



NOW LEASING 350 KENWOOD



FOR LEASE

Baltimore County, MD

350 KENWOOD AVENUE

CATONSVILLE, MARYLAND 21228

AVAILABLE

First floor: 23,855 sf
Second floor: 24,370 sf
Third floor: 21,334 sf
Fourth floor: 20,978 sf

BUILDING SIZE

90,537 sf

PARKING

372 secured garage and surface parking with a ratio of 4.2/1,000 sf

RENTAL RATE

\$34.95/sf full service

HIGHLIGHTS

- ▶ Proposed 90,537 sf, Class A, office building located at the Wilkens Avenue interchange in Catonsville, MD
- ▶ 6.5 miles from CMS; 5.5 miles from SSA
- ▶ A full mile of visibility from the Baltimore Beltway
- ▶ Unparalleled accessibility - directly ON the Beltway with on and off access ramps for Wilkens Avenue
- ▶ Ten minutes to BWI Airport, downtown Baltimore, and the northeast edge of Columbia (Rt. 100)



DOWNTOWN CATONSVILLE



UNIVERSITY OF MARYLAND, BALTIMORE COUNTY



SAINT AGNES HOSPITAL



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FOR LEASE

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SURROUNDING BUSINESS DRIVERS

350 KENWOOD AVENUE | CATONSVILLE, MARYLAND 21228



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SURROUNDING AMENITIES

350 KENWOOD AVENUE | CATONSVILLE, MARYLAND 21228

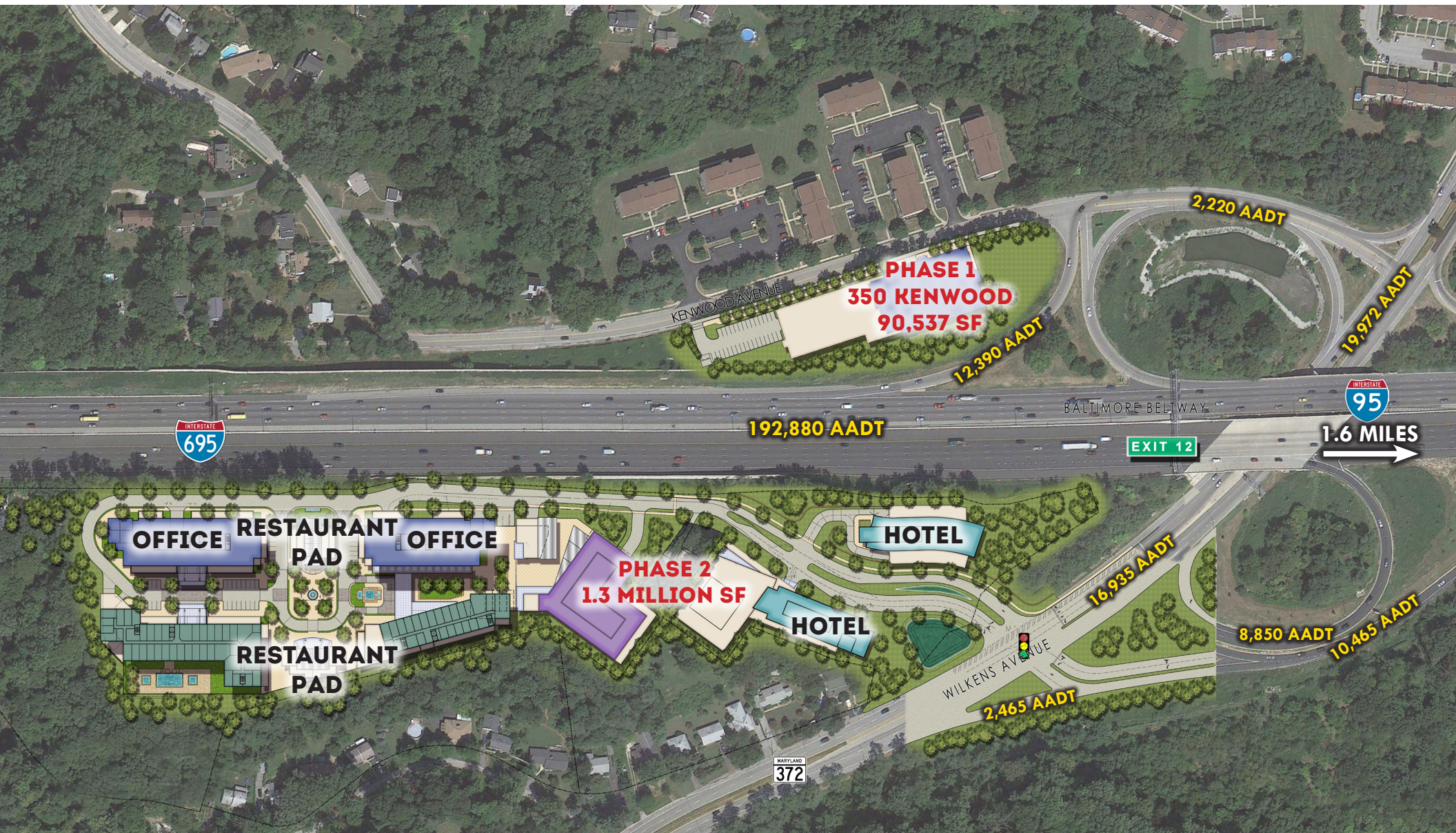


FOR LEASE

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PROPOSED SITE PLAN

350 KENWOOD AVENUE | CATONSVILLE, MARYLAND 21228



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PHASE 1 & 2

350 KENWOOD AVENUE | CATONSVILLE, MARYLAND 21228



PHASE 1
350 KENWOOD
90,537 SF

PHASE 2
1.3 MILLION SF



MACKENZIE

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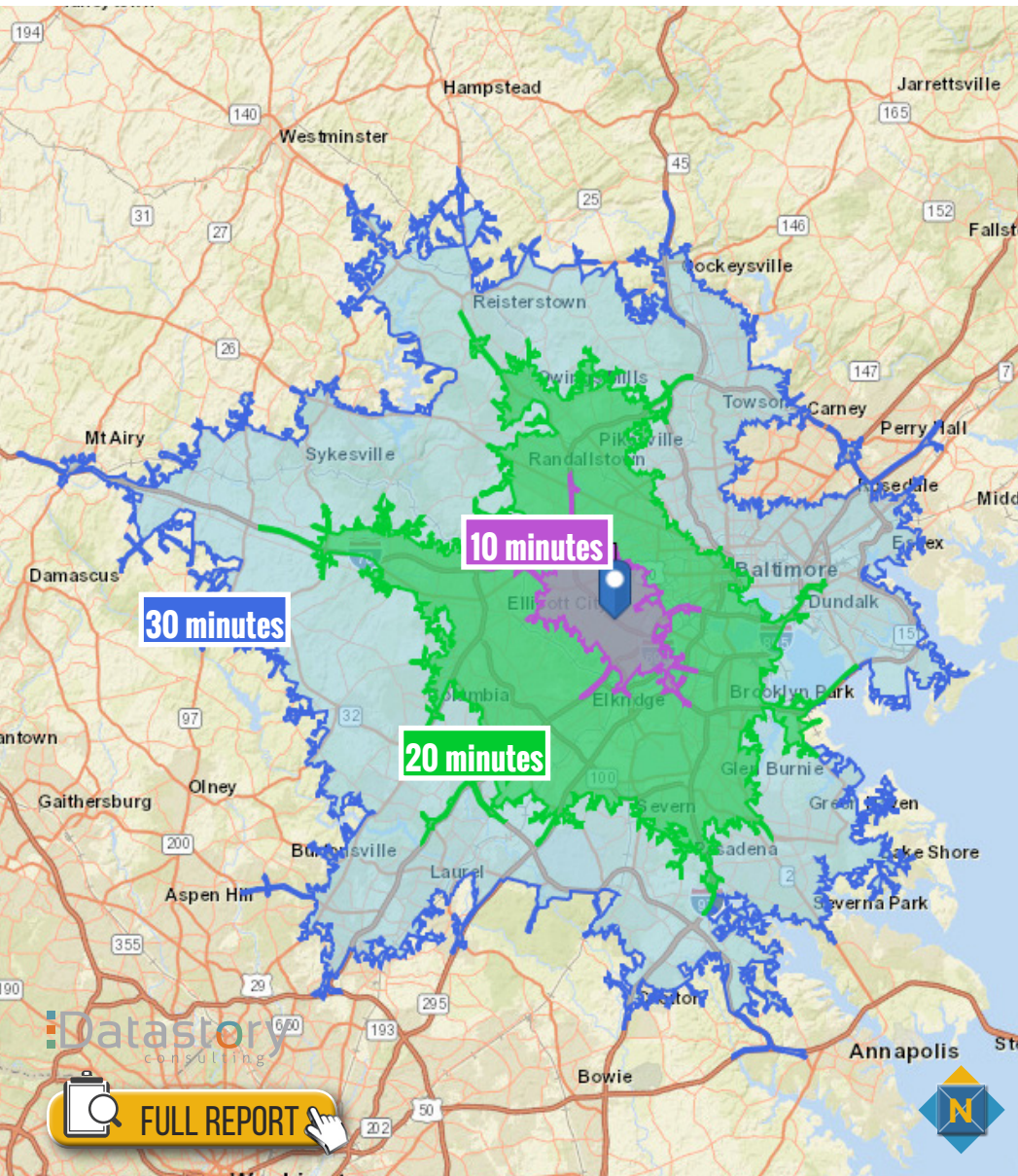
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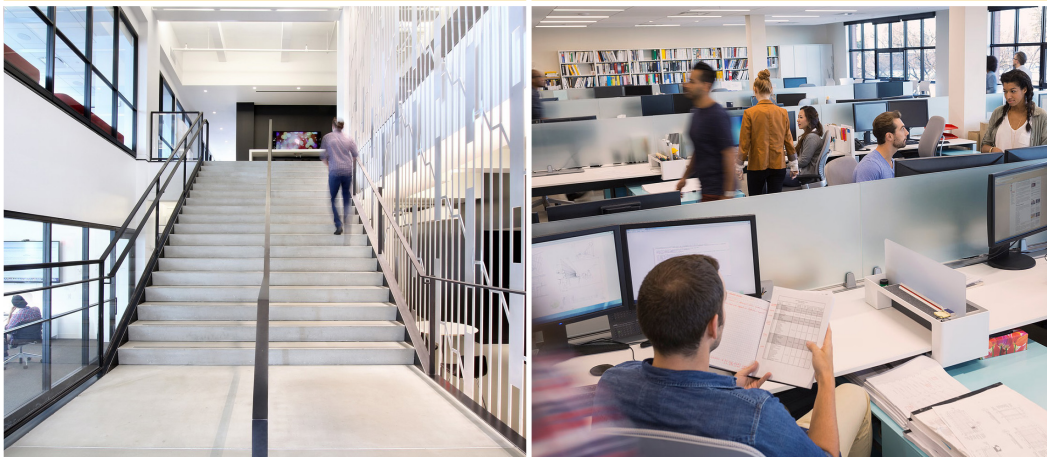
