

FOR LEASE

 Baltimore County, MD

201 INTERNATIONAL CIRCLE -

HUNT VALLEY, MARYLAND 21030

HUNT VALLEY'S PREMIER
CORPORATE ADDRESS!

AVAILABLE

Suite 100: 1,703 sf

5th Floor: 6,513 sf (avail. 6/1/2021)

BUILDING SIZE

78,461 sf (5 stories)

PARKING

4.5/1,000

RENTAL RATE

\$24.50/sf, FS

HIGHLIGHTS

- ▶ Class A contemporary office space
- ▶ Tremendous visibility on Shawan Road
- ▶ 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)



HUNT VALLEY
TOWNE CENTRE

BEST IN CLASS FOR ACCESSIBILITY AND WALKABILITY TO AMENITIES



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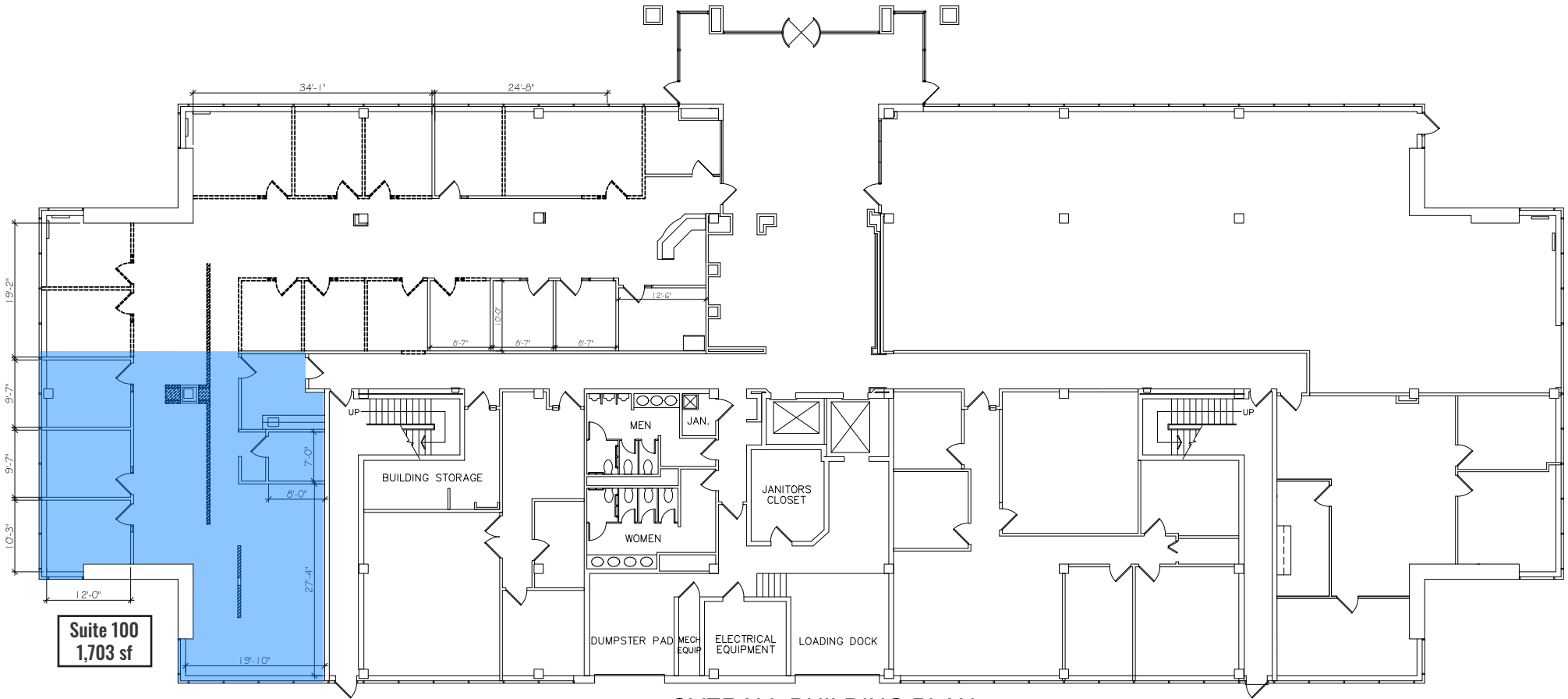
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

