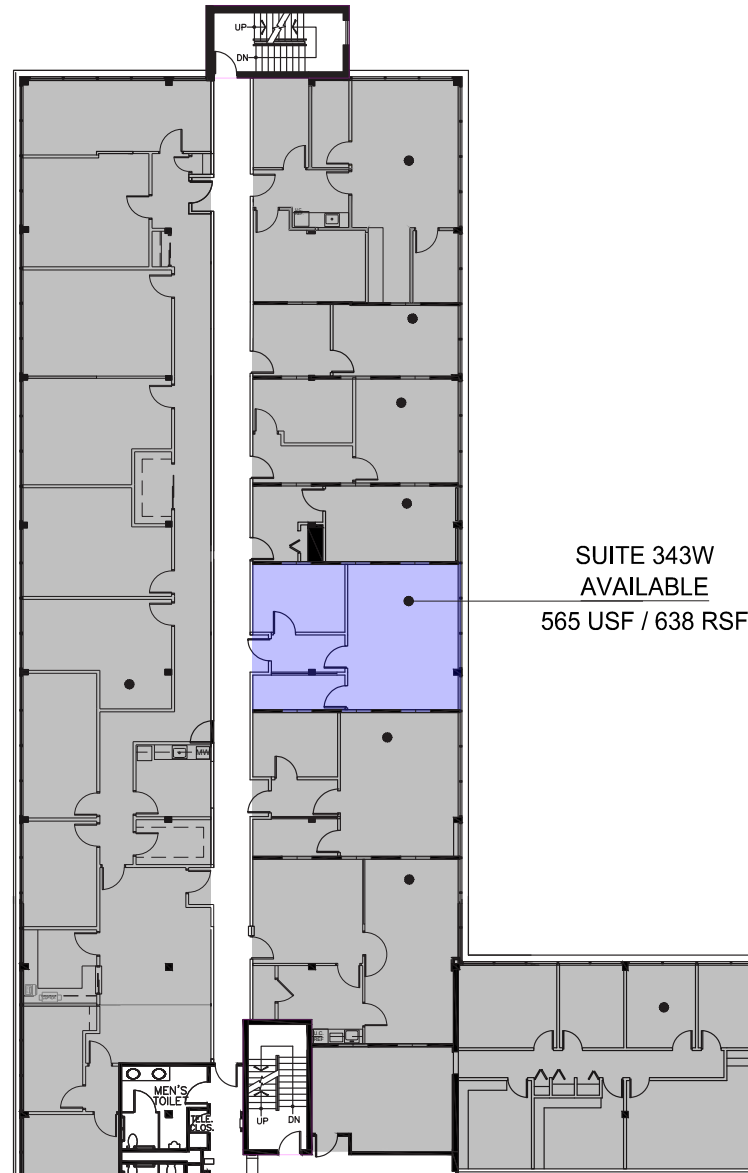
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FLOOR PLAN: THIRD FLOOR

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BIRDSEYE

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TIME TO UNLOCK THE POTENTIAL...

HERE'S WHAT'S COMING TO CROSS KEYS –

- » Addition of a grocer, multiple fast casual and table service restaurants, additional retail shops, and a boutique fitness concept
- » Shared conference facility for tenants in the Gatehouse
- » Gatehouse and entry improvements
- » Extensive interior upgrades, including office lobby renovations



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RETAIL AT VILLAGE SQUARE

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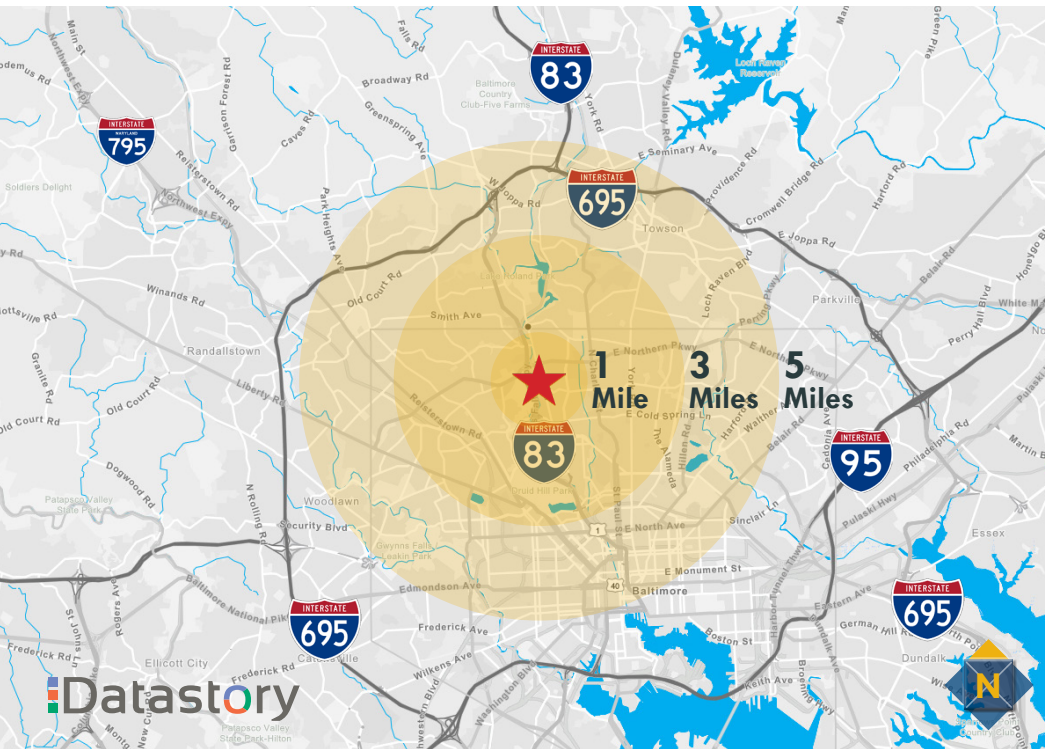
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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION

3,986
1 MILE
102,232
3 MILES
282,838
5 MILES

NUMBER OF HOUSEHOLDS

4,250
1 MILE
76,113
3 MILES
209,058
5 MILES

AVERAGE HH SIZE

2.03
1 MILE
2.34
3 MILES
2.35
5 MILES

MEDIAN AGE

48.0
1 MILE
37.8
3 MILES
37.4
5 MILES

AVERAGE HH INCOME

\$153,790
1 MILE
\$96,615
3 MILES
\$83,203
5 MILES

EDUCATION (COLLEGE+)

73.8%
1 MILE
51%
3 MILES
43%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

91.4%
1 MILE
88.4%
3 MILES
87.3%
5 MILES

DAYTIME POPULATION

13,599
1 MILE
188,362
3 MILES
562,428
5 MILES

30.3%

URBAN CHIC
2 MILES

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

2.39
AVERAGE HH SIZE

43.3
MEDIAN AGE

\$109,400
MEDIAN HH INCOME

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27.3%

GOLDEN YEARS
2 MILES

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.

2.06
AVERAGE HH SIZE

52.3
MEDIAN AGE

\$71,700
MEDIAN HH INCOME

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17.1%

EMERALD CITY
2 MILES

These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

2.06
AVERAGE HH SIZE

37.4
MEDIAN AGE

\$59,200
MEDIAN HH INCOME

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13.7%

TOP TIER
2 MILES

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.

2.84
AVERAGE HH SIZE

47.3
MEDIAN AGE

\$173,200
MEDIAN HH INCOME

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