Baltimore County, MD

LOCATION OVERVIEW

350 KENWOOD AVENUE | CATONSVILLE, MARYLAND 21228



<p>DAYTIME POPULATION</p> <p>126,046 10 MIN.</p> <p>952,394 20 MIN.</p> <p>2,118,058 30 MIN.</p>	<p>MEDIAN AGE</p> <p>38.9 10 MIN.</p> <p>37.9 20 MIN.</p> <p>37.9 30 MIN.</p>	<p>EDUCATION (BACHELORS+)</p> <p>31.5% 10 MIN.</p> <p>37.7% 20 MIN.</p> <p>39.7% 30 MIN.</p>	<p>TOTAL BUSINESSES</p> <p>3,951 10 MIN.</p> <p>31,343 20 MIN.</p> <p>68,963 30 MIN.</p>
<p>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</p> <p>93.7% 10 MIN.</p> <p>93.5% 20 MIN.</p> <p>94.1% 30 MIN.</p>	<p>TOTAL EMPLOYEES</p> <p>69,590 10 MIN.</p> <p>533,613 20 MIN.</p> <p>1,087,479 30 MIN.</p>	<p>WHITE COLLAR EMPLOYEES</p> <p>65.2% 10 MIN.</p> <p>67.2% 20 MIN.</p> <p>67.9% 30 MIN.</p>	<p>BLUE COLLAR EMPLOYEES</p> <p>17.8% 10 MIN.</p> <p>15.1% 20 MIN.</p> <p>14.7% 30 MIN.</p>

