



**FOR SALE & LEASE**

**940 RIDGEBROOK ROAD  
SPARKS, MD 21152**

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Proposed Presentation Room

# HIGHLIGHTS

- High quality 210,000 sf high quality suburban office building available
- **Approximately 70,000 SF floorplates**
- Located in the Suburban Sparks / Hunt Valley market in Baltimore County - Located 2.5 miles North of the Hunt Valley interchange at the Harrisburg Expressway (Interstate 83) and Shawan Road and just 20 minutes from the Baltimore Beltway (I-695)
- 100,000 square feet available or potentially the entire building for lease
- More than 1,000 parking spaces close to building entries
- Building available for sale

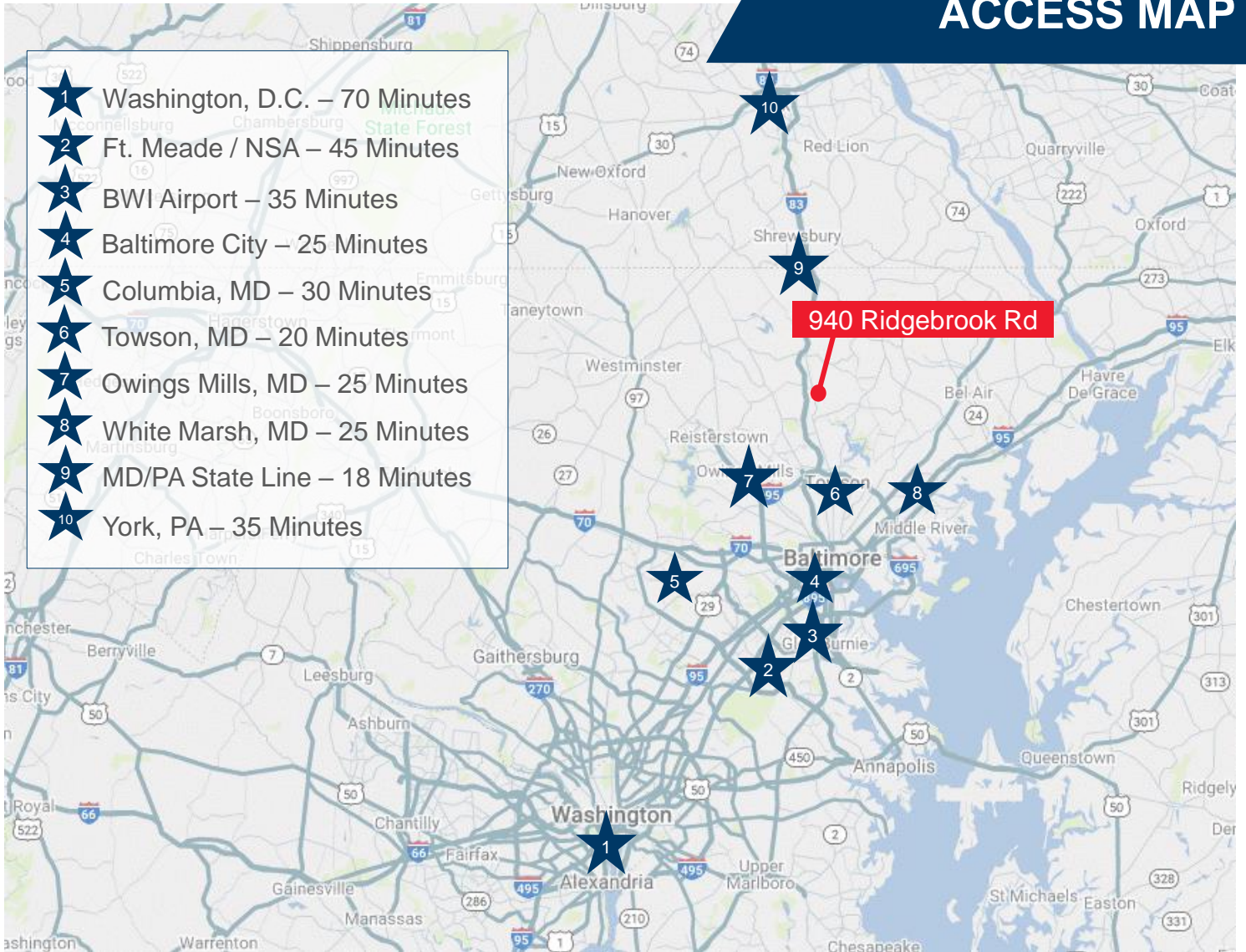


Proposed Café & Lobby

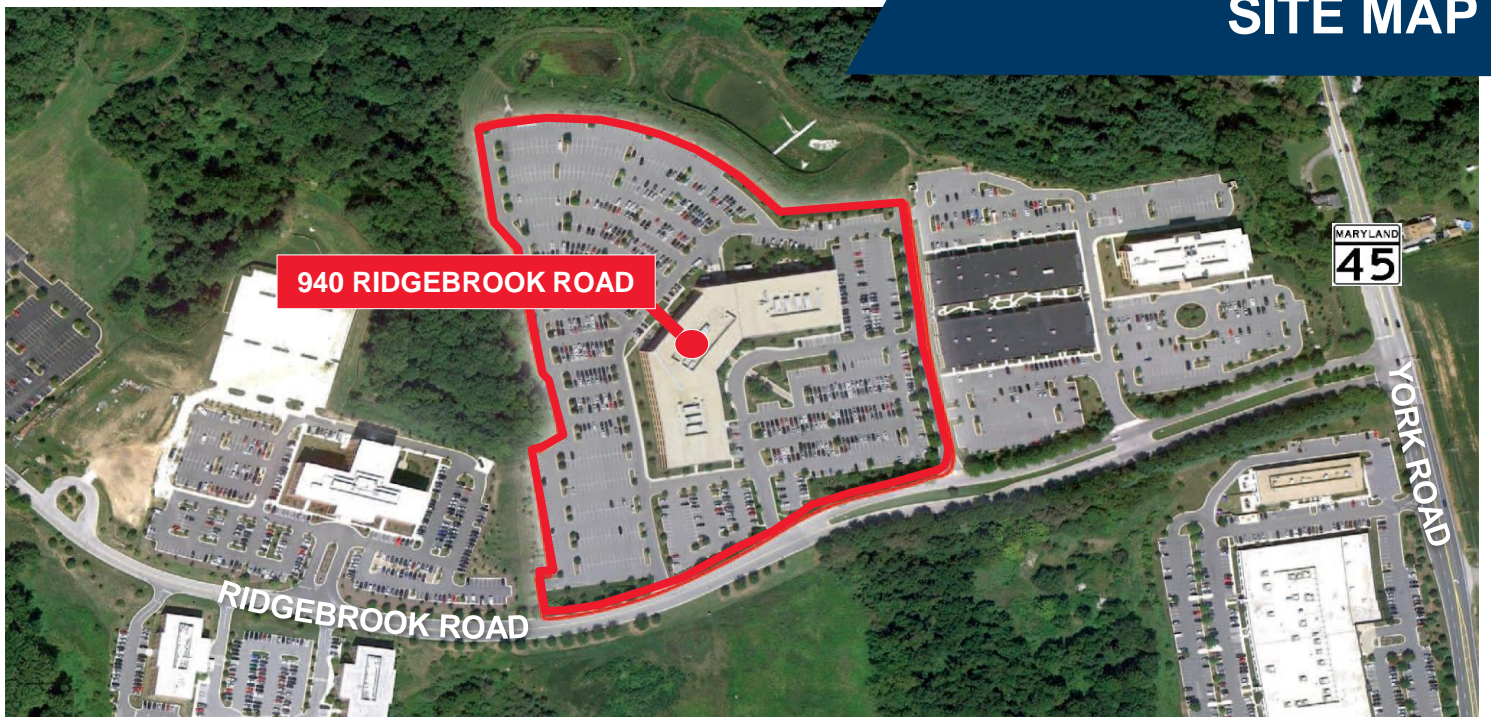


Proposed Workstations & Collab Space

# ACCESS MAP



# SITE MAP



# AERIAL MAP



## MARKET HIGHLIGHTS

Hunt Valley is the strongest performing submarket in the Baltimore Metro Area

Access to more than 1 million square feet of retail entertainment, and employers

Continued positive absorption over the last two years (+240,000 SF)

Over 330 Class A multi-family units delivered in late 2016, with additional multifamily under development

Nearby access to the MTA Light Rail Transit System

Hunt Valley is Live – Work – Play

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