

OFFICE FOR LEASE 201 INTERNATIONAL CIR

Hunt Valley, MD 21030

Available: 1,094 - 6,676 SF

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



LISTING DATA

AVAILABLE SF: 1,094 - 6,676 SF

ECONOMIC DATA

LEASE RATE: \$24.50 FS

BUILDING DATA

BUILDING SF: 78,461 SF (5 Stories)

YEAR BUILT: 1981

ZONING: MLR

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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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,094 - 6,676 SF	Lease Rate:	\$24.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 110	Available	1,703 SF	Full Service	\$24.50 SF/yr
Suite 135	Available	1,094 SF	Full Service	\$24.50 SF/yr
Suite 160	Available	1,423 SF	Full Service	\$24.50 SF/yr
Suite 200	Available	2,166 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
Suite 540	Available	3,347 SF	Full Service	\$24.50 SF/yr

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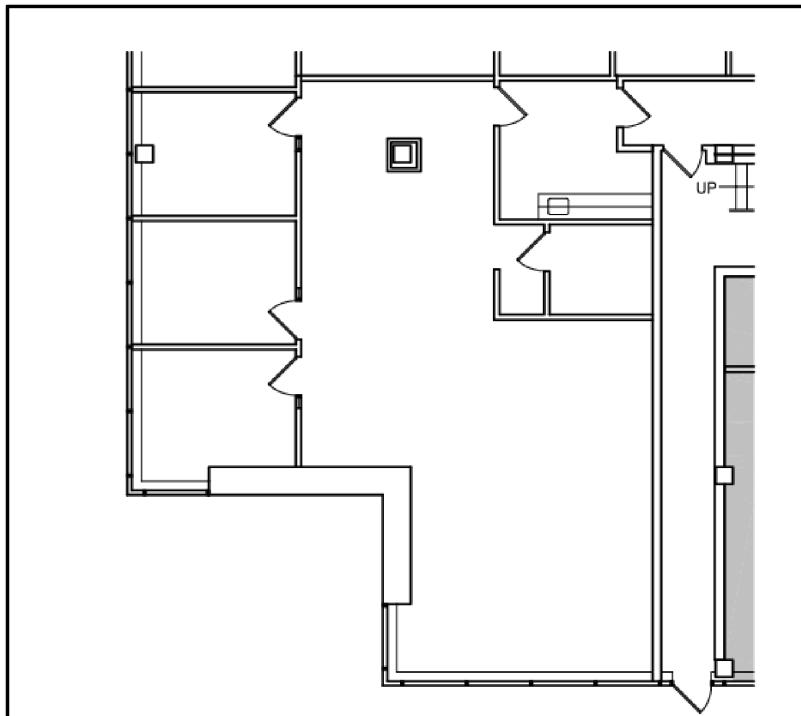
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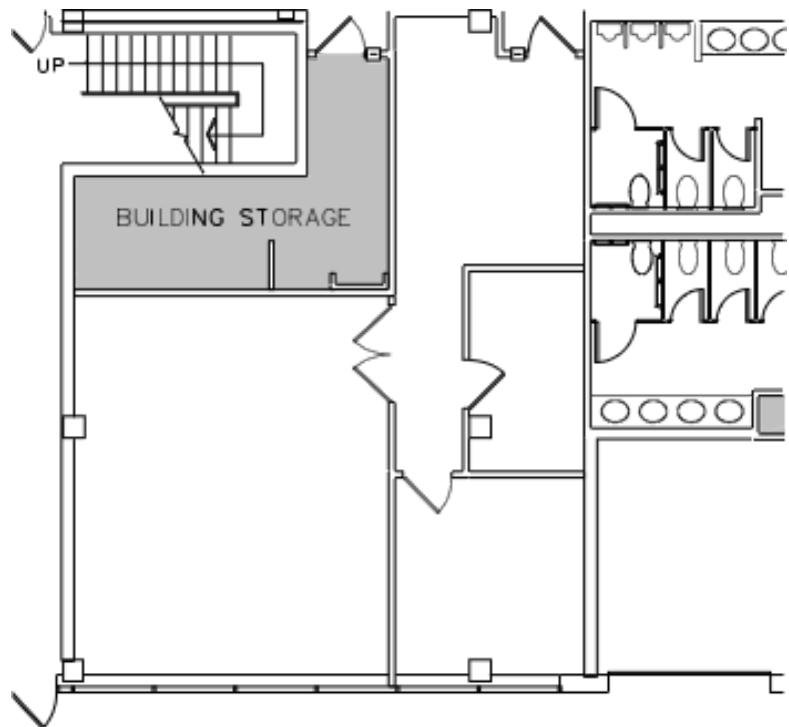
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 135	Available	1,094 SF	Full Service	\$24.50 SF/yr