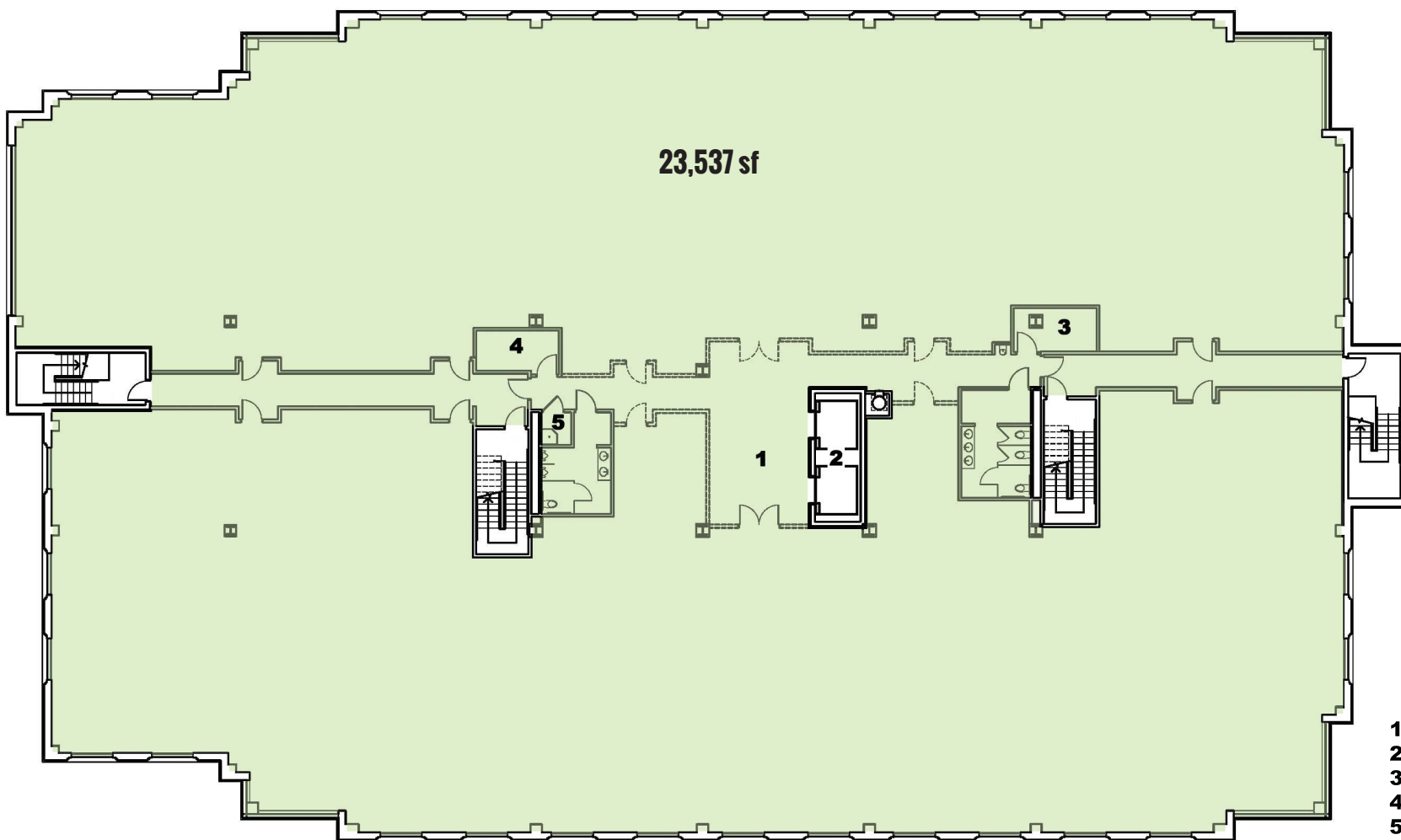


FOR LEASE

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FIRST FLOOR PLAN

350 KENWOOD AVENUE | CATONSVILLE, MARYLAND 21228



- 1 Lobby
- 2 Elevators
