



ROCKLAND GRIST MILL

2201 OLD COURT ROAD | BROOKLANDVILLE, MARYLAND 21022

FOR
LEASE

BROKER

BONUS* \$1/SF

** For any new lease signed by
5/1/2026*



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Original, unique historic features for “one-of-a-kind” character
- Ideal environment to attract and retain employees
- Fiber optic through Comcast, Verizon, and AT&T
- Immediate access to Valley Inn and Greenspring Station; 10 minutes to Penn Station
- Separately metered utilities
- Operable windows
- The Cooperage building: Skylights (2nd floor), a deck on the rear of the space off the conference room with views of the Jones falls & Slaughterhouse Creek, refinished timber wood floor (1st floor)

AVAILABLE:	MAIN BUILDING 3,200 SF ± THE COOPERAGE BUILDING 2,000 SF ±
LOT SIZE:	4.96 ACRES ±
YEAR BUILT:	1805 (RENOVATED 1978)
RENTAL RATE:	NEGOTIABLE



Main Building



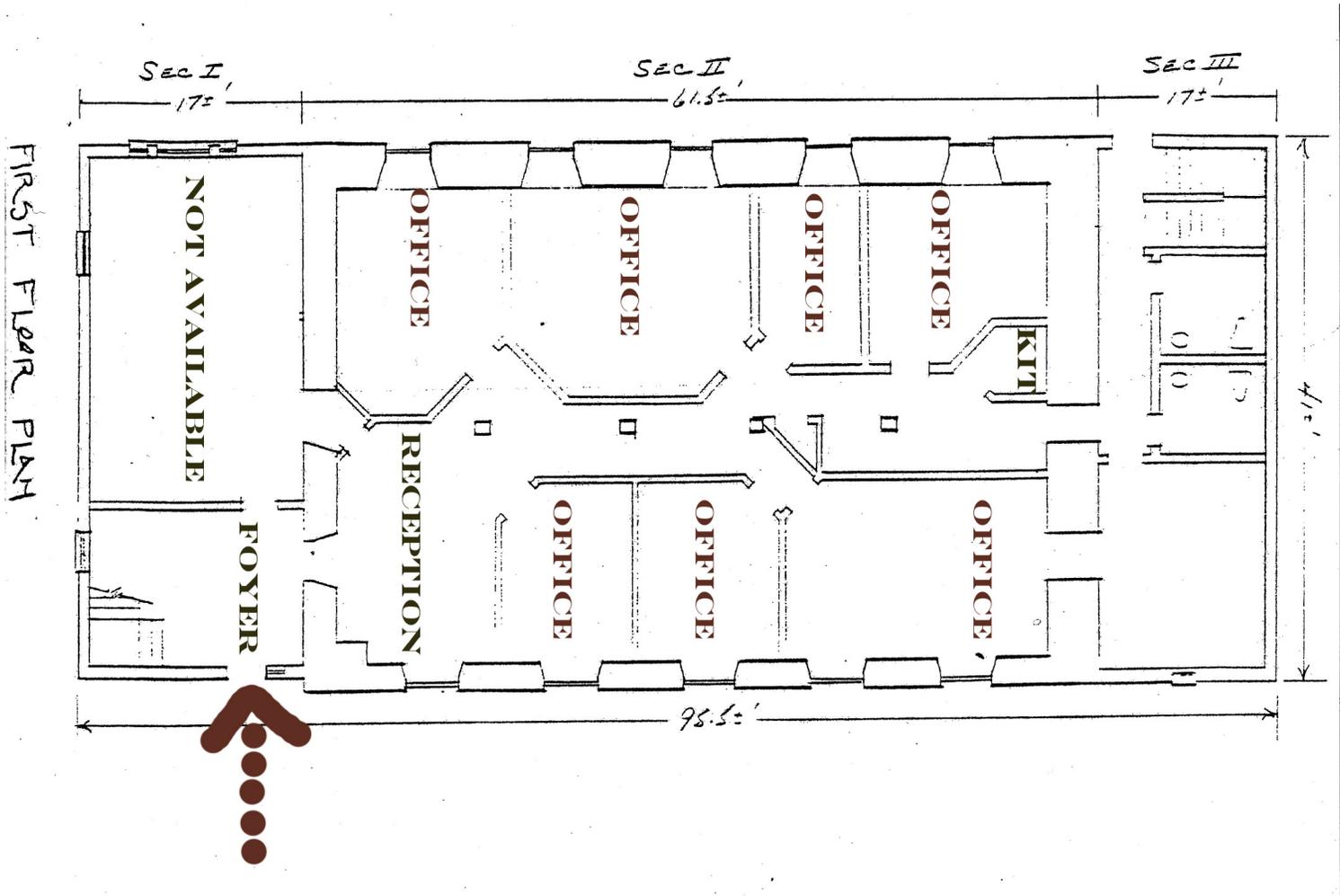
The Cooperage Building



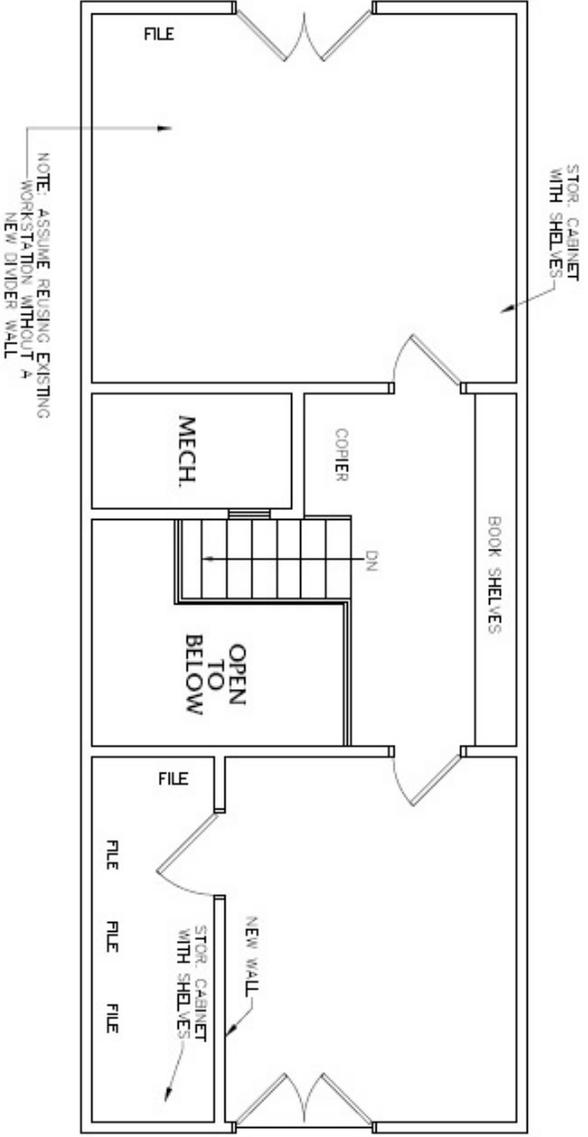
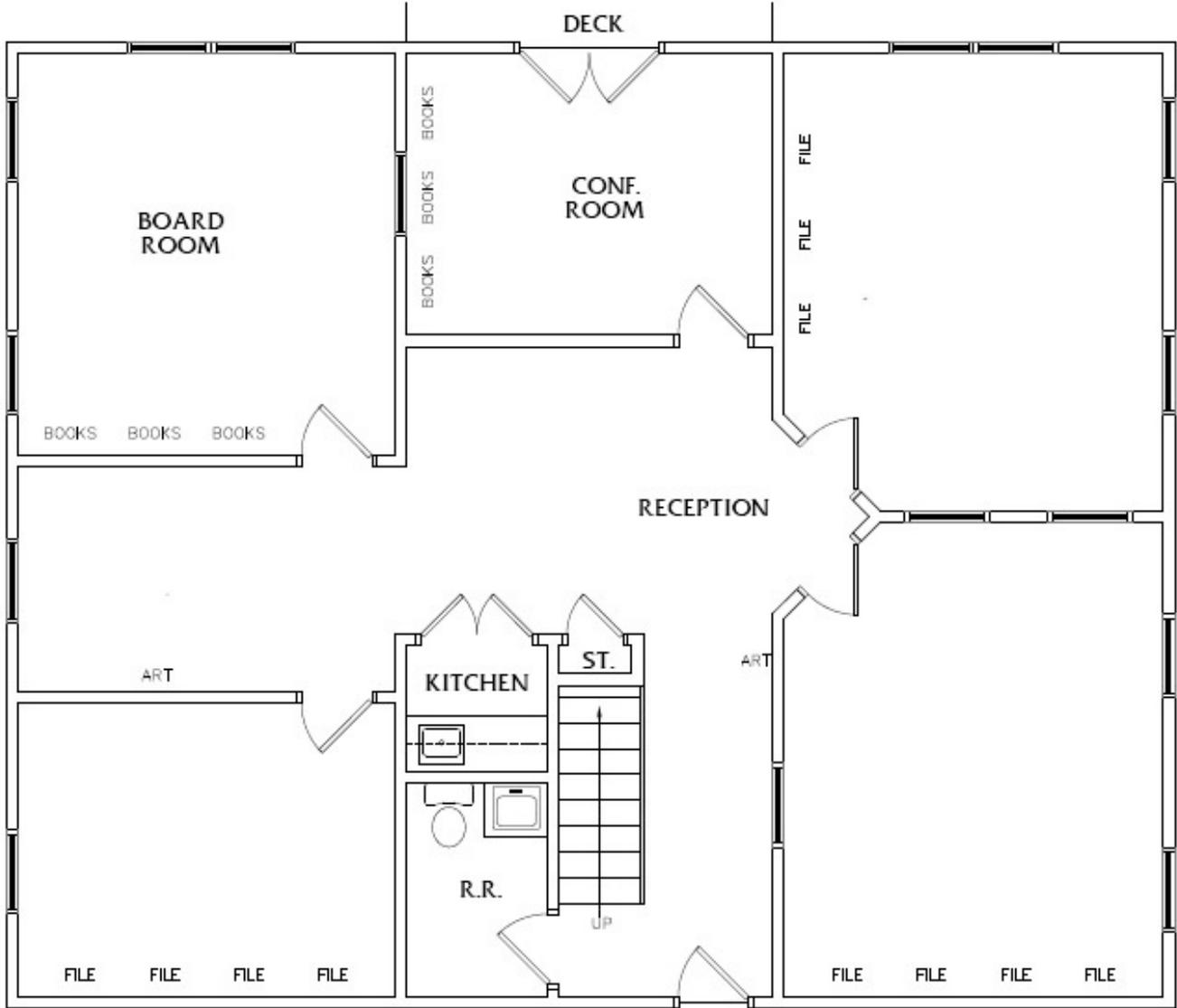
GOOGLE STREET VIEW