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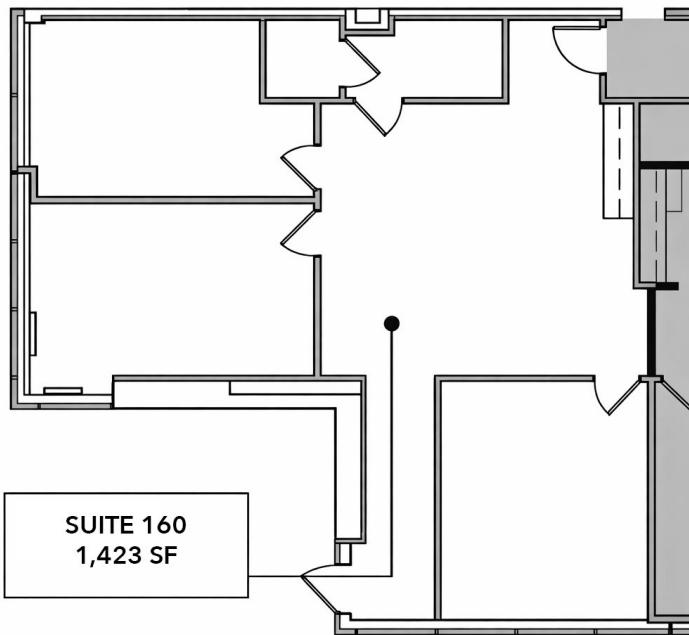
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 160	Available	1,423 SF	Full Service	\$24.50 SF/yr

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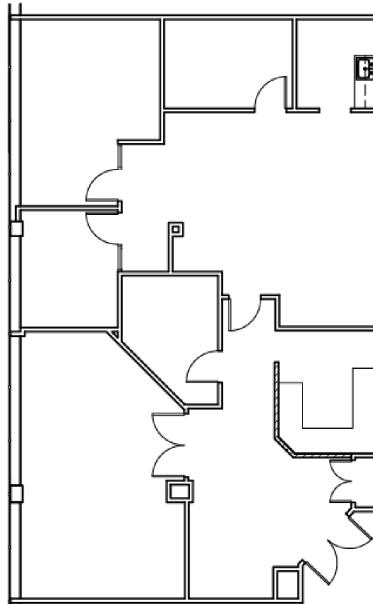
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 200	Available	2,166 SF	Full Service	\$24.50 SF/yr

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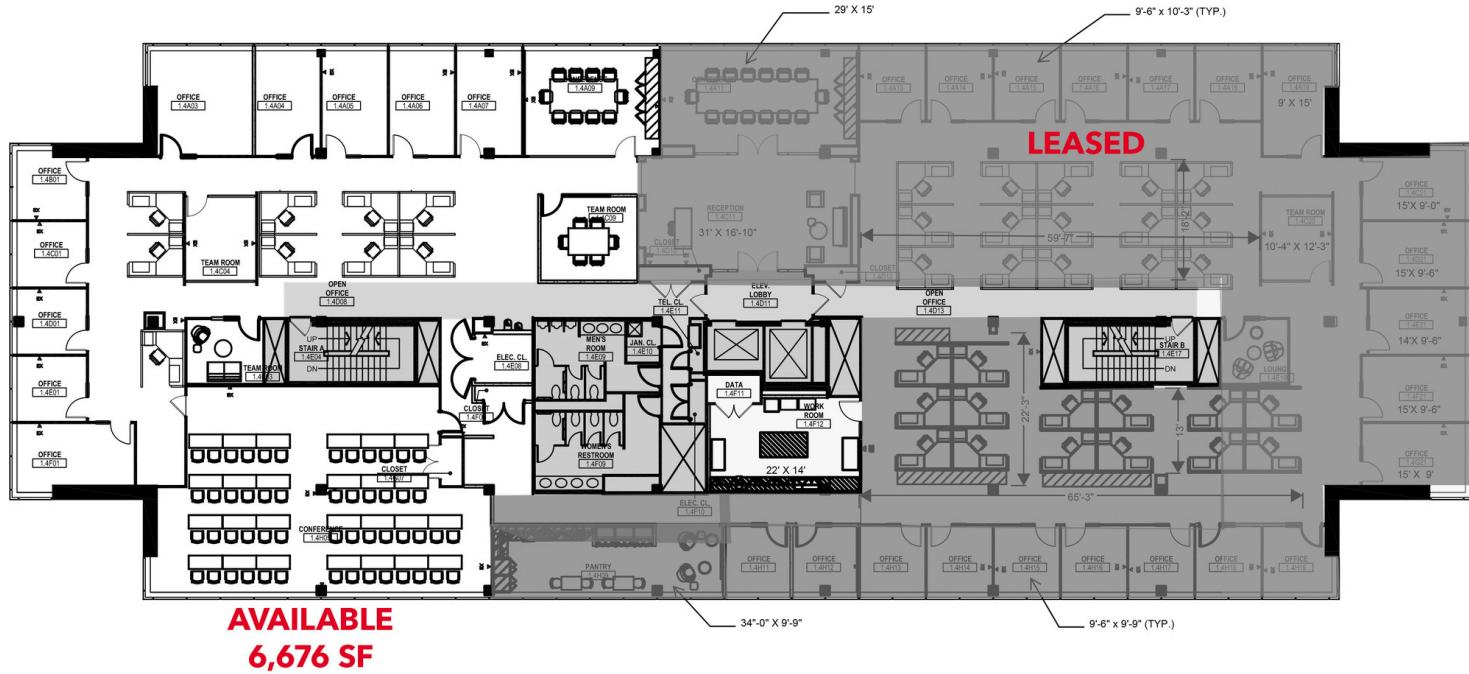
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The logo for Lee & Associates, featuring a stylized 'L' and 'A' icon followed by the company name in a serif font.



