

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 (\$4.19± PSF), Taxes (\$2.50 PSF) and Insurance (\$0.22± PSF)

AVAILABILITY

Suite 201-A: 1,422 SF
▪ Ready to go family practice suite
Suite 203: 2,117 SF
▪ Shell space
Extensive window lines
Wet sprinkler system



FOR MORE INFORMATION PLEASE CONTACT:

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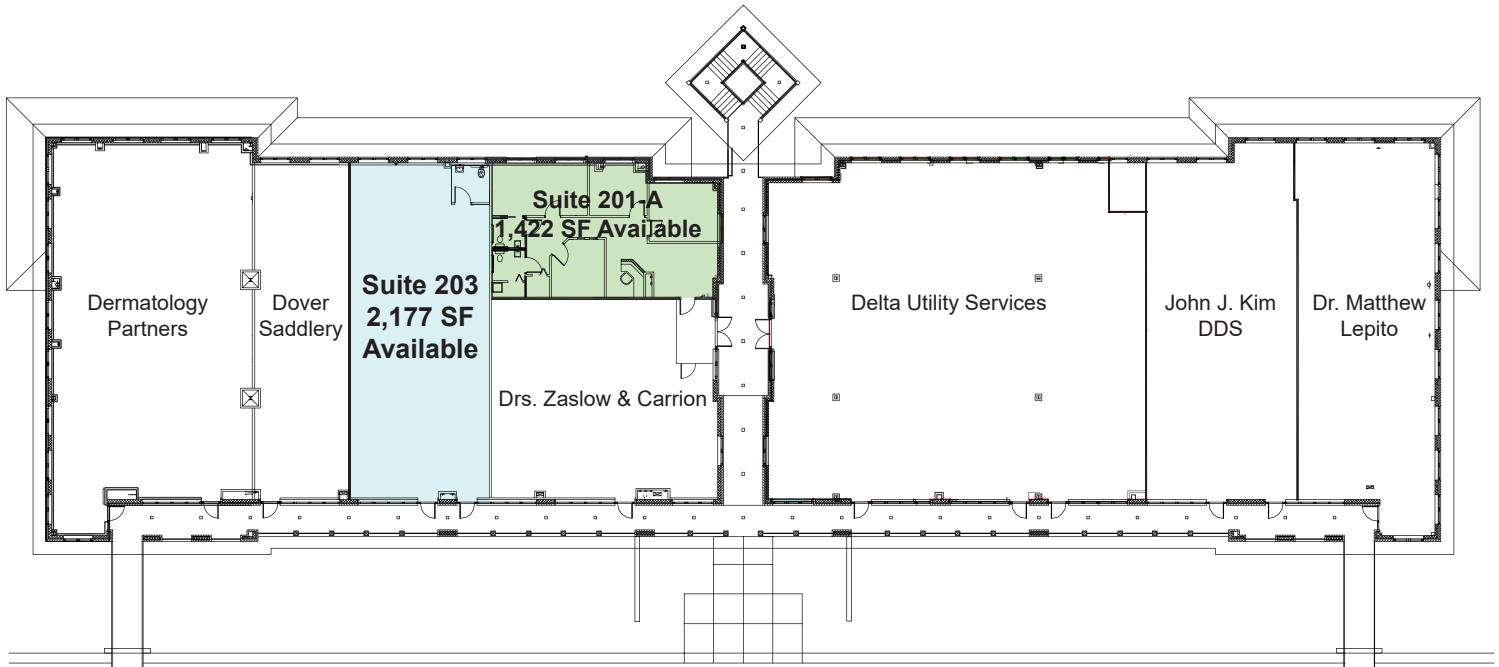
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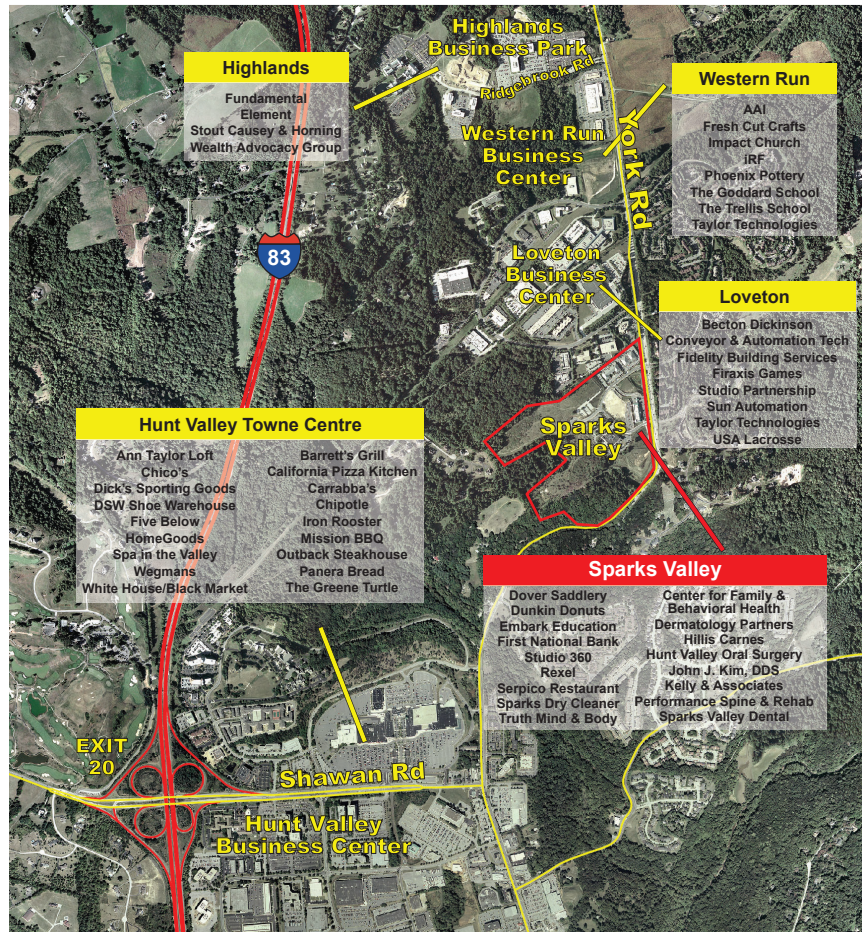
410-561-5568



Sparks Valley Amenities Include: Serpico Restaurant, Dunkin Donuts, Sparks Dry Cleaner, First National Bank, Dover Saddlery, 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, Dermatology Partners, and Center For Family and Behavioral Health

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|-----------|-----------|-----------|
| Population: | 5,410 | 16,932 | 56,633 |
| Households: | 2,185 | 6,965 | 24,032 |
| Avg HH Income: | \$131,048 | \$128,771 | \$122,368 |
| Daytime Employees: | 2,788 | 33,273 | 52,268 |



- Signalized intersection at York Rd and Sparks Valley Rd
- 22,710 cars per daily (York Rd)
- Restaurants and retail providers on-site
- Adjacent to new luxury townhome development