

PROPERTY OVERVIEW

SCHILLING SQUARE 1

235 SCHILLING CIRCLE, HUNT VALLEY, MD 21031



Building Information

- Two single-story office buildings totaling 89,000 SF
- Quick access to I-83 and Shawan Road, minutes from I-695
- Nalley Fresh in adjacent office building, Schilling Green II
- Close proximity to Hunt Valley Towne Centre
- Located within the Hunt Valley Business Community, a 2.1 million SF mixed-use corporate park
- Light rail service within one block of property
- Comcast service available
- 9' and 10' finished ceiling heights
- Individually controlled HVAC systems
- Sprinklered
- Parking ratio of 4/1000
- Baltimore County, ML-IM zoning: manufacturing, warehousing, wholesaling, office



Surrounding Amenities

- Bagel Works
- Burger King
- Carrabba's Italian Grill
- Chick-fil-A
- Chipotle
- Coal Fire Pizza
- Courtyard by Marriott
- DSW
- Dunkin' Donuts
- Embassy Suites by Hilton
- Giant
- Light Rail - Hunt Valley
- M&T Bank
- Marshalls
- McDonald's
- Nalley Fresh Hunt Valley
- Noodles and Company
- Outback Steakhouse
- Panera Bread
- Peet's Coffee
- Residence Inn
- Royal Farms

Site Plan

Schilling Square 1

235 Schilling Circle

1 - Story Office

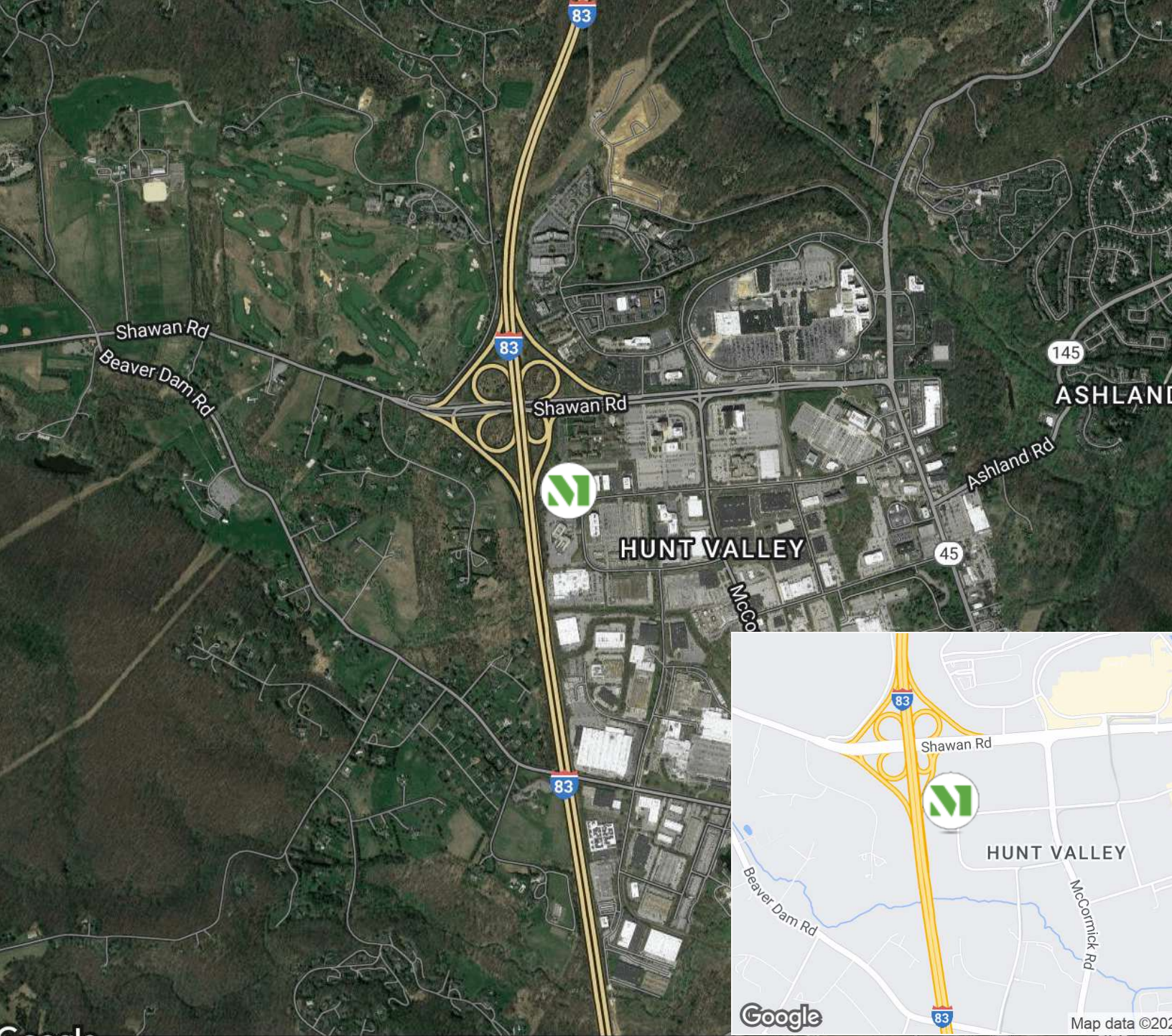
42,000 SF



"Your concern, dedication and commitment to meeting our needs has made this space not just a work place, but rather a home..."

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PRESIDENT
BLIND INDUSTRIES AND SERVICES OF MARYLAND





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