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FLOOR PLAN: 1ST FLOOR

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1
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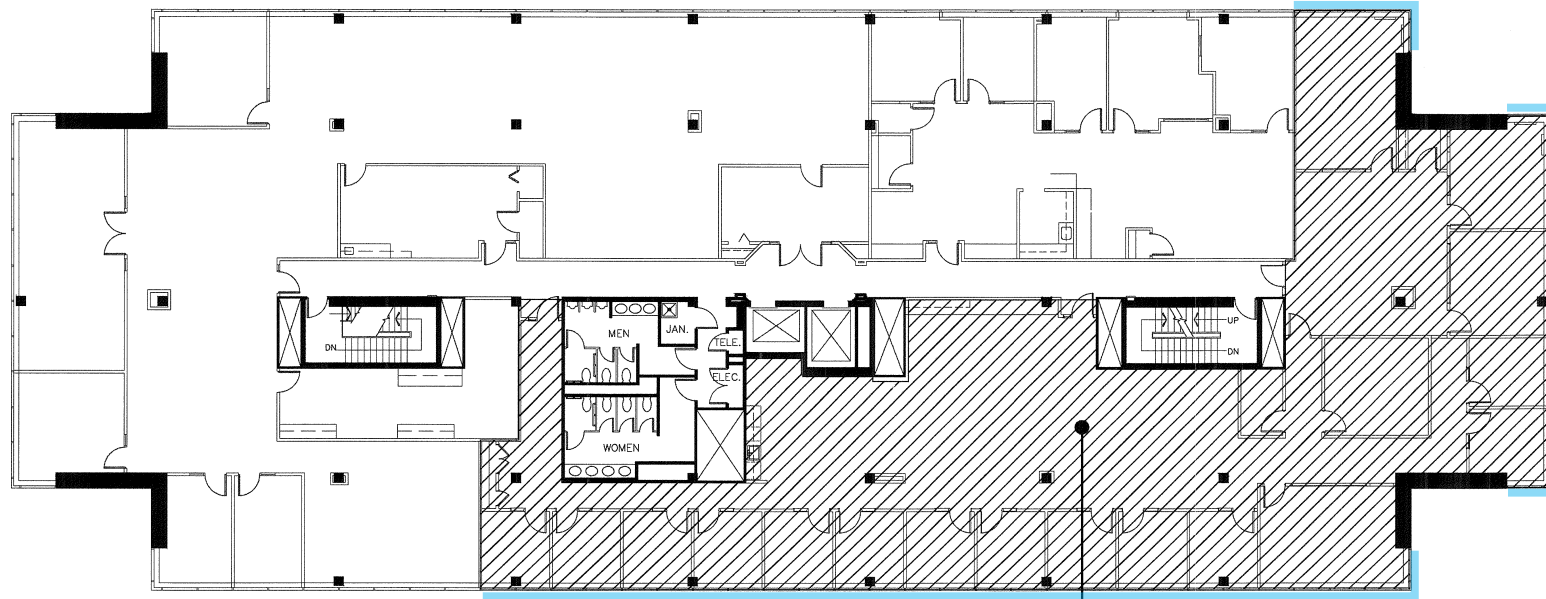
OVERALL BUILDING PLAN
SCALE: 1/8" = 1'-0"

