

OFFICE FOR LEASE 201 INTERNATIONAL CIR

Hunt Valley, MD 21030

Available: 1,094 - 16,365 SF



LISTING DATA

AVAILABLE SF: 1,094 - 16,365 SF

ECONOMIC DATA

LEASE RATE: \$24.50 FS

BUILDING DATA

BUILDING SF: 78,461 SF (5 Stories)

YEAR BUILT: 1981

ZONING: MLR

[CLICK HERE TO VIEW VIDEO TOUR](#)

PROPERTY OVERVIEW

Welcome to 201 International Cir in Hunt Valley, MD an easily accessible and visible leasing opportunity. This highly efficient property offers walkability to both the Hunt Valley Light Rail station and various amenities in the Hunt Valley Towne Centre. Ample parking on a beautifully landscaped corner with access from I-695 and I-83. Two full floor leasing options with off elevator entry.

PROPERTY HIGHLIGHTS

- Tremendous visibility, accessibility & walkability
- Adjacent to Hunt Valley Towne Center (Wegmans, Burlington, Regal Cinemas, Marshalls, DICK's Sporting Goods, Chipotle, Green Turtle, Sammy's, Mission BBQ, First Watch, Barret's, Outback, Peet's Coffee, Texas Roadhouse, **Onelife Fitness (Corporate Discount Program)**, Spa in the Valley, Bank of America, M&T Bank, Truist Bank, Chase Bank)
- Minutes from I-695 and I-83
- Short walk to nearby Hunt Valley Light Rail station
- Lobby Attendant
- Building signage available

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,094 - 16,365 SF	Lease Rate:	\$24.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 135	Available	1,094 SF	Full Service	\$24.50 SF/yr
Suite 170A	Available	1,521 SF	Full Service	\$24.50 SF/yr
Suite 170B	Available	1,423 SF	Full Service	\$24.50 SF/yr
Suite 200	Available	2,166 SF	Full Service	\$24.50 SF/yr
3rd Floor	Available	16,365 SF	Full Service	\$24.50 SF/yr
4th Floor	Available	6,676 SF	Full Service	\$24.50 SF/yr
Suite 500C	Available	2,974 SF	Full Service	\$24.50 SF/yr

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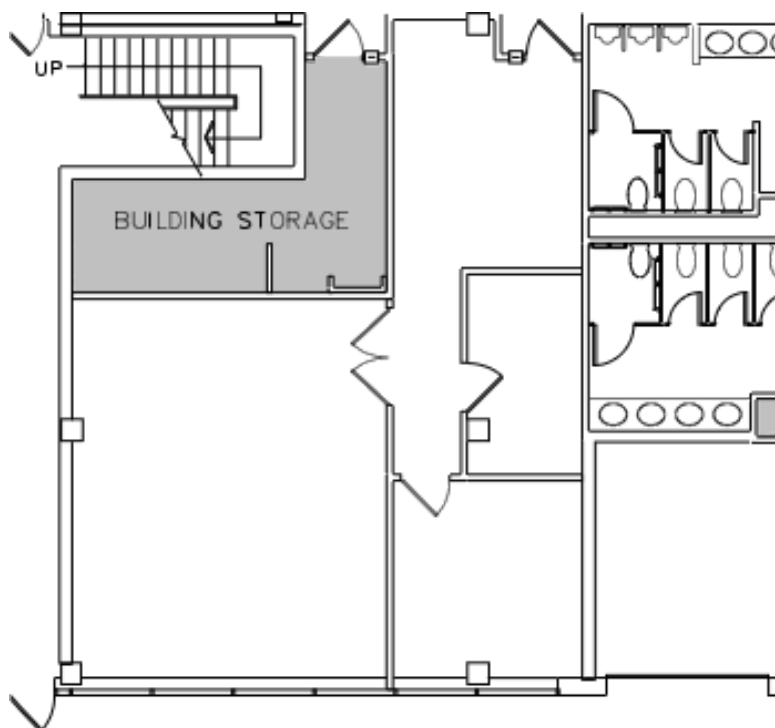
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 135	Available	1,094 SF	Full Service	\$24.50 SF/yr