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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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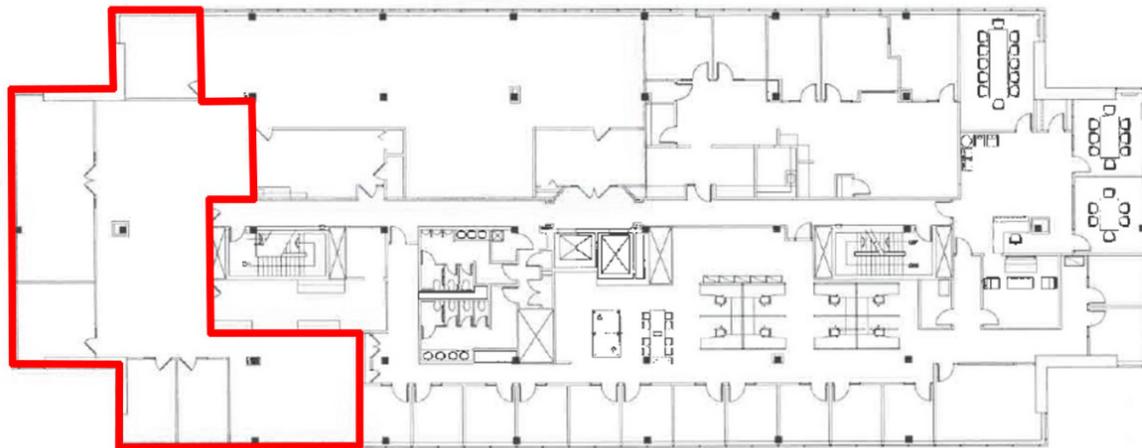
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SUITE 500C