- 3 Electrical
- 4 Data/Telephone
- 5 Janitor

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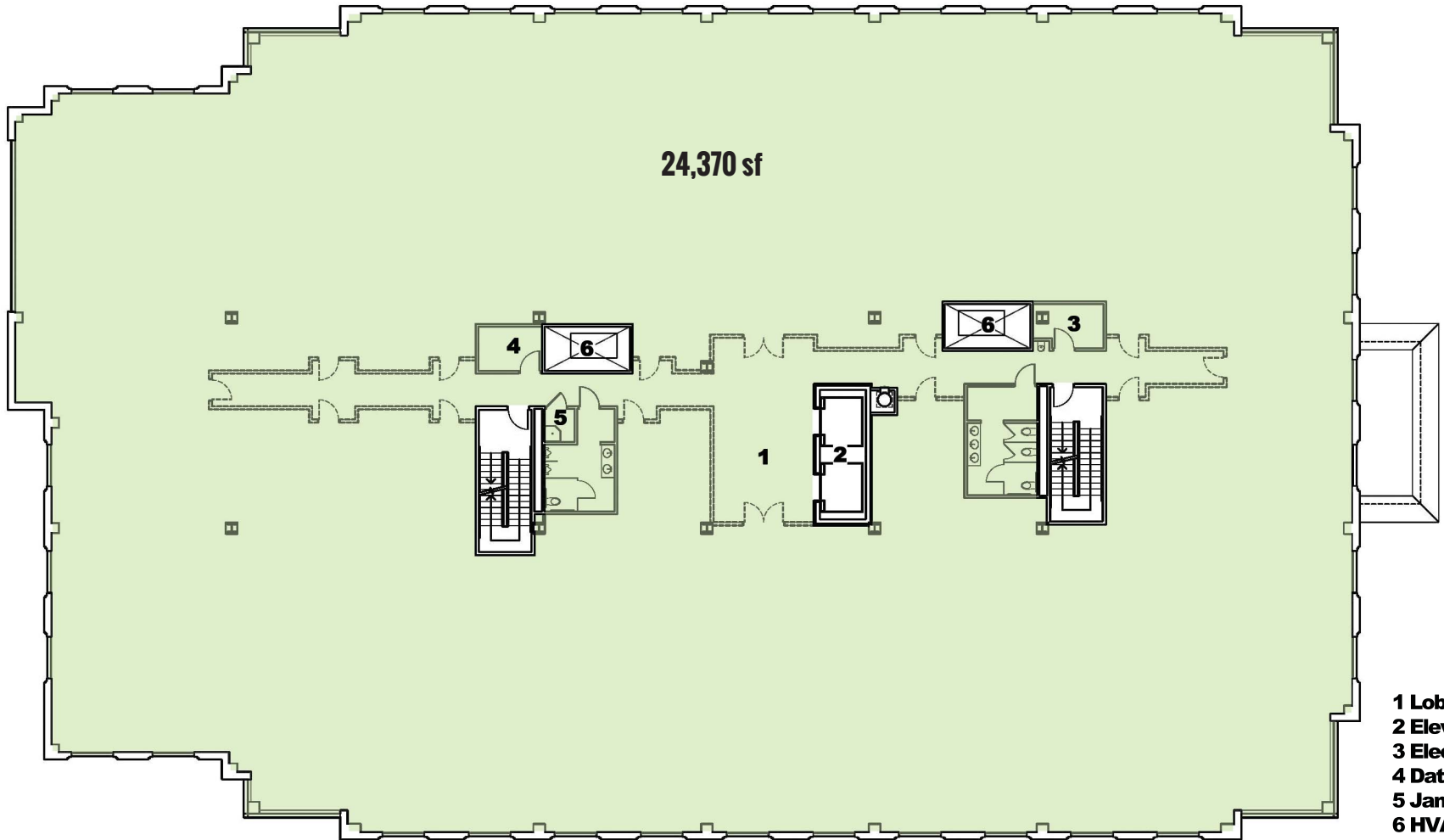
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SECOND FLOOR PLAN

