

10150

YORK ROAD

HUNT VALLEY, MD



Receivership Sale

Value-Add Opportunity

Main & Main Location

Future Development Potential

INVESTMENT SUMMARY

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in **10150 York Road** (the “Property”), a Class A office tower on nearly 8 acres in Hunt Valley, MD.

BUILT IN 1985 AND UNDERGOING A SIGNIFICANT RENOVATION IN 2014, THE ASSET TOTALS 174,846 SQUARE FEET AND IS 61% LEASED TO 5 TENANTS.

10150 York Road is anchored by Ryan Specialty Group (RSG), a publicly traded international specialty insurance company (NYSE: RYAN) occupying 30% of the building. RSG has been a tenant since 2003.

In 2014, more than \$10 million was invested in building renovations and upgrades, including a replacement and reconfiguring of the window line, complete lobby renovation, upgraded signage, and reconfiguring the fourth floor. Future capital needs for a new buyer will be limited to the near-term lease-up costs of the third floor.





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Rentable Area
174,846 SF



Year Built/Renovated
1985 / 2014



Large Site on Main Corridor
7.7 Acres + 26K Cars/Day



Office Class
Class A



Prime Location
I-83 Corridor



Percent Leased
61%



5 Tenants
Insurance & Engineering



WALT
3.4 Years

INVESTMENT HIGHLIGHTS



FUTURE DEVELOPMENT POTENTIAL



- Sitting on a prime corner on York Road, one of the main north-south arteries in the I-83 Corridor, there is significant value in the location for future redevelopment
- Nearly 8 acres provides an excess amount of land for possible retail, flex, and/or office uses
- 500-space parking garage on-site provides meaningful cost-savings and potential income to a future owner or developer

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YORK ROAD

500 Space On-Site
Parking Garage
on 7.7 Acres

45

26K CARS/DAY
YORK ROAD



Microsoft

Atradius

GE

McCormick

EA
EA Engineering, Science,
and Technology, Inc. PBC

BANK OF AMERICA

83

BD

EXECUTIVE PLAZA
PROGRESSIVE AMWINS
MassMutual

McCormick
GLOBAL HQ

tessco

McCormick

ExtraSpaceStorage

VOLVO

HUNT VALLEY TOWNE CENTER
Wegmans Onelife FITNESS DICK'S SPORTING GOODS REGAL
Marshalls CAVA Chick-fil& EQUIPE
HomeGoods DSW five BEL&W ULTA BEAUTY
california pizza kitchen CARRABBA'S ITALIAN GRILL OUTBACK STEAKHOUSE J.CREW FACTORY

FedEx Starbucks

Walgreens

BALTIMORE COUNTY

P&G

RAM Jeep

45

Walmart

PORSCHE

LAND-ROVER

10150
YORK ROAD

YORK BUILDING PRODUCTS
A STOWART COMPANY

TEXTRON

HONDA

GMC

YORK ROAD

THE HOME DEPOT

Chick-fil&

HUNT VALLEY IS LIVE / WORK / PLAY



- 500+ units of new, Class A multifamily recently built at Hunt Valley Town Centre
- True cross section of the region's top employers, including McCormick, Textron, BD, Tesco, Bank of America, and Microsoft
- Superior access to retailers at Hunt Valley Town Centre featuring more than 1 million SF of retail, restaurants, entertainment, and recreation
- Nearby access to the MTA Light Rail Transit System – featuring direct rail access to points south including Baltimore and Baltimore Washington International



OPPORTUNITY TO ADD VALUE & PURCHASE AT A DISCOUNT TO REPLACEMENT COST



- Low cost basis far below the cost to replicate the property's design, location, and coverage
- Upside through lease up – nearly 40% of the building / 70K SF of vacancy
- Low cost basis will enable a very competitive leasing strategy going forward

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YORK ROAD

HUNT VALLEY, MD

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