FLOOR PLAN: MAIN BUILDING 1ST FLOOR



FLOOR PLAN: THE COOPERAGE



NOTE: ASSUME REUSING EXISTING WORKSTATION WITHOUT A NEW DIVIDER WALL

MAIN BUILDING



THE COOPERAGE BUILDING



ADDITIONAL PHOTOS



FIRST CLASS LOCATION

The Rockland Grist Mill is situated in Brooklandville, surrounded by the most affluent neighborhoods in Baltimore including Greenspring Valley, Ruxton and Mount Washington. Known for its luxury residences, serene country settings, specialty shops and casual and fine dining, Brooklandville provides its residents (both home and professional) the best of both worlds – a removed, quiet atmosphere with only a quick drive to the city’s downtown center.

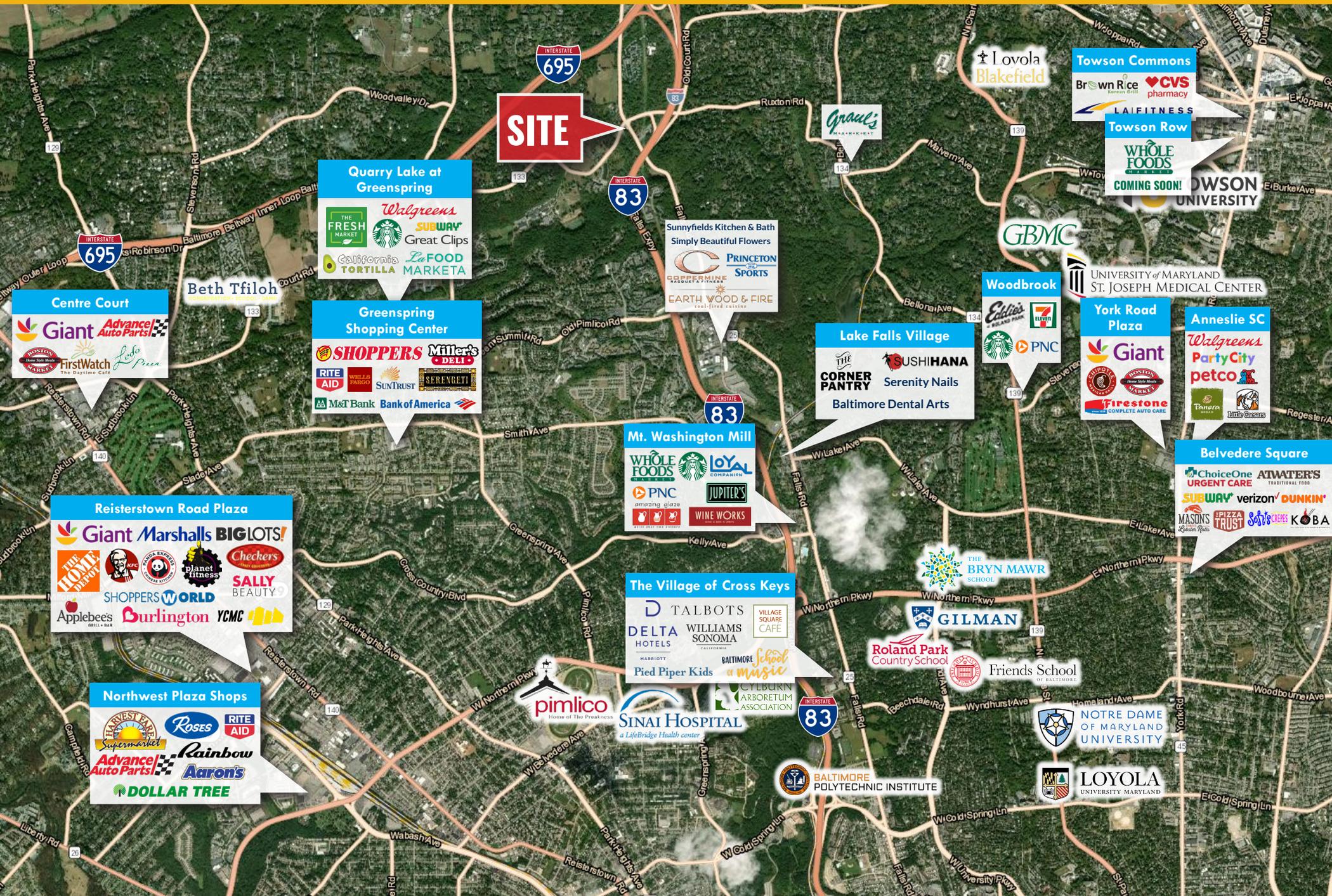
This ideal feature has made Brooklandville home to many well-known companies including Johns Hopkins, Wells Fargo, and Smith Barney. Numerous amenities serve this area including local and national retailers, dining, personal services, banking, recreation and more.

