

# TYLER RIDGE

8007, 8013, 8015, 8019, 8023  
**CORPORATE DRIVE**  
WHITE MARSH | MARYLAND

LEASED BY:



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

OWNED AND MANAGED BY:



# FOR LEASE

Baltimore County, MD

# PROPERTY INFORMATION

TYLER RIDGE | 8007, 8013, 8015, 8019, & 8023 CORPORATE DRIVE | WHITE MARSH, MARYLAND, 21236

## AVAILABLE

8007 Corporate: Unit A - 4,403 sf

Unit H - 6,227 sf

8013 Corporate: 100% leased

8015 Corporate: 100% Leased

8019 Corporate: Unit C - 3,814 sf

Unit J - 2,682 sf

8023 Corporate: 100% leased

## RENTAL RATE

\$13.00 - \$15.00/sf, NNN

## PARKING RATIO

5:1,000 sf; free parking

## TERM

3+ years

## HIGHLIGHTS

- ▶ Single-story office suites in prime White Marsh location
- ▶ All spaces have individual direct access and are separately metered
- ▶ Suite signage opportunity
- ▶ Convenient access to I-95 and I-695
- ▶ Under new ownership and management

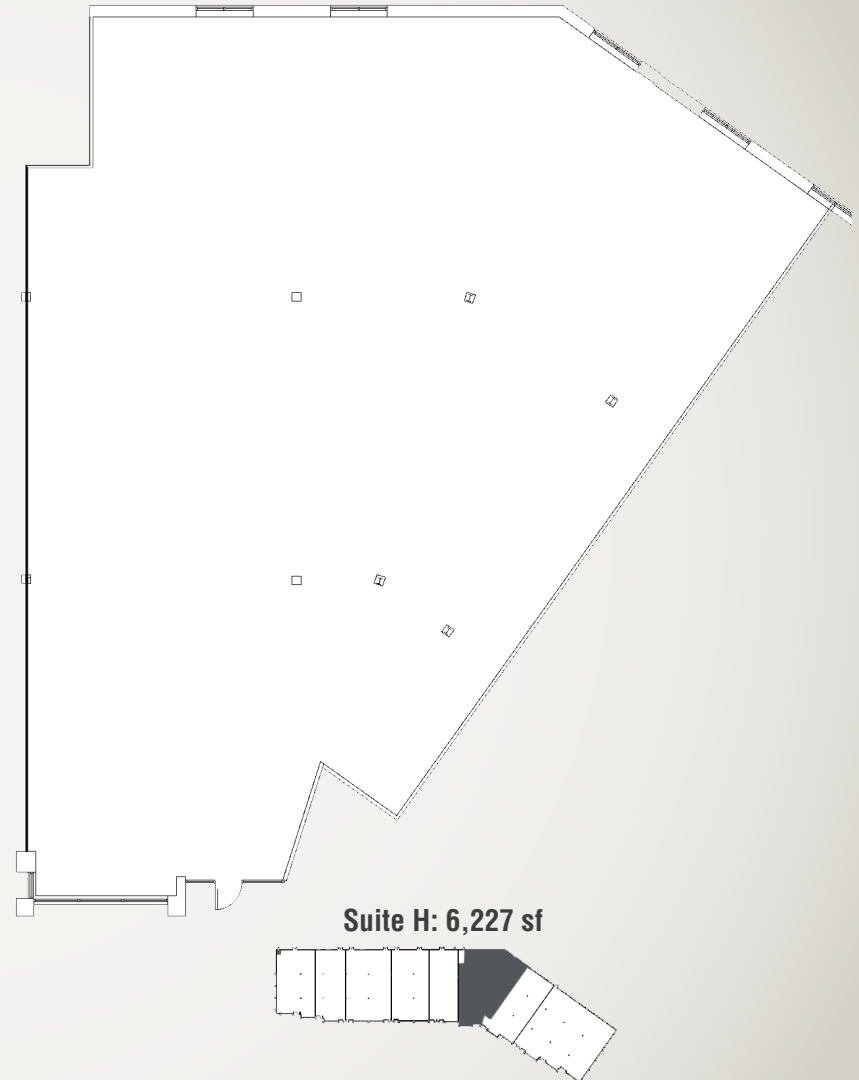
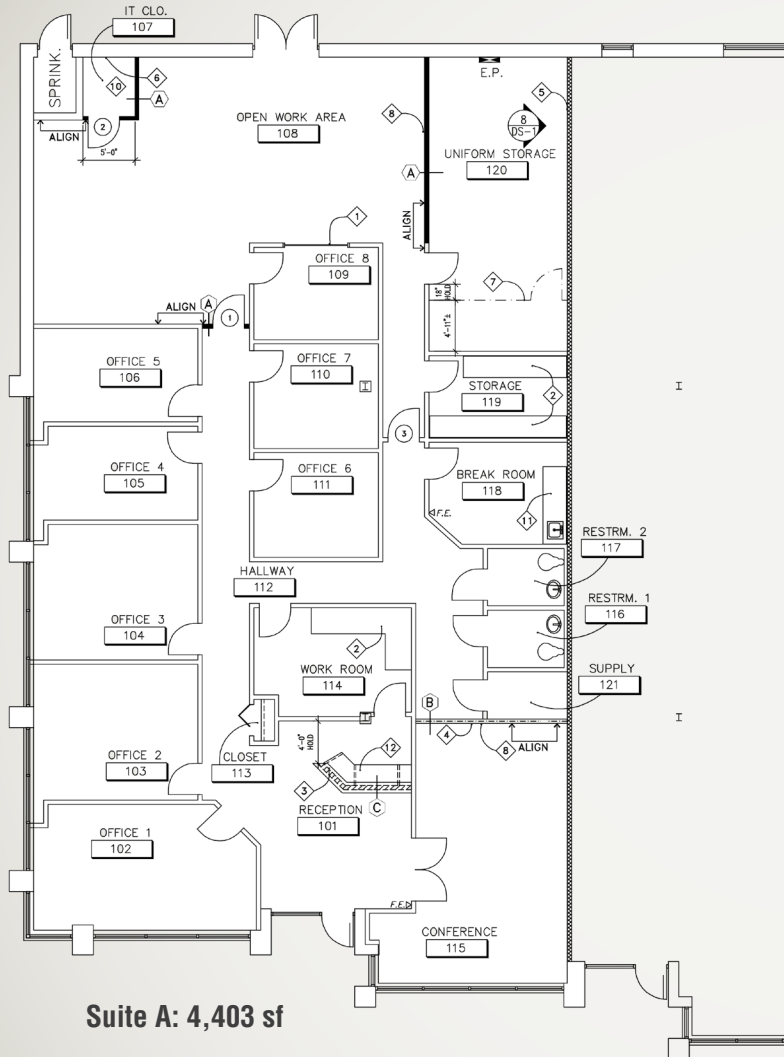


