

BARE HILLS CORPORATE CENTER

1423-1427 Clarkview Road | Baltimore, MD 21209



Availability

- ▶ 13,636 SF Available Immediately (1423 Clarkview Rd., Suite 300)
- ▶ 11,357 SF Available Immediately (1425 Clarkview Rd., Suite 100)

Center Features

- ▶ First Class Office, Retail, Flex, Business Park
- ▶ 37 acres
- ▶ Parking - 5 spaces per 1,000 SF
- ▶ 6 minute drive time to I-83 and I-695
- ▶ Planned mixed-use development nearby to be delivered in 2022 including additional food & beverage options
- ▶ Convenient access to downtown Baltimore and central Baltimore county

Notable Nearby Tenants



PLEASE CONTACT:

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Lawrence Rief
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MARKET OVERVIEW

1423-1427 Clarkview Road | Baltimore, MD 21209



Demographics

1 MILE | 3 MILE | 5 MILE

POPULATION

7,991 | 110,424 | 366,012

HOUSEHOLDS

3,523 | 45,047 | 149,405

AVERAGE HOUSEHOLD INCOME

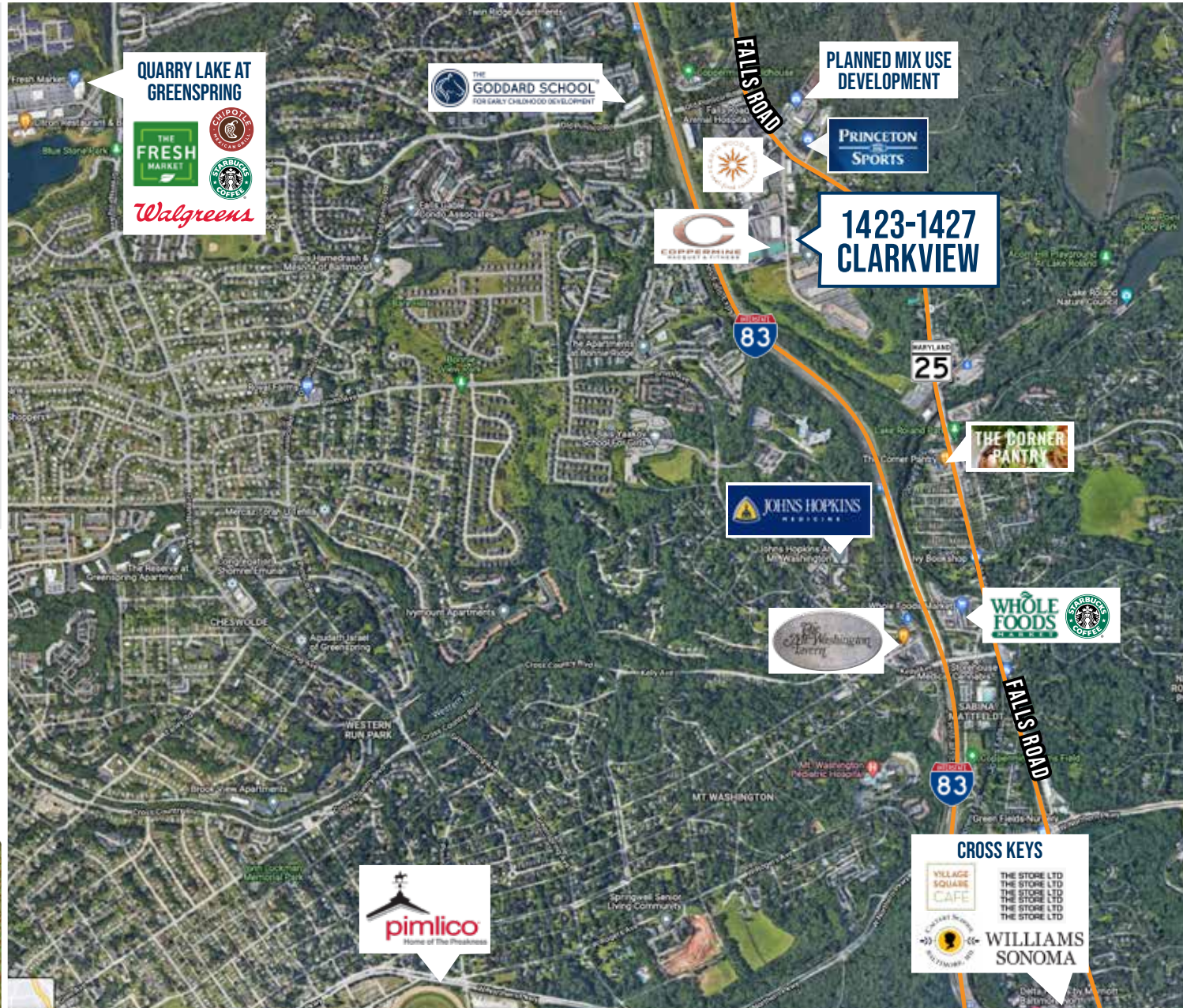
\$102,403 | \$95,424 | \$75,454

ZONING

ML- IM

TRAFFIC COUNT:

Falls Road (15,346 vehicles per day)



