

# 920

## RIDGEBROOK ROAD

### AT HIGHLANDS CORPORATE PARK

**901 / 920 / 930 / 934**

**RIDGEBROOK ROAD**

**Sparks, Maryland 21152**

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**FOR SALE OR LEASE**

- In-place financing of 4.485%

**92,909 SF OFFICE SPACE**

**13.10 ACRES**

 **TRANSWESTERN**

# THE PROPERTY AT A GLANCE



**HIGHLANDS  
CORPORATE PARK**  
165,000 SF Office Space  
46 Acres



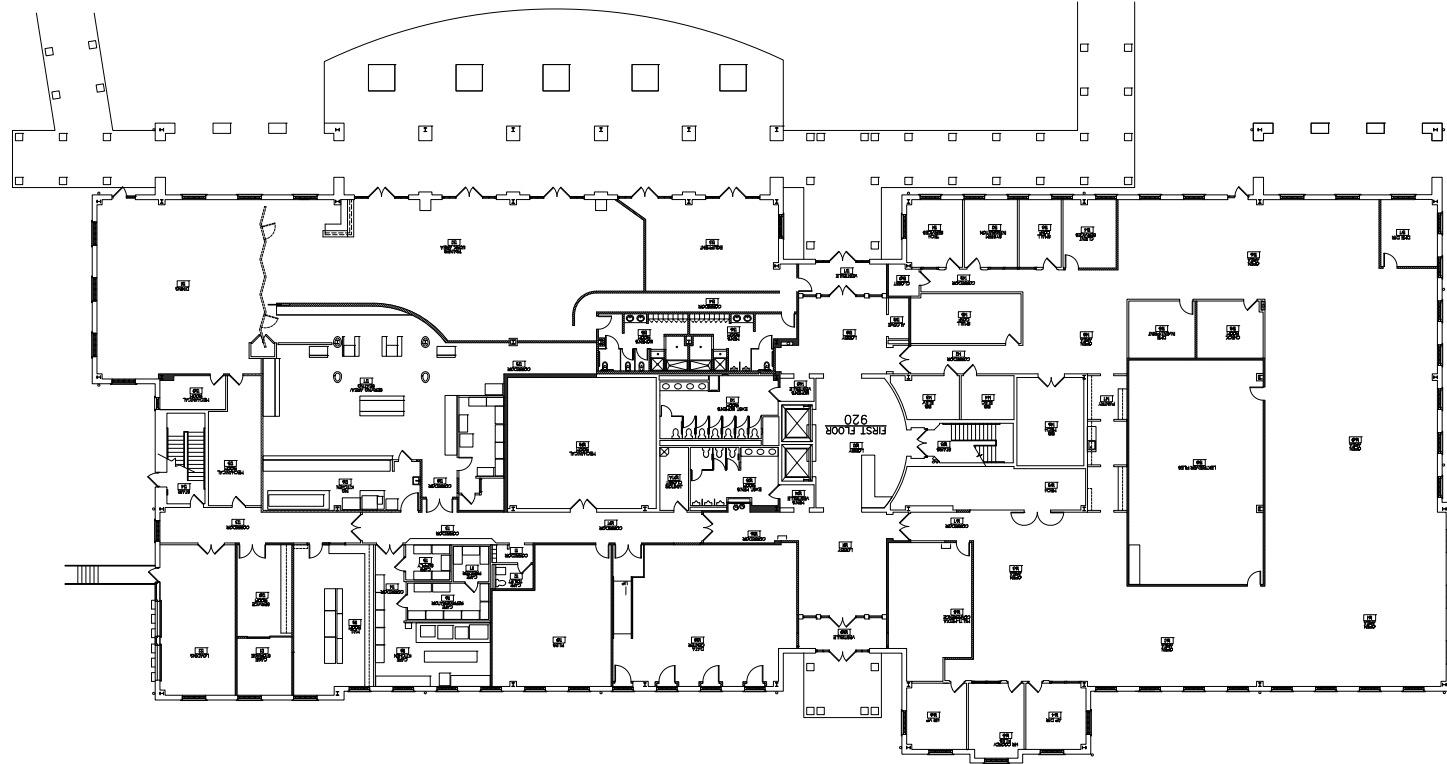
## 920 RIDGEBROOK ROAD

is a Class A, 3-story, 92,909 square foot office building situated in Highlands Corporate Park, a 60-acre premier business park located along the I-83 Corridor. This unique property, with its outstanding architectural design, standing seam roof, brick and masonry construction is in close proximity to Hunt Valley Towne Center, with over 1,000,000 sf of support retail, restaurants, hotels and an array of shopping opportunities.

