

RETAIL SPACE FOR LEASE

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
Signalized intersection at York Rd and Sparks Valley Rd
Verizon and Comcast; 120/208 volt or 277/480; 3-phase, 4-wire power
Operating Expenses include Common Area Maintenance (\$5.17± PSF), Taxes (\$3.01 PSF) and Insurance (\$0.22± PSF)

AVAILABILITY

- 4,567 SF of ground level retail space fronting York Road
- Restaurants & retail providers on-site
- Adjacent to new luxury town-home development



FOR MORE INFORMATION PLEASE CONTACT:

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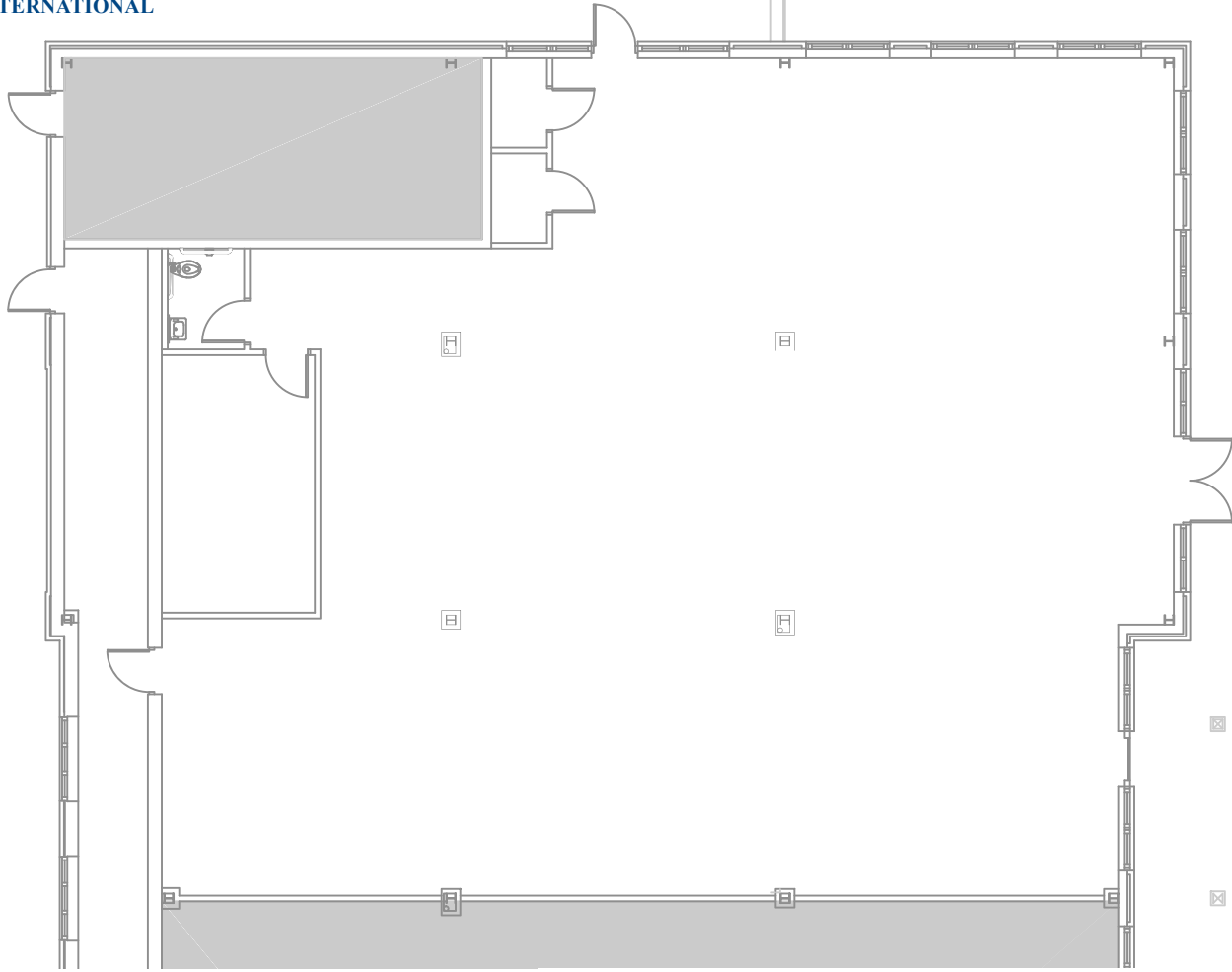


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10 FILA WAY RETAIL FOR LEASE



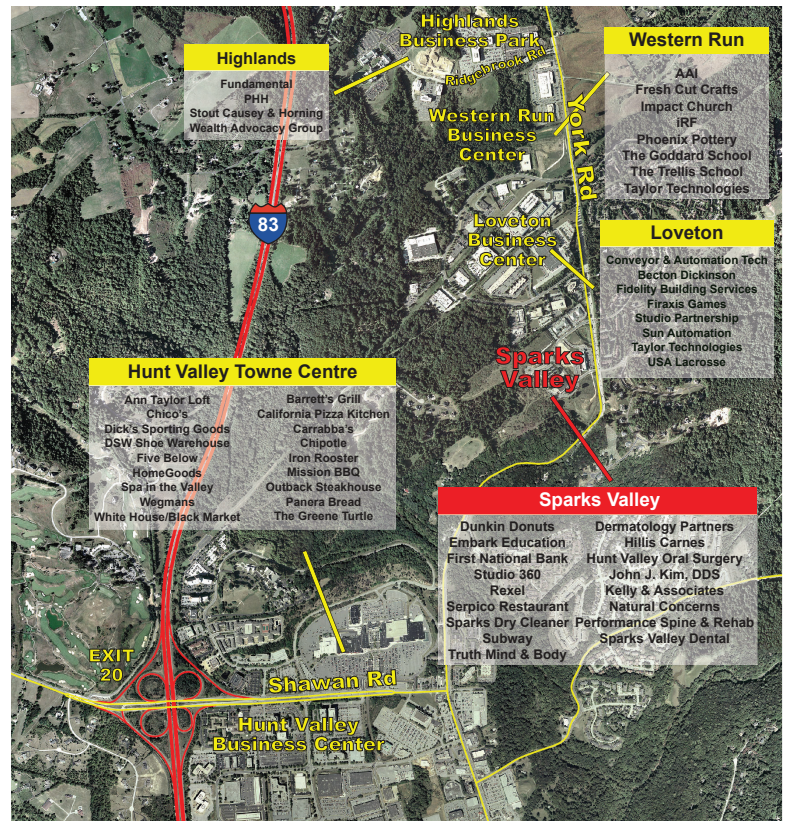
Sparks Valley Businesses Include:



Hunt Valley Oral Surgery



Performance Spine & Rehabilitation Center
10 Fila Way, Suite 208 Sparks, MD 21152



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