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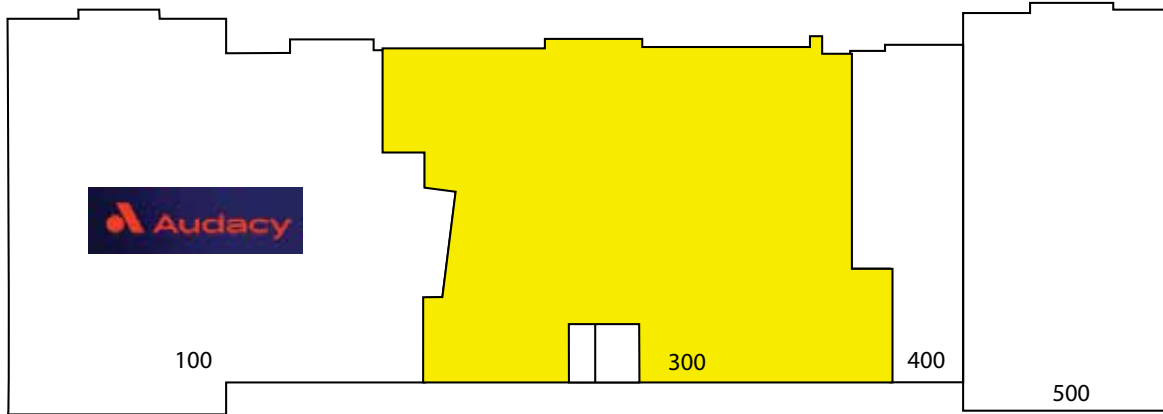
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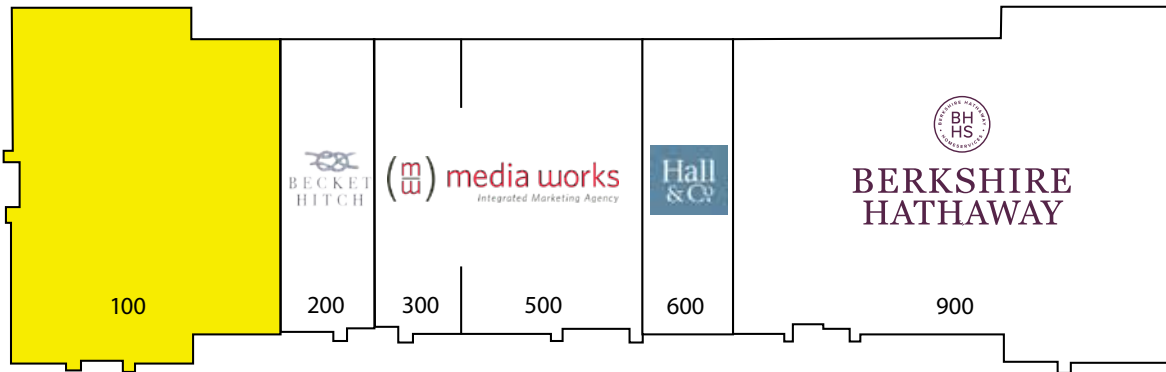
SITE PLAN

1423-1427 Clarkview Road | Baltimore, MD 21209

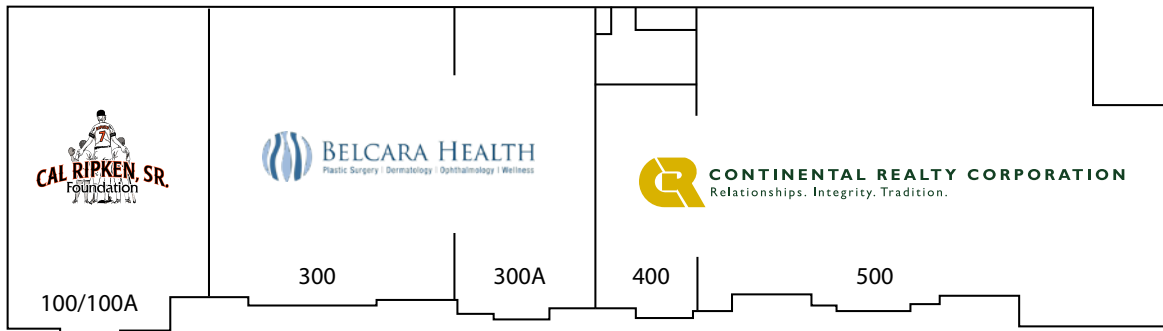
1423
Clarkview Rd



1425
Clarkview Rd



1427
Clarkview Rd



1423-1427 BARE HILLS CORPORATE CENTER

1423 Clarkview Road

Suite	Tenant	Area (SF)
100	Audacy	14,143
300	AVAILABLE	13,636
400	Ojas	2,839
500	Davita Health Care	8,226

TOTAL 38,844

1425 Clarkview Road

Suite	Tenant	Area (SF)
100	AVAILABLE	11,357
200	Becket Hitch	3,277
300	Media Works	3,319
500	Media Works	6,292
600	Hall & Co.	3,291
900	Berkshire Hathaway	17,892

TOTAL 45,428

1427 Clarkview Road

Suite	Tenant	Area (SF)
100/100A	Cal Ripken Sr. Foundation	8,962
300	Belecara	10,064
300A	Belecara	6,042
400	Continental Realty Corp.	1,062
400	Continental Realty Corp.	2,993
500	Continental Realty Corp.	19,769

TOTAL 48,168

Landlord does not covenant that any occupant indicated hereon will be a tenant in the space marked or in this shopping center. Nothing contained herein shall be deemed to limit, waive, or lessen the rights of Landlord under the lease. This exhibit shows only Tenant's location in the Landlord's property and is not a scale drawing showing size, etc.

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