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FLOOR PLAN: 5TH FLOOR

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AREA OF WORK

6,513 sf

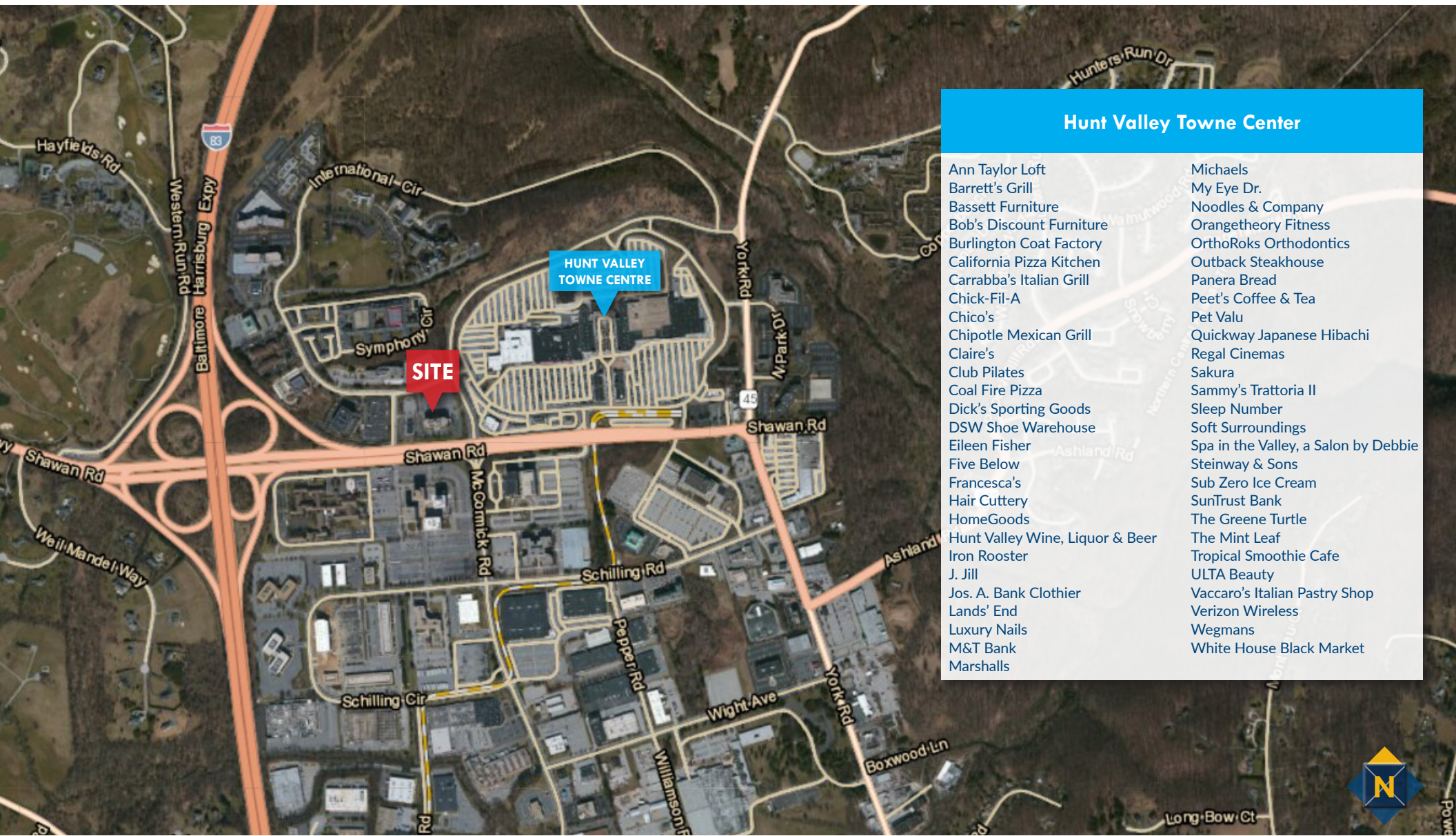
Glass windows along
outside perimeter walls

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LOCAL AMENITIES

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Hunt Valley Towne Center

Ann Taylor Loft	Michaels
Barrett's Grill	My Eye Dr.
Bassett Furniture	Noodles & Company
Bob's Discount Furniture	Orangetheory Fitness
Burlington Coat Factory	OrthoRoks Orthodontics
California Pizza Kitchen	Outback Steakhouse
Carrabba's Italian Grill	Panera Bread
Chick-Fil-A	Pee't's Coffee & Tea
Chico's	Pet Valu
Chipotle Mexican Grill	Quickway Japanese Hibachi
Claire's	Regal Cinemas
Club Pilates	Sakura
Coal Fire Pizza	Sammy's Trattoria II
Dick's Sporting Goods	Sleep Number
DSW Shoe Warehouse	Soft Surroundings
Eileen Fisher	Spa in the Valley, a Salon by Debbie
Five Below	Steinway & Sons
Francesca's	Sub Zero Ice Cream
Hair Cuttery	SunTrust Bank
HomeGoods	The Greene Turtle
Hunt Valley Wine, Liquor & Beer	The Mint Leaf
Iron Rooster	Tropical Smoothie Cafe
J. Jill	ULTA Beauty
Jos. A. Bank Clothier	Vaccaro's Italian Pastry Shop
Lands' End	Verizon Wireless
Luxury Nails	Wegmans
M&T Bank	White House Black Market
Marshalls	