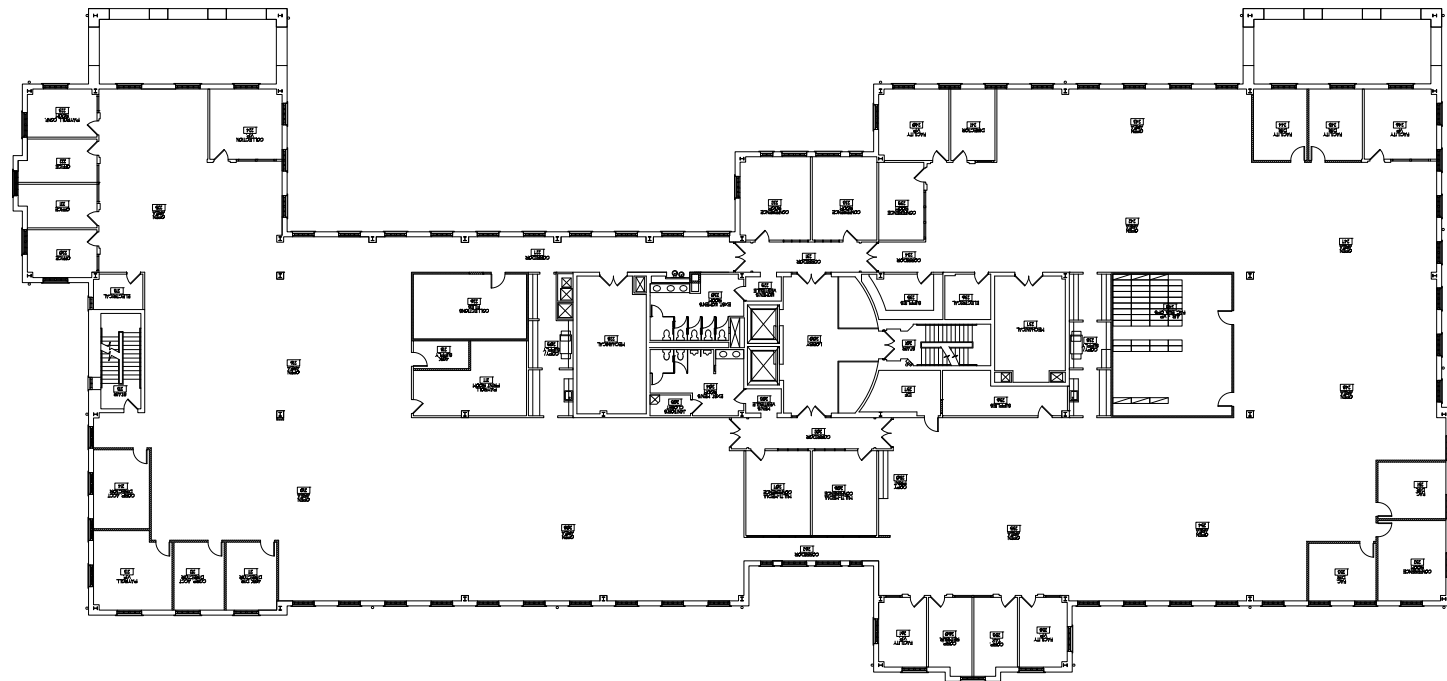
## BUILDING SPECS

Type	Class A
Total Building Size	92,909 sf
Available SF	84,000 sf
Asking Rate	\$22.00PSF/FS
Year Built	1999
Stories	Three (3)
Typical Floor	30,909 sf
Construction	Masonry
Elevators	Two (2)
Parking Ratio	4 / 1,000
Surface Parking	368 spaces
Zoning	ML
Land	13.10 acres

