

930

RIDGEBROOK ROAD

AT HIGHLANDS CORPORATE PARK

901 / 920 / 930 / 934

RIDGEBROOK ROAD

Sparks, Maryland 21152

FOR SALE OR LEASE

- In-place financing of 4.485%

72,003 SF OFFICE SPACE

5.00 ACRES

 **TRANSWESTERN**

THE PROPERTY AT A GLANCE



**HIGHLANDS
CORPORATE PARK**

165,000 SF Office Space
46 Acres



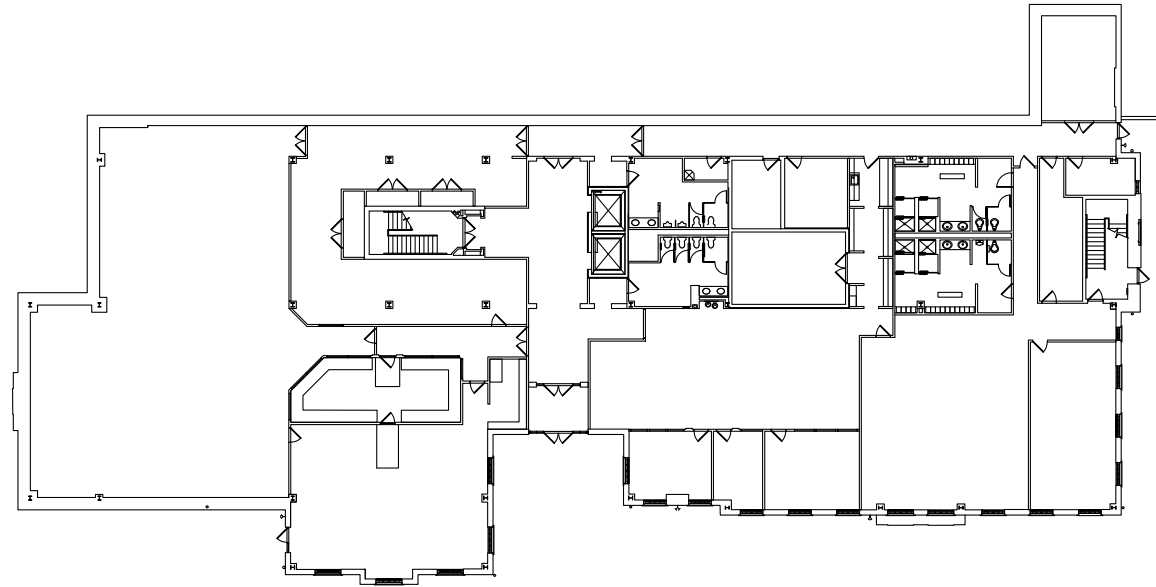
930 RIDGEBROOK ROAD

is a Class A, 3-story, 69,737 SF 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.