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# FLOOR PLANS: 8007 CORPORATE DRIVE

TYLER RIDGE | 8007, 8013, 8015, 8019, & 8023 CORPORATE DRIVE | WHITE MARSH, MARYLAND, 21236

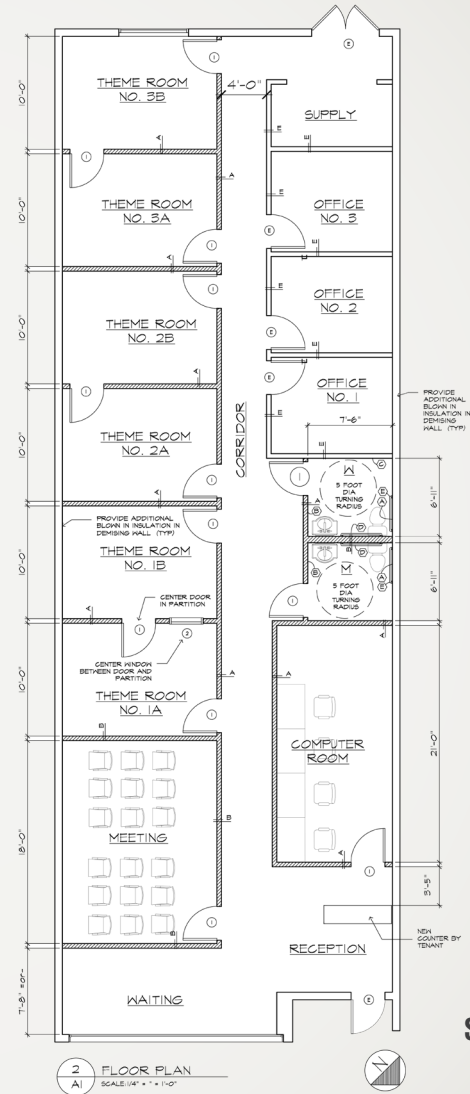
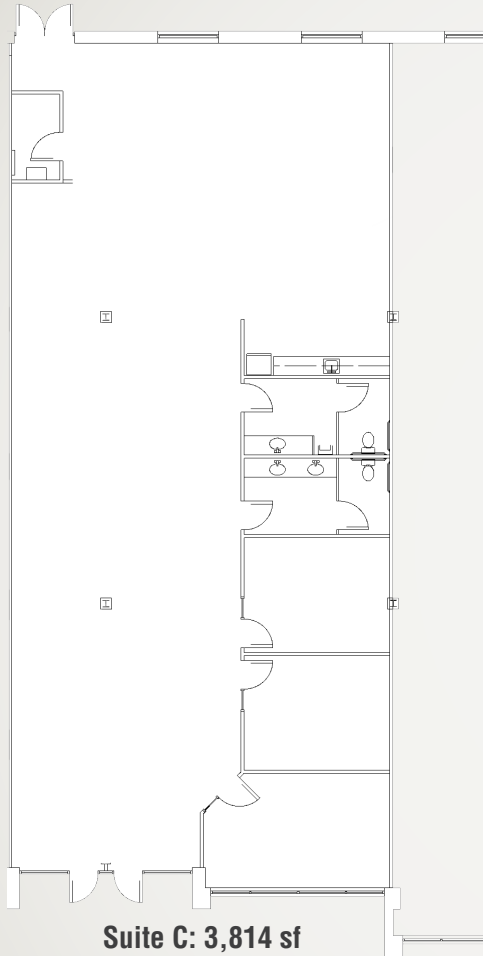