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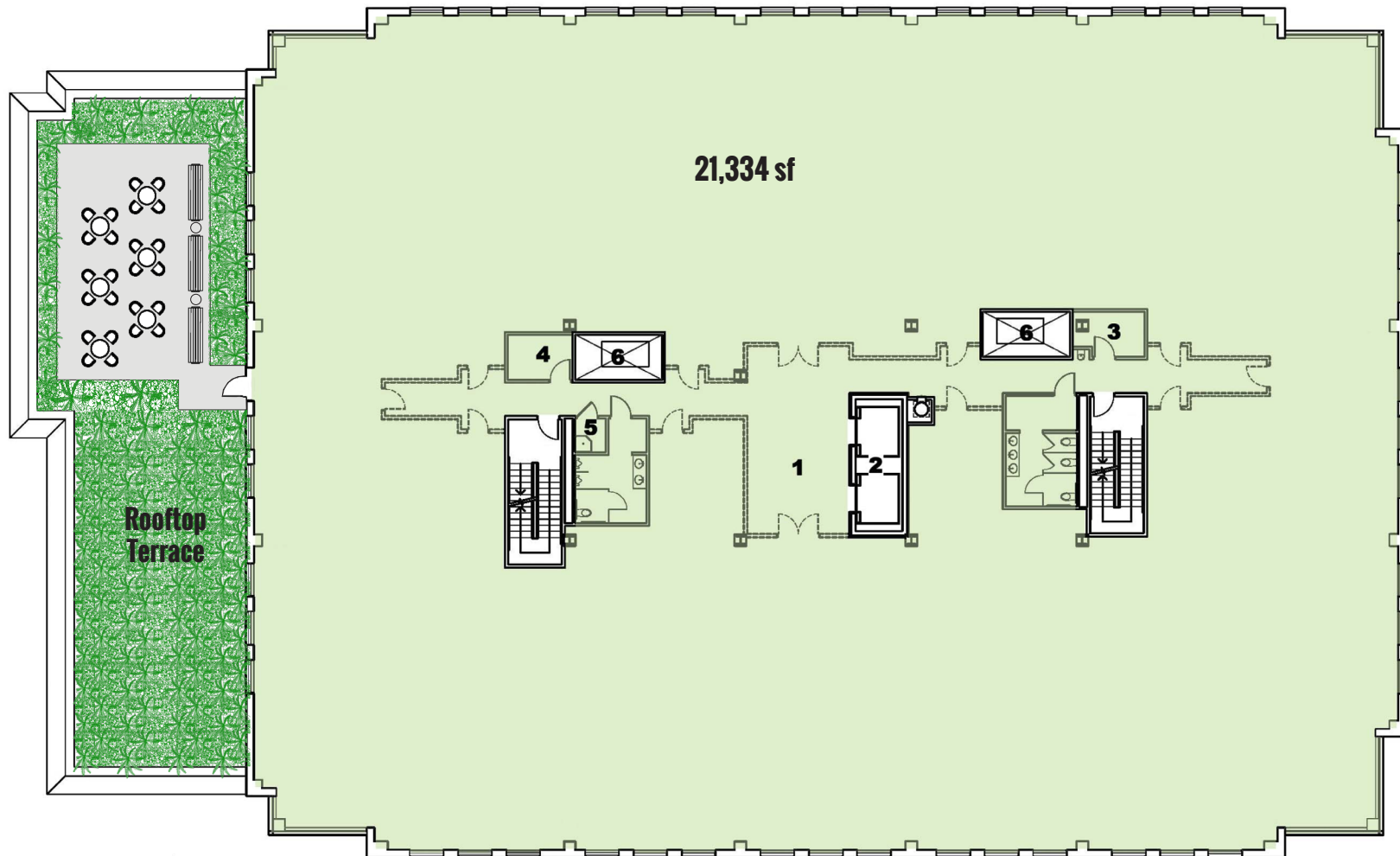