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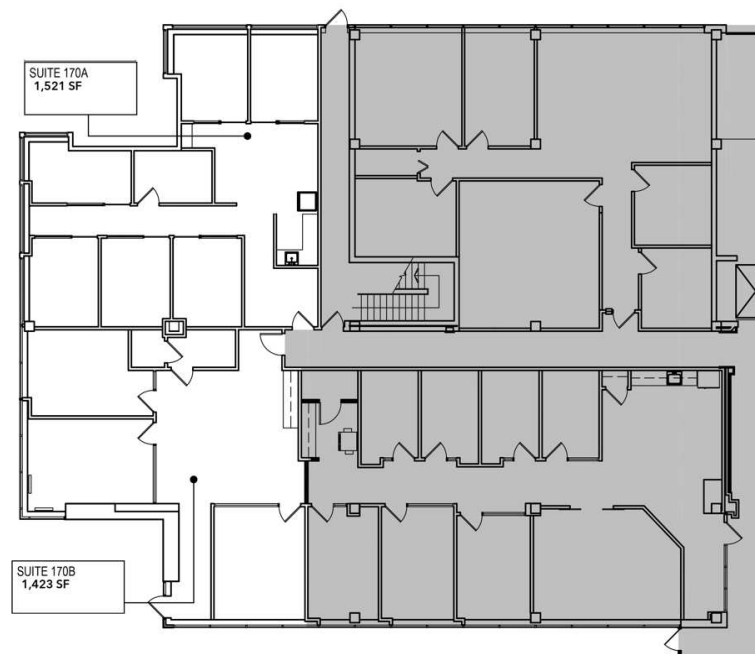
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Suites can be combined, 2,944 SF

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 170A	Available	1,521 SF	Full Service	\$24.50 SF/yr
Suite 170B	Available	1,423 SF	Full Service	\$24.50 SF/yr

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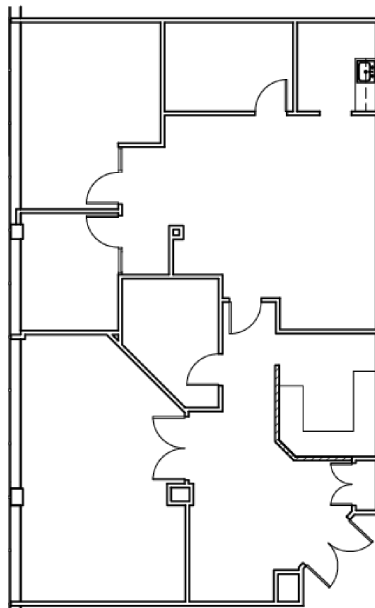
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 200	Available	2,166 SF	Full Service	\$24.50 SF/yr

