

10 FILA WAY Sparks, MD 21152



41,650 SF, two-story brick and glass office/retail building, zoned ML
Free and plentiful surface parking (4.5 spaces/1,000 SF)
Superb location just one mile from Hunt Valley Towne Centre
Verizon and Comcast; 120/208 volt or 277/480; 3-phase, 4-wire power
Operating Expenses include Common Area Maintenance (\$5.39± PSF), Taxes (\$3.01 PSF) and Insurance (\$0.22± PSF)

AVAILABILITY

Suite 201-A: 1,422 SF
▪ Ready to go family practice suite
Suite 203: 1,450 - 3,567 SF
▪ Shell space
Extensive window lines
Wet sprinkler system



FOR MORE INFORMATION PLEASE CONTACT:

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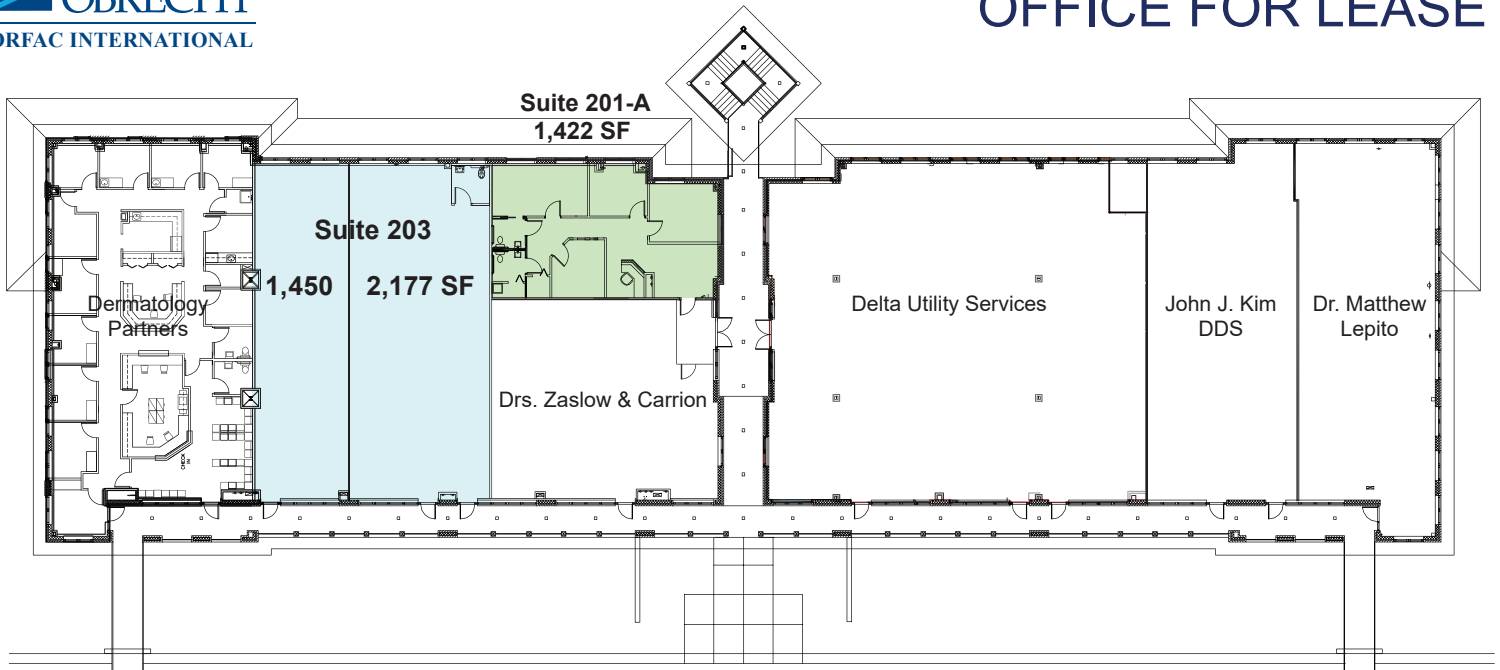
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SUBWAY



AMERICA RUNS ON DUNKIN'®

Sparks Valley Amenities Include: Serpico Restaurant, Dunkin Donuts, Subway, Sparks Dry Cleaner, First National Bank, Studio 360, Truth Mind & Body and Embark Education PreSchool

Sparks Valley Medical Providers Include: Sparks Valley Dental, Hunt Valley Oral Surgery, John J. Kim, DDS, Performance Spine & Rehabilitation Center, and Dermatology Partners

Demographics	1 Mile	3 Mile	5 Mile
Population:	5,160	16,806	272,532
Households:	2,185	6,995	107,240
Avg HH Income:	\$158,063	\$155,305	\$134,702
Daytime Employees:	2,989	32,411	50,108

- Signalized intersection at York Rd and Sparks Valley Rd
- Restaurants and retail providers on-site
- Adjacent to new luxury townhome development