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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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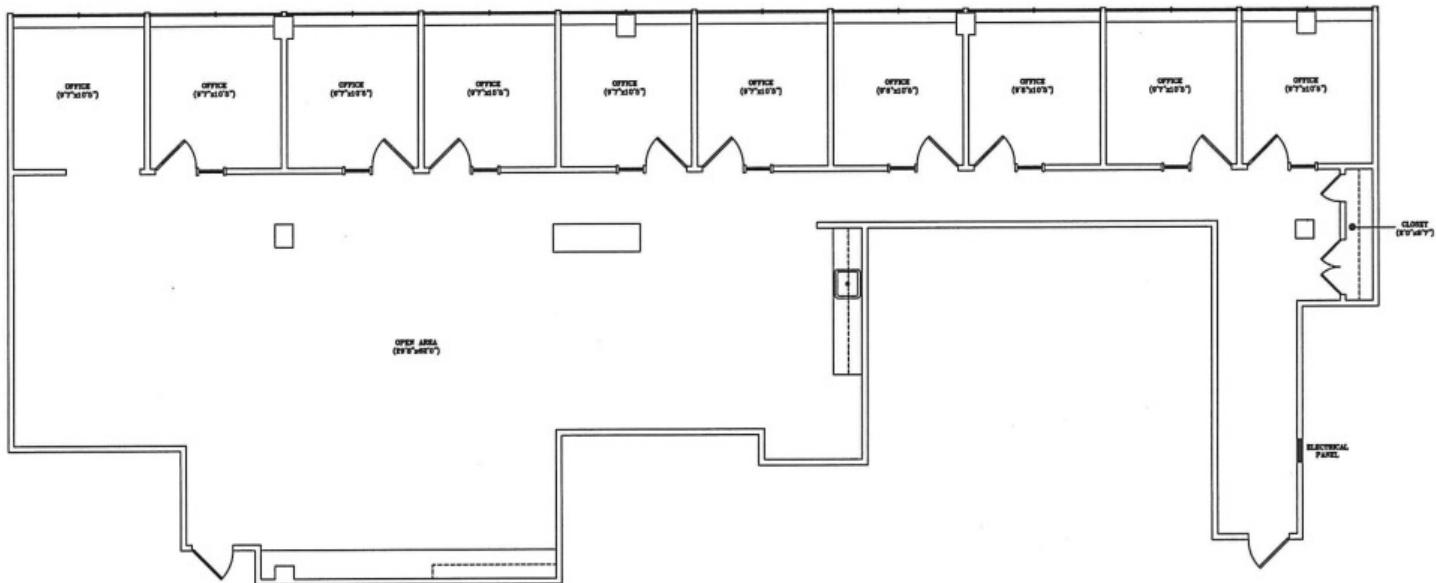
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
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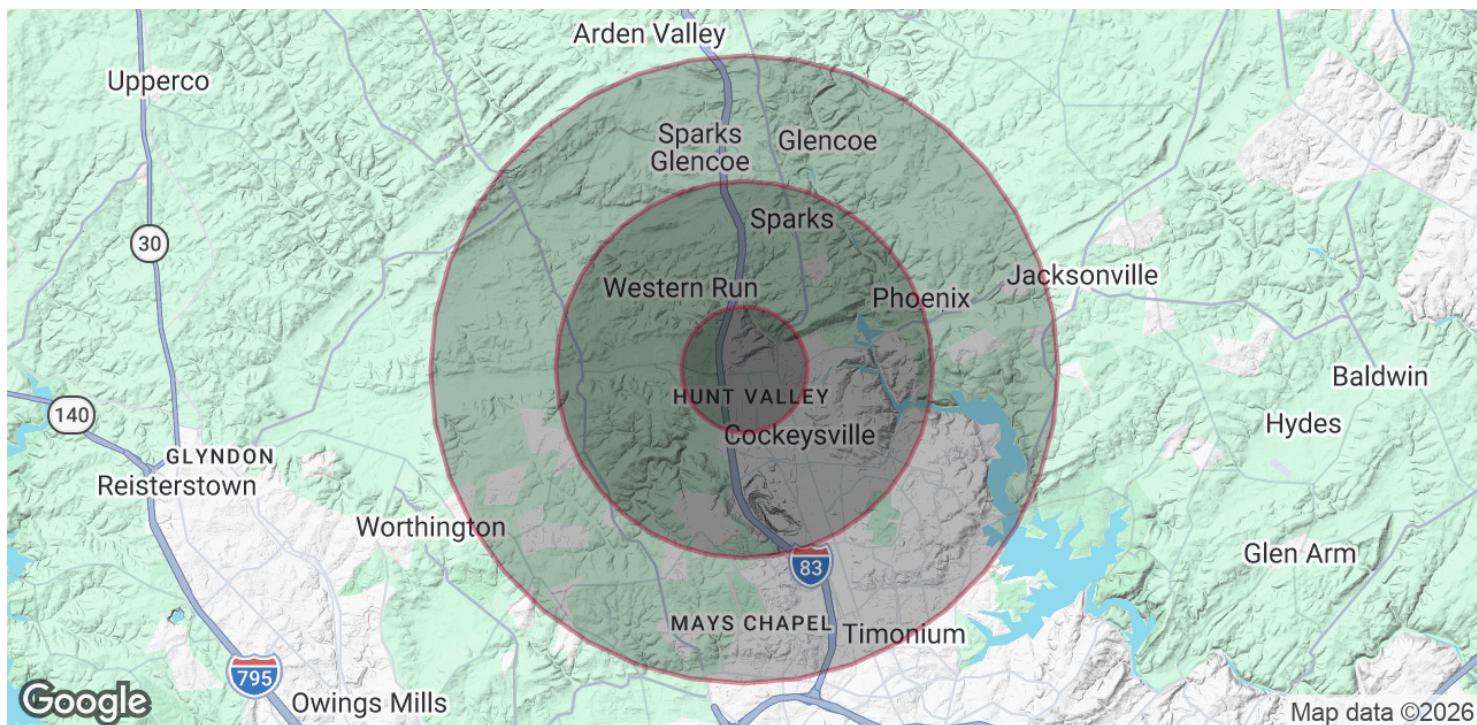
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POPULATION

	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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