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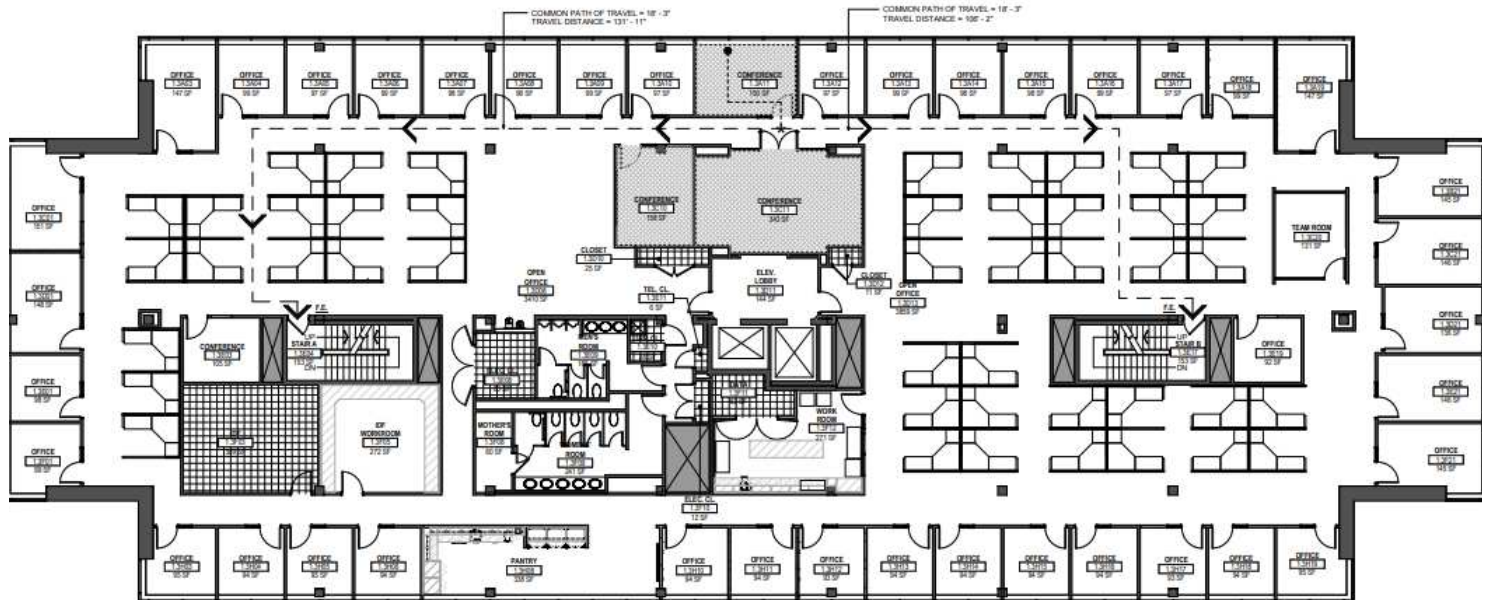
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
3rd Floor	Available	16,365 SF	Full Service	\$24.50 SF/yr

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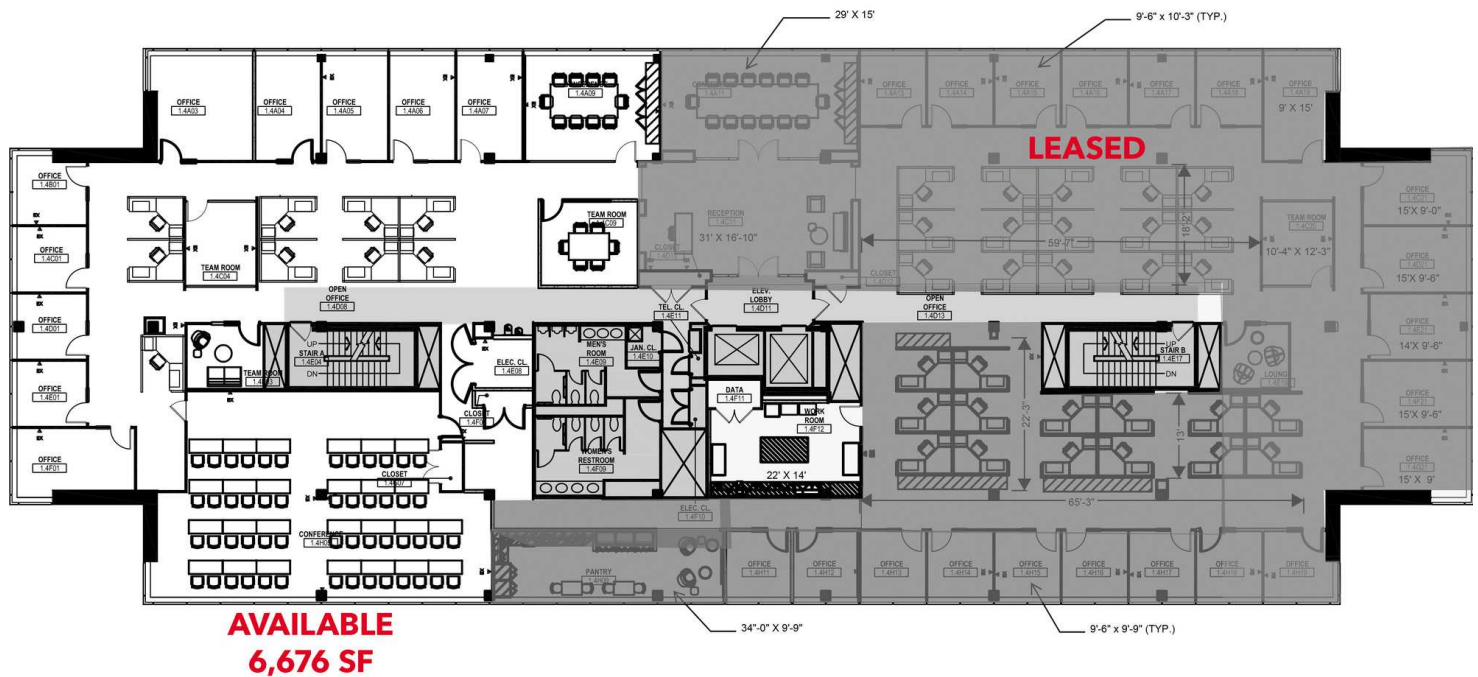
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4th Floor	Available	6,676 SF	Full Service	\$24.50 SF/yr