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# FLOOR PLANS: 8019 CORPORATE DRIVE

TYLER RIDGE | 8007, 8013, 8015, 8019, & 8023 CORPORATE DRIVE | WHITE MARSH, MARYLAND, 21236

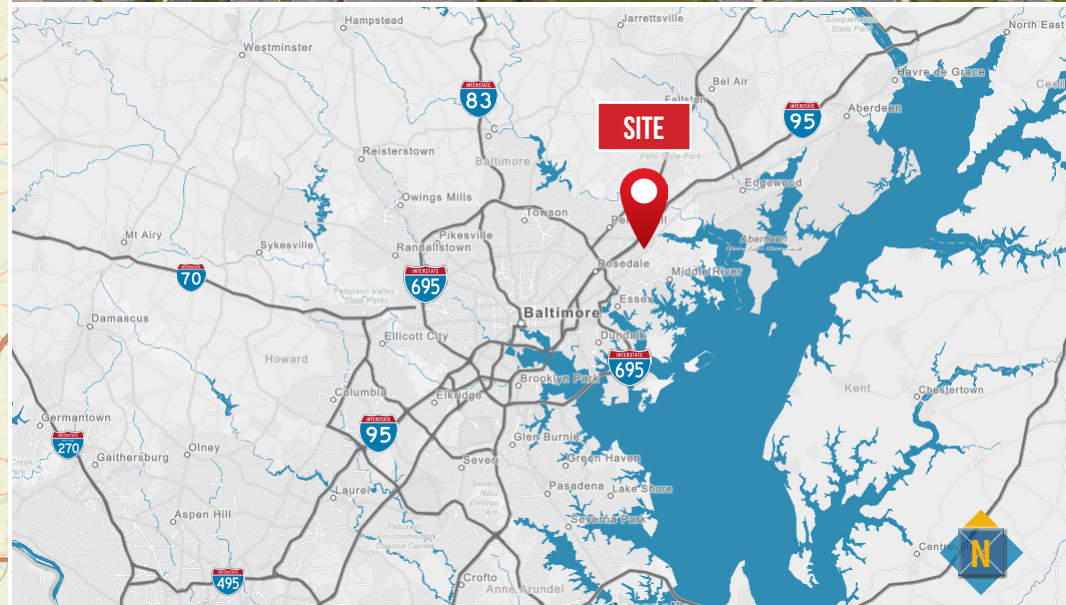
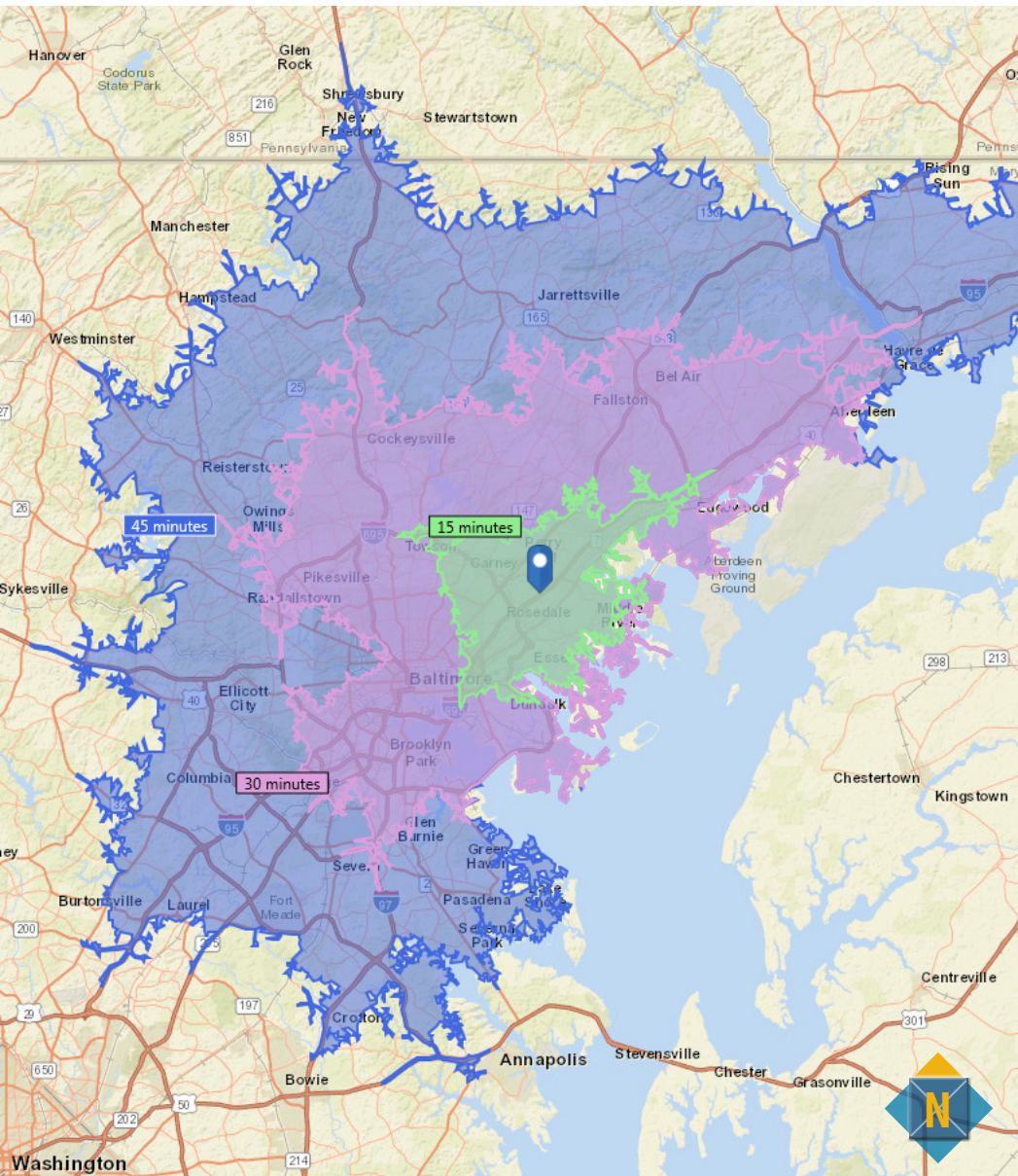


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# LOCATION

TYLER RIDGE | 8007, 8013, 8015, 8019, & 8023 CORPORATE DRIVE | WHITE MARSH, MARYLAND, 21236



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# AMENITIES

TYLER RIDGE | 8007, 8013, 8015, 8019, & 8023 CORPORATE DRIVE | WHITE MARSH, MARYLAND, 21236



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# CREATIVE CLASS

TYLER RIDGE | 8007, 8013, 8015, 8019, & 8023 CORPORATE DRIVE | WHITE MARSH, MARYLAND, 21236

## CREATIVE CLASS

Immersed in an established live, work, play environment, almost a majority of those employed within a 5-minute drive time from Tyler Ridge are classified as "Creative Class."

Creative class includes professions in computers, mathematics, architecture, science, arts, management, finance, legal, healthcare practitioners, and marketing.