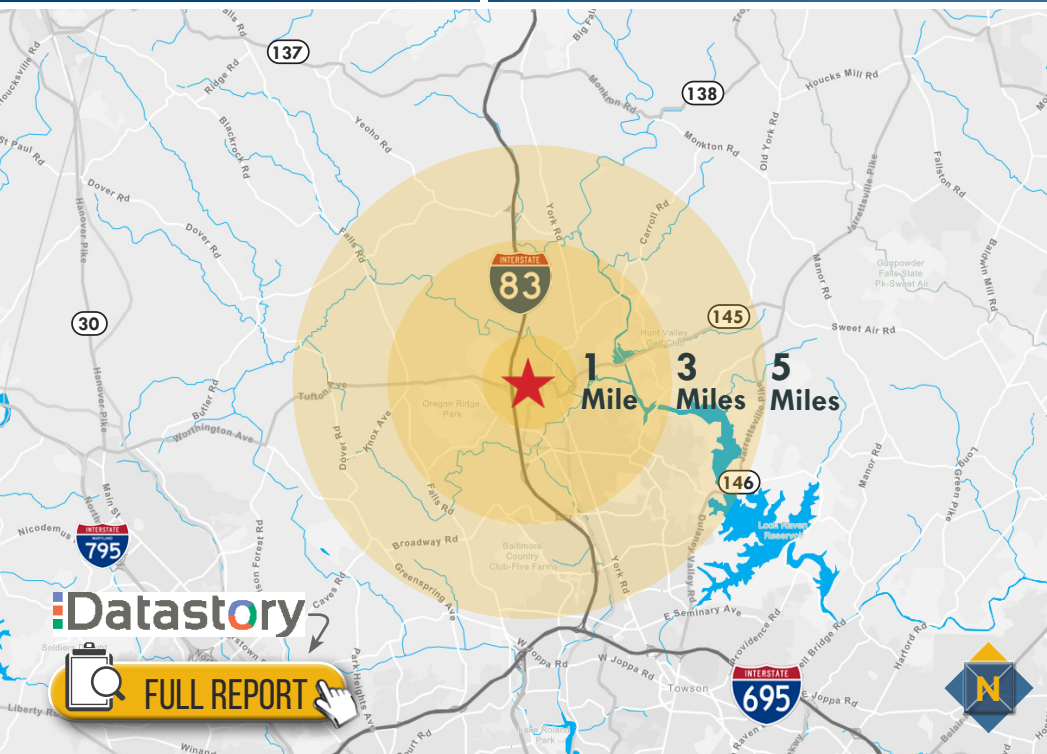


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LOCATION / DEMOGRAPHICS

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Datastory

FULL REPORT

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](#)

RESIDENTIAL POPULATION

2,305
1 MILE

24,906
3 MILES

66,148
5 MILES

NUMBER OF HOUSEHOLDS

944
1 MILE

10,709
3 MILES

27,022
5 MILES

AVERAGE HH SIZE

2.25
1 MILE

2.28
3 MILES

2.41
5 MILES

MEDIAN AGE

51.5
1 MILE

44.0
3 MILES

44.9
5 MILES

AVERAGE HH INCOME

\$137,681
1 MILE

\$113,589
3 MILES

\$127,846
5 MILES

EDUCATION (COLLEGE+)

74.6%
1 MILE

78.1%
3 MILES

79.9%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

96.0%
1 MILE

96.6%
3 MILES

97.1%
5 MILES

DAYTIME POPULATION

25,326
1 MILE

54,646
3 MILES

88,943
5 MILES