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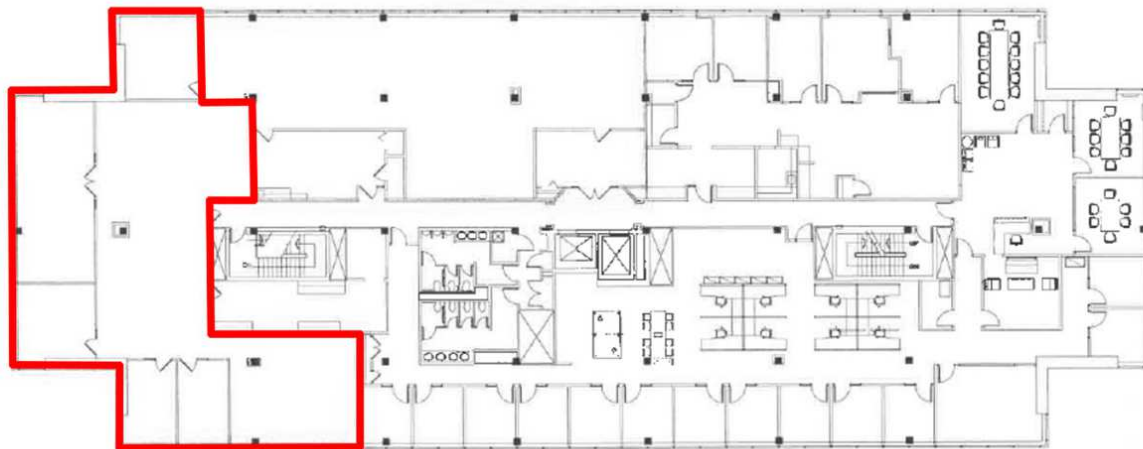
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SUITE 500C



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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 500C	Available	2,974 SF	Full Service	\$24.50 SF/yr

