

## OFFICE SPACE FOR LEASE



## WESTERN RUN BUSINESS CENTER

14600 York Road

Sparks, MD 21152



### FOR MORE INFORMATION PLEASE CONTACT:

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Blue & Obrecht Realty, LLC

9475 Deereco Road, Suite 200

Timonium, MD 21093



- Extensive glass lines and natural light
- Building fronts York Road, with opportunity for signage
- Corporate park environment with on-site day care provider and fitness center

#### **BUILDING SIZE**

93,813 square feet

#### **SPACE AVAILABLE**

Suite A: 45,687 square feet

#### **ZONING**

MLR

#### **UTILITIES**

Individually metered gas and electric  
13 York roof top HVAC units totaling 151 tons  
2 Onan backup generators (60 KW and 80 KW)

#### **DATA PROVIDERS**

Comcast and Verizon (DSL)

#### **PARKING**

404 parking spaces

#### **OPERATING COSTS**

Operating Expenses:	\$1.57
Real Estate Taxes:	\$1.08
Insurance:	<u>\$0.13</u>
Total	<u>\$2.78</u>



## WESTERN RUN

Pulse Health & Fitness  
 The Goddard School  
 The Trellis School

## SPARKS VALLEY

Dentistry for Kids  
 Dover Saddlery  
 Dunkin' Donuts  
 Center for Family & Behavioral Health  
 First National Bank  
 Hunt Valley Oral Surgery  
 M n J Deli  
 North County Dental Assoc.  
 Performance Spine & Rehab  
 Serpico Pizza  
 Sparks Cleaners  
 Studio 360  
 The Davenport School  
 Truth Mind & Body Spa

## HUNT VALLEY TOWNE CTR

Bar Louie  
 Barrett's Grill  
 California Pizza Kitchen  
 Carrabba's  
 Chick-fil-A  
 Chipotle  
 Echo Frezco  
 Grabbagreen  
 Noodles & Company  
 Outback Steakhouse  
 Panera  
 The Greene Turtle  
 The Iron Rooster  
 Ann Taylor Loft  
 Burlington Coat Factory  
 Chico's  
 Dick's Sporting Goods  
 DSW Shoe Warehouse  
 Home Goods  
 Land's End  
 Michael's  
 Pet Valu  
 Pier One Imports  
 Regal Cinemas  
 Spa in the Valley  
 Ulta  
 Wegmans  
 White House/Black Market