## 5 MINUTE DRIVE TIME STATISTICS

### TOTAL POPULATION

11,758

### MEDIAN HH INCOME

\$72,660

### CREATIVE CLASS

8,863 (45%)

### EDUCATIONAL ATTAINMENT

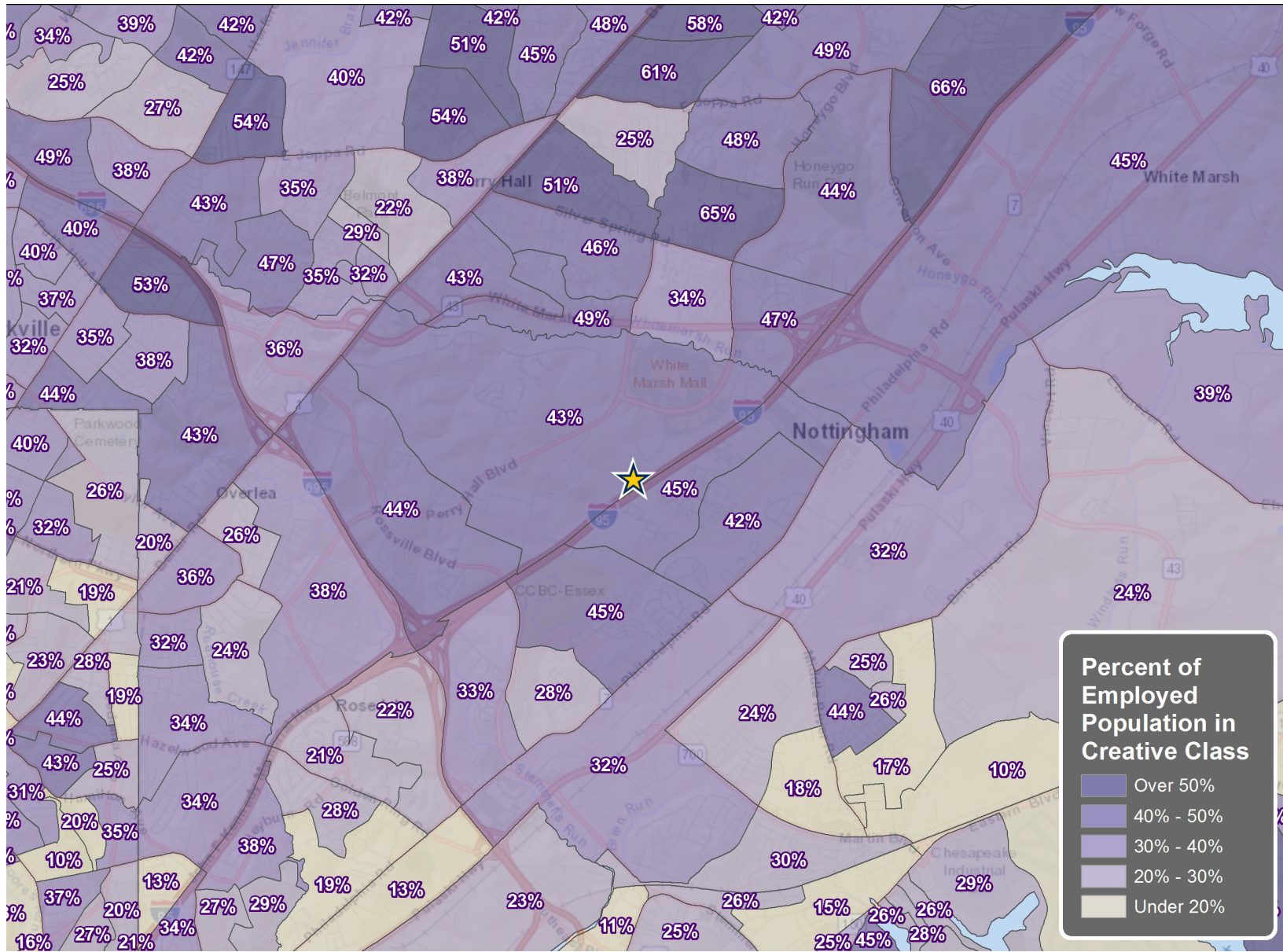
5,542 (66%)

### MILLENNIALS

3,339 (28%)

### DAYTIME POPULATION

17,122



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# LOCATION / DEMOGRAPHICS

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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Total Population	8,401	97,286	251,543
Male Population	3,883	46,150	119,389
Female Population	4,519	51,136	132,154
Number of Households	3,557	39,254	99,940
Average Household Size	2.34	2.46	2.50
Median Age	37.0	38.5	39.2
Average Household Income	\$86,850	\$76,136	\$73,792
Daytime Employees	16,198	53,676	94,602
Education (College+)	3,977	40,774	97,346