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THIRD FLOOR PLAN

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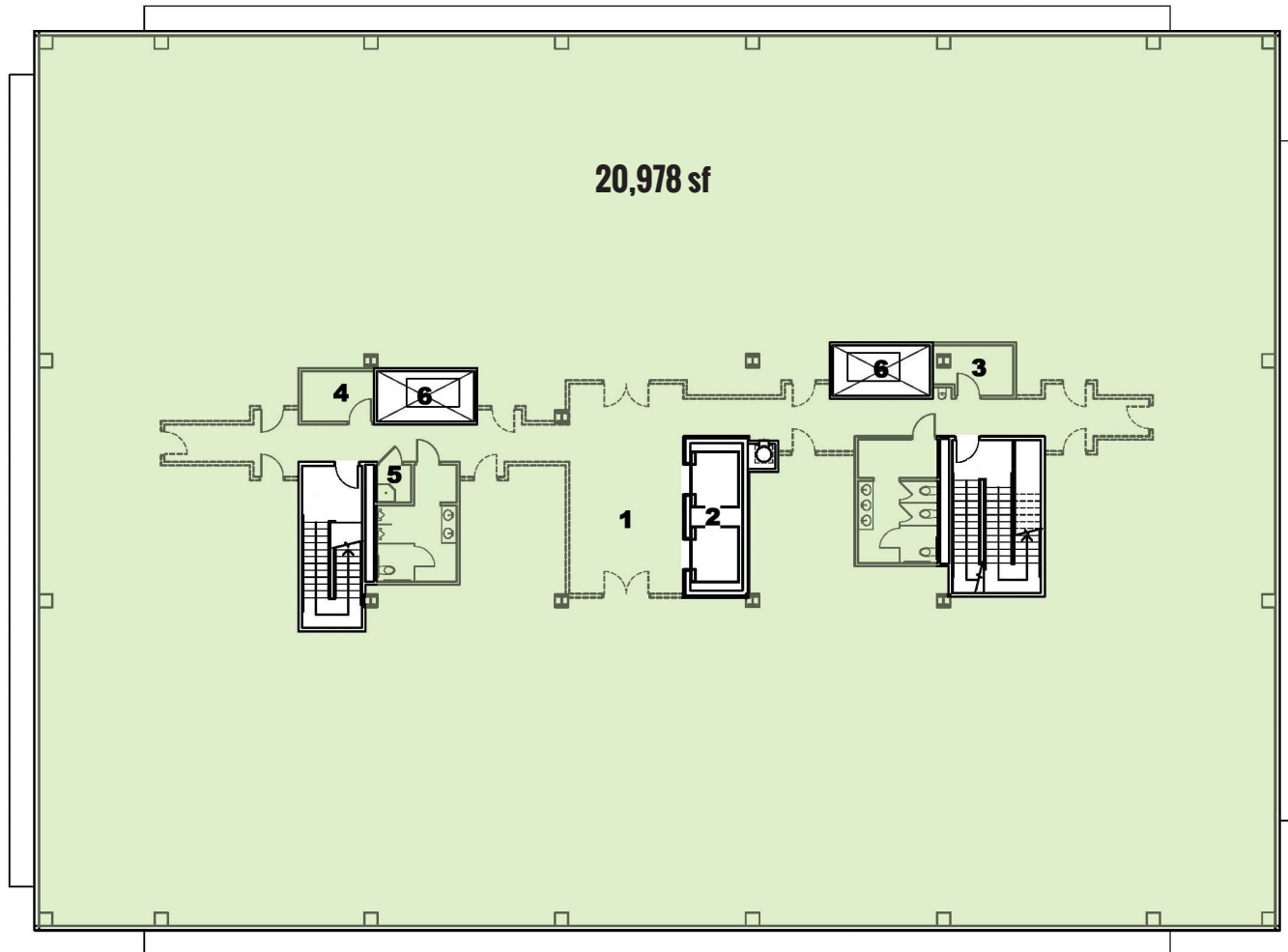


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FOURTH FLOOR PLAN

350 KENWOOD AVENUE | CATONSVILLE, MARYLAND 21228



- 1 Lobby**
- 2 Elevators**
- 3 Electrical**
- 4 Data/Telephone**
- 5 Janitor**
- 6 HVAC shaft**