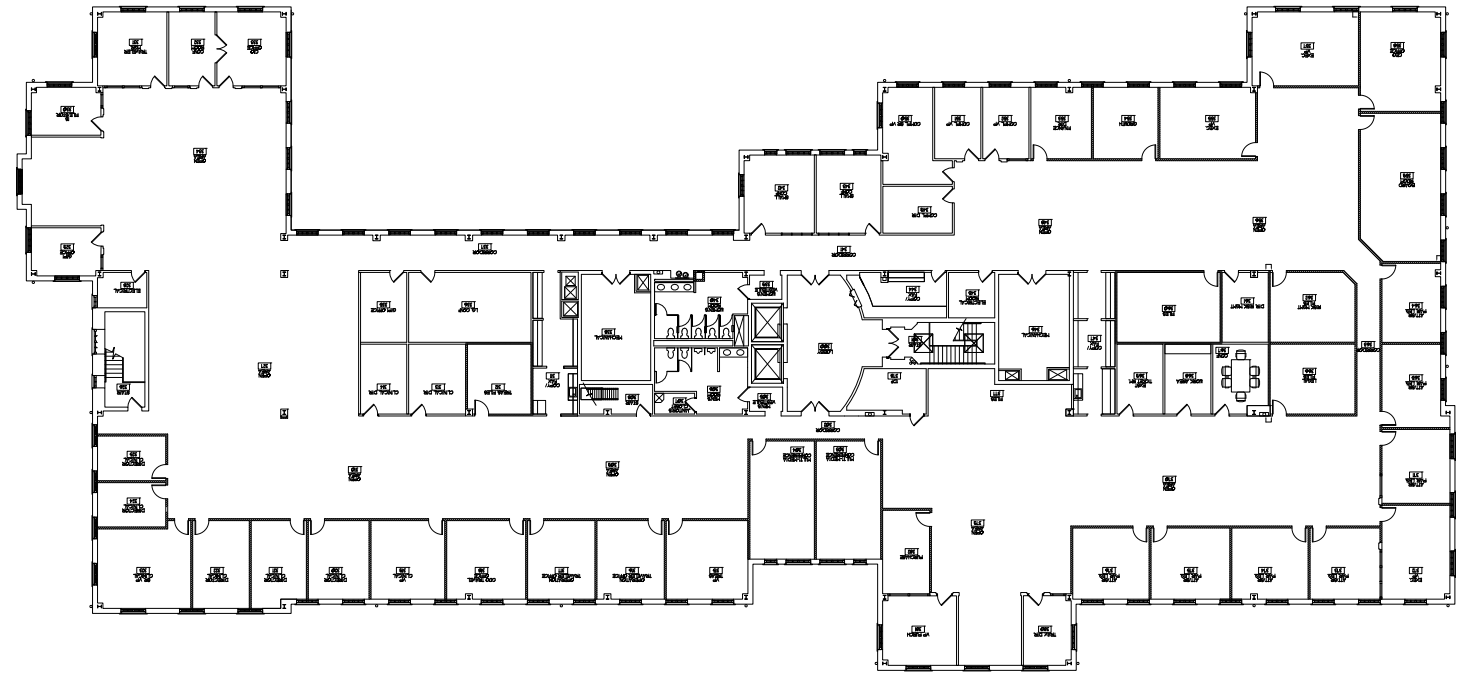
# BUILDING FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

# NEARBY AMENITIES



**920 RIDGEBROOK ROAD  
HIGHLANDS CORPORATE PARK**

- HUNT VALLEY TOWNE CENTRE**
- Ann Taylor Loft
  - Ashley Furniture Homestore
  - Barrett's Grill
  - Bassett Furniture
  - Bob's Discount Furniture
  - Burlington Coat Factory
  - California Pizza Kitchen
  - Carrabba's Italian Grill
  - CAVA
  - Chick-Fil-A
  - Chico's
  - Chipotle
  - Claire's
  - Club Pilates
  - Coal Fire Pizza
  - Dick's Sporting Goods
  - DSW Shoe Warehouse
  - Eileen Fisher
  - European Wax Center
  - Five Below
  - Francesca's
  - Hair Cuttery
  - Home Goods
  - Hunt Valley Wine, Liquor & Beer
  - Iron Rooster
  - Izakaya 68
  - J. Crew Factory
  - J. Jill
  - Jos A. Bank Clothier
  - Lands' End
  - Luxury Nails and Spa
  - M&T Bank
  - Marshalls
  - Mattress Warehouse
  - MGH
  - Michaels
  - Mission BBQ
  - My Eye Dr.
  - Noodles & Company
  - Onelife Fitness
  - Orange Theory Fitness
  - OrthoRoks
  - Orthodontics
  - Outback Steakhouse
  - Panera Bread
  - Peet's Coffee & Tea
  - Quickway Japanese Hibachi
  - Regal Cinemas
  - Renewal Upscale Resale
  - Sakura
  - Sammy's Trattoria II
  - Sleep Number
  - Soft Surroundings
  - Spa in the Valley
  - SunTrust Bank
  - The Good Feet Store
  - The Greene Turtle
  - The Mint Leaf
  - The Sweetest Spot
  - Tropical Smoothie Cafe
  - Ulta Beauty
  - Vaccaro's Italian Pastry Shop
  - Verizon Wireless
  - Wegmans
  - White House Black Market



**Hunt Valley Towne Centre**

# NOTABLE DISTANCES



**2 Minutes**  
from Hunt Valley Towne Centre with over 1,000,000 SF of retail/hotel/restaurants



**10 Minutes**  
from I-695



**2.5 Miles North**  
of the Hunt Valley Interchange at I-83 and Shawan Rd



**20 Minutes**  
from Pennsylvania and downtown Baltimore

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## RIDGEBROOK ROAD

AT HIGHLANDS CORPORATE PARK



### FOR MORE INFORMATION

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