Within less than a five minute drive, visitors can shop and enjoy either Mt. Washington’s historic area to the South featuring Whole Foods, Starbucks, or the Mt. Washington Tavern, or the service offerings of Greenspring Station to the North, featuring Tark’s Grill, The Wine Merchant, Stone Mill Cafe, banking, fashion boutiques and more.

This area is also known for its exclusive private schools – St. Paul’s Schools, Park School, Boys Latin, Gilman, Roland Park Country School, Maryvale, Montessori and Stevenson University.



AERIAL



SITE

Quarry Lake at Greenspring
Walgreens
THE FRESH MARKET
Starbucks
SUBWAY
Great Clips
California TORTILLA
LeFOOD MARKET

Greenspring Shopping Center
SHOPPERS
Miller's DELI
RITE AID
WELLS FARGO
SUNTRUST
SERENITY
M&T Bank
Bank of America

Mt. Washington Mill
WHOLE FOODS
Starbucks
LOYAL COMPANION
PNC
amazing glaze
JUPITER'S
WINE WORKS

The Village of Cross Keys
TALBOTS
DELTA HOTELS
WILLIAMS SONOMA
VILLAGE SQUARE CAFE
Pied Piper Kids
BALTIMORE School of music
CYLBURN ARBORETUM ASSOCIATION

Lake Falls Village
THE CORNER PANTRY
SUSHIHANA
Serenity Nails
Baltimore Dental Arts

Woodbrook
Eddie's
Starbucks
7-ELEVEN
PNC

York Road Plaza
Giant
Firestone
petco

Belvedere Square
ChoiceOne URGENT CARE
ATMATER'S
SUBWAY
verizon
DUNKIN'
MASON'S
PIZZA TRUST
SANTITAS
KOBA

Centre Court
Giant
Advance Auto Parts
FirstWatch
Lobo

Reisterstown Road Plaza
Giant
Marshall's
BIG LOTS!
Home Depot
McDonald's
Panda Express
planet fitness
Checkers
SALLY BEAUTY
SHOPPERS WORLD
Applebee's
Burlington
YCMC

Northwest Plaza Shops
Harvest Park Supermarket
Roses
RITE AID
Advance Auto Parts
Rainbow
Aaron's
DOLLAR TREE

Towson Commons
Brown Rice
CVS pharmacy
LAIFITNESS

Towson Row
WHOLE FOODS
COMING SOON!

GBMC

UNIVERSITY OF MARYLAND
ST. JOSEPH MEDICAL CENTER

Anneslie SC
Walgreens
Party City
petco

THE BRYN MAWR SCHOOL

GILMAN

Roland Park Country School

Friends School

NOTRE DAME OF MARYLAND UNIVERSITY

LOYOLA UNIVERSITY MARYLAND

BALTIMORE POLYTECHNIC INSTITUTE

SINAI HOSPITAL
a LifeBridge Health center

pimlico
Home of The Preakness

Lovola Blakefield

Cravol's

Sunnyfields Kitchen & Bath
Simply Beautiful Flowers
PRINCETON SPORTS
EARTH WOOD & FIRE

Beth Tfiloh

INTERSTATE 83

INTERSTATE 695

INTERSTATE 695

INTERSTATE 83

INTERSTATE 83

INTERSTATE 83

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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