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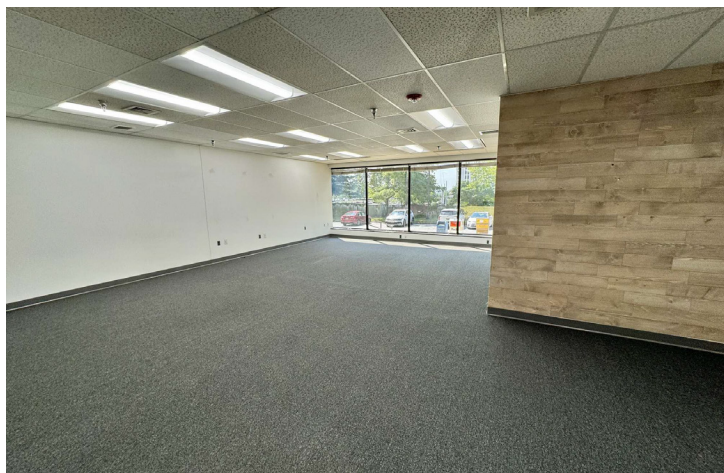
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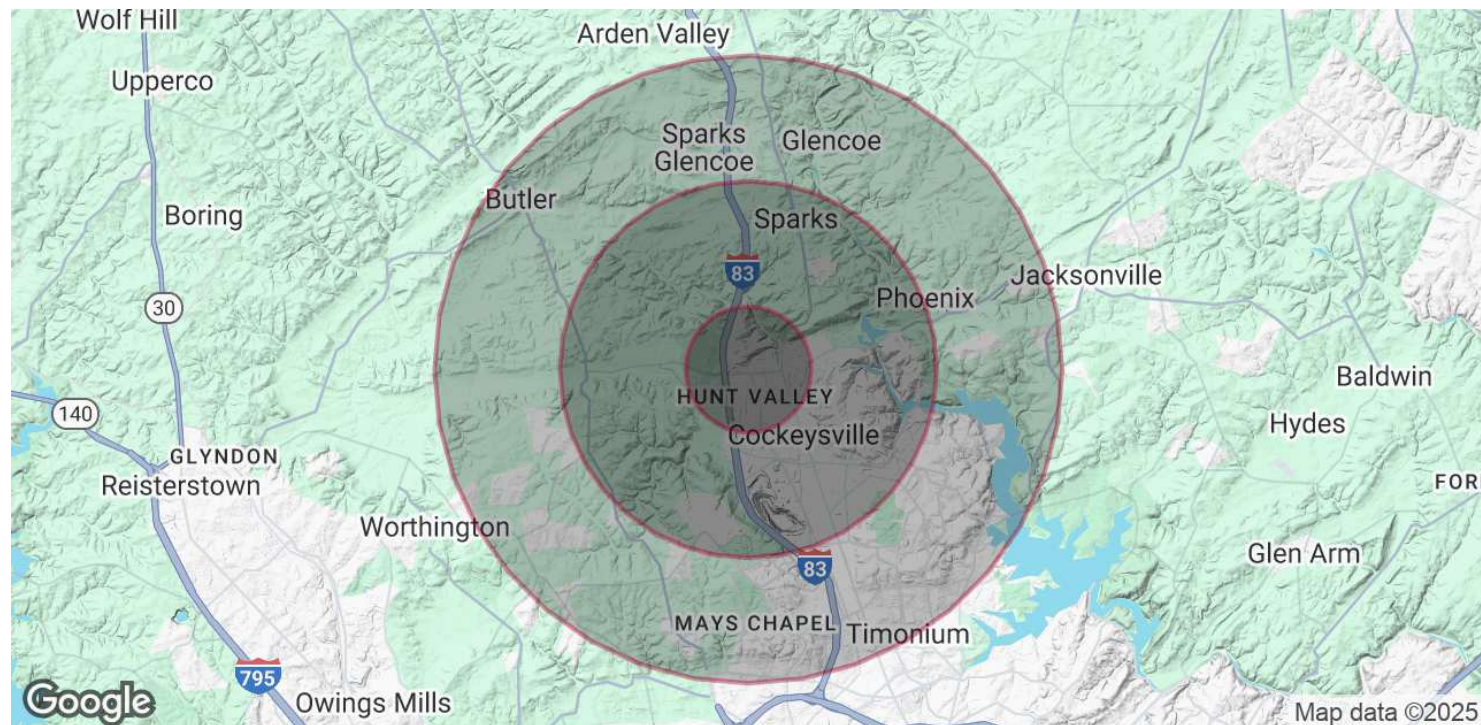
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,143	28,078	66,064
Average Age	50	44	44
Average Age (Male)	47	42	42
Average Age (Female)	52	45	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,003	12,294	26,790
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$173,708	\$153,618	\$171,905
Average House Value	\$507,597	\$523,267	\$583,735

Demographics data derived from AlphaMap

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