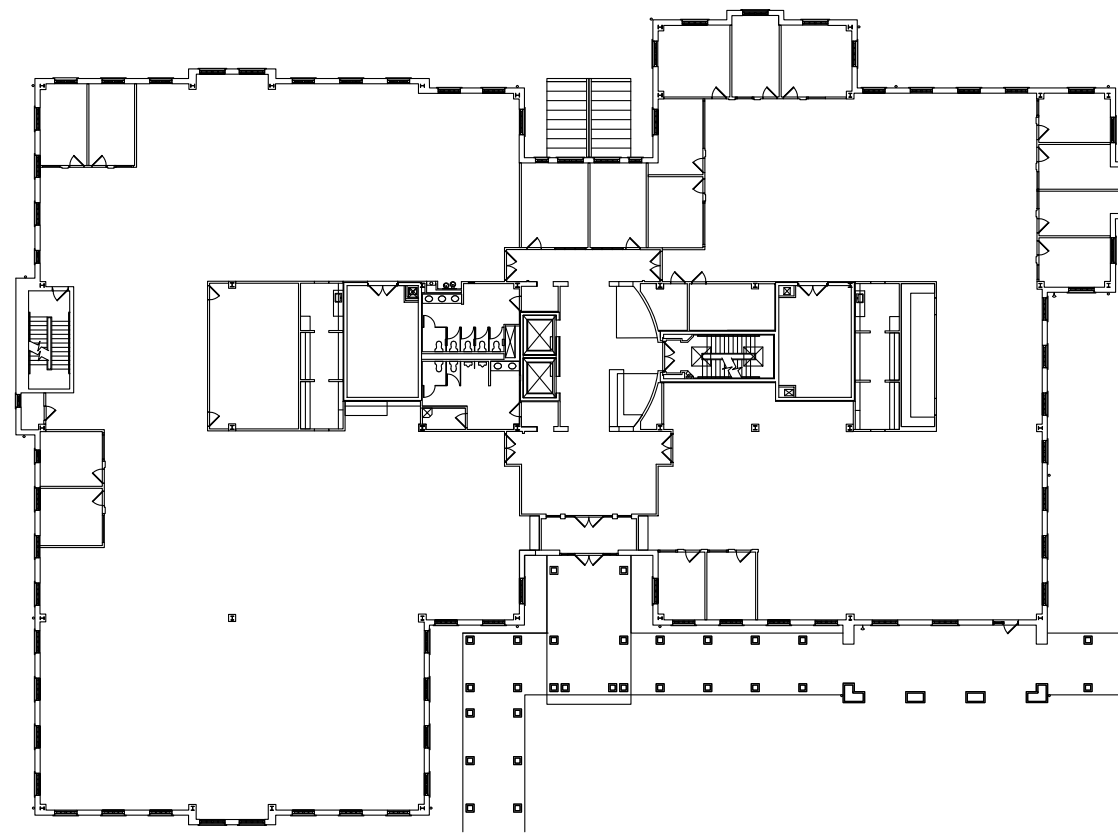
BUILDING SPECS

Type	Class A
Total Building Size	72,003 sf
Available SF	17,000 sf
Asking Rate	\$22.00PSF/FS
Year Built	1999
Stories	Three (3)
Typical Floor	23,245 sf
Construction	Masonry
Elevators	Two (2)
Parking Ratio	4 / 1,000
Surface Parking	314 spaces
Zoning	ML
Land	5 acres

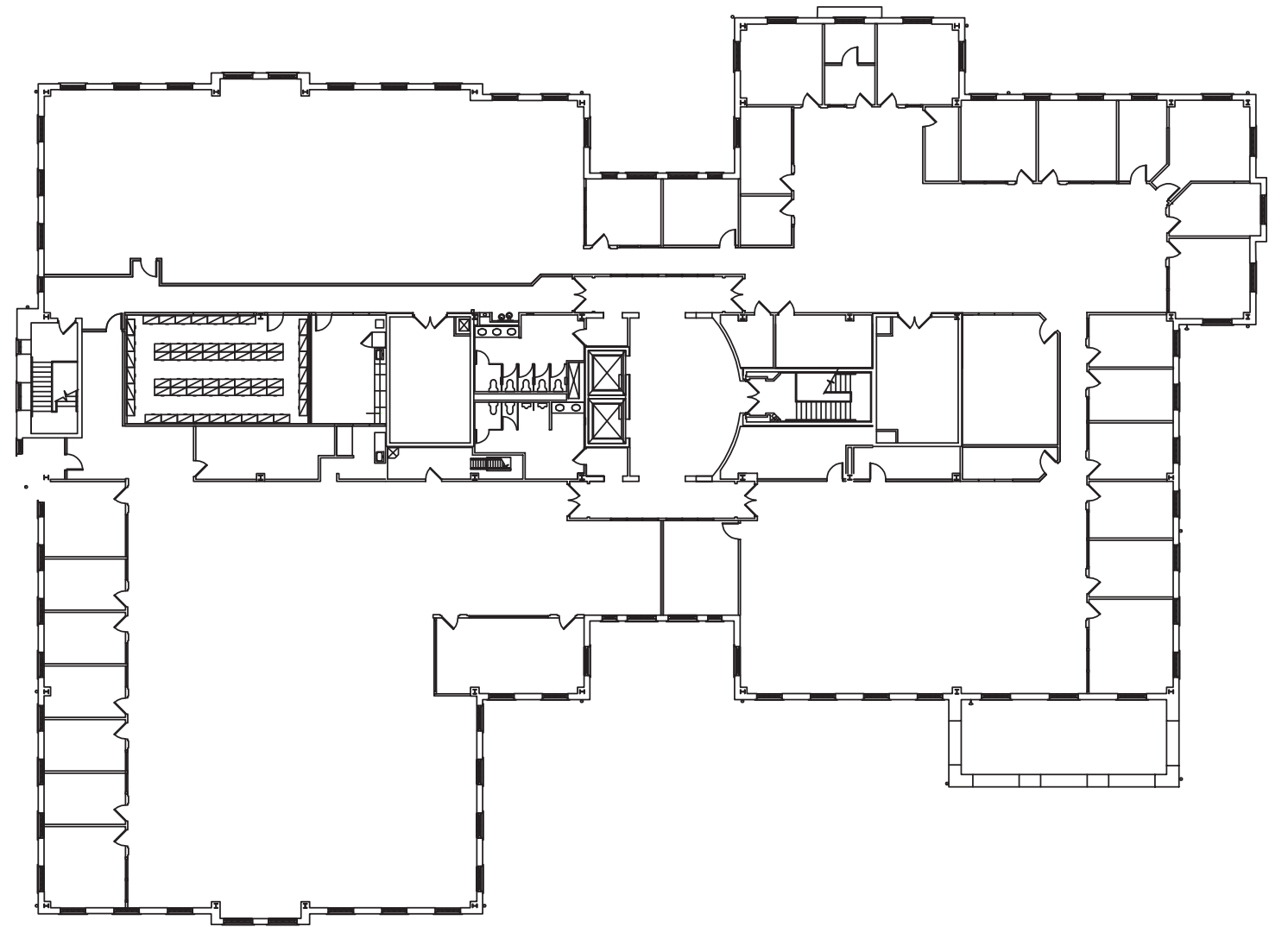
BUILDING FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

NEARBY AMENITIES



SPARKS

**930 RIDGEBROOK ROAD
HIGHLANDS CORPORATE PARK**

HUNT VALLEY TOWNE CENTRE

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



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

930

RIDGEBROOK ROAD

AT HIGHLANDS CORPORATE PARK



FOR MORE INFORMATION

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