



One Hunt Valley

11311 McCormick Road, Hunt Valley, MD 21031

Class A Office Opportunity

BUILDING DETAILS

Property Overview

Total GLA	217,974 sq. ft.
Stories	5
Parking Ratio	711 Surface & 237 Covered

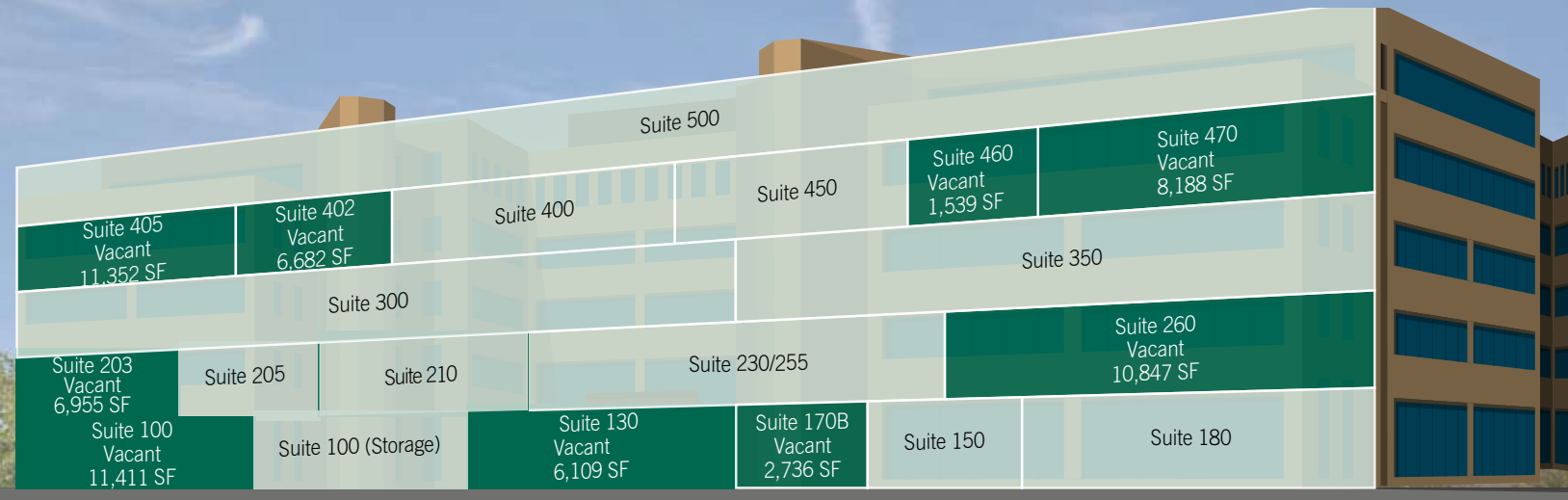
Space Available

Suite 100	11,411 sq. ft.
Suite 130	6,109 sq. ft.
Suite 170B	2,736 sq. ft.
Suite 203	6,955 sq. ft.
Suite 260	10,847 sq. ft.
Suite 402	6,682 sq. ft.
Suite 405	11,352 sq. ft.
Suite 460A	1,539 sq. ft.
Suite 470	8,188 sq. ft.

Key Features

- Situated next to a light rail stop and I-83
- Located within walking distance of the Wegman's anchored Towne Centre
- Located in Hunt Valley, Maryland; a community known for its live-work-play environment, favorable demographics and high occupancy





DEMOGRAPHICS

POPULATION	HOUSEHOLDS (HH)	AVERAGE HH INCOME	DAYTIME EMPLOYEES	TOTAL RETAIL SPENDING
1 mile: 2,458	1 Mile: 1,123	1 Mile: \$163,629	1 Mile: 21,290	1 Mile: \$53,490,000
3 miles: 30,322	3 Miles: 13,648	3 Miles: \$126,641	3 Miles: 43,065	3 Miles: \$530,390,000
5 miles: 68,216	5 Miles: 28,428	5 Miles: \$153,948	5 Miles: 60,101	5 Miles: \$1,290,000,000