

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 H - 6,227 sf

8013 Corporate: 100% leased

8015 Corporate: 100% leased

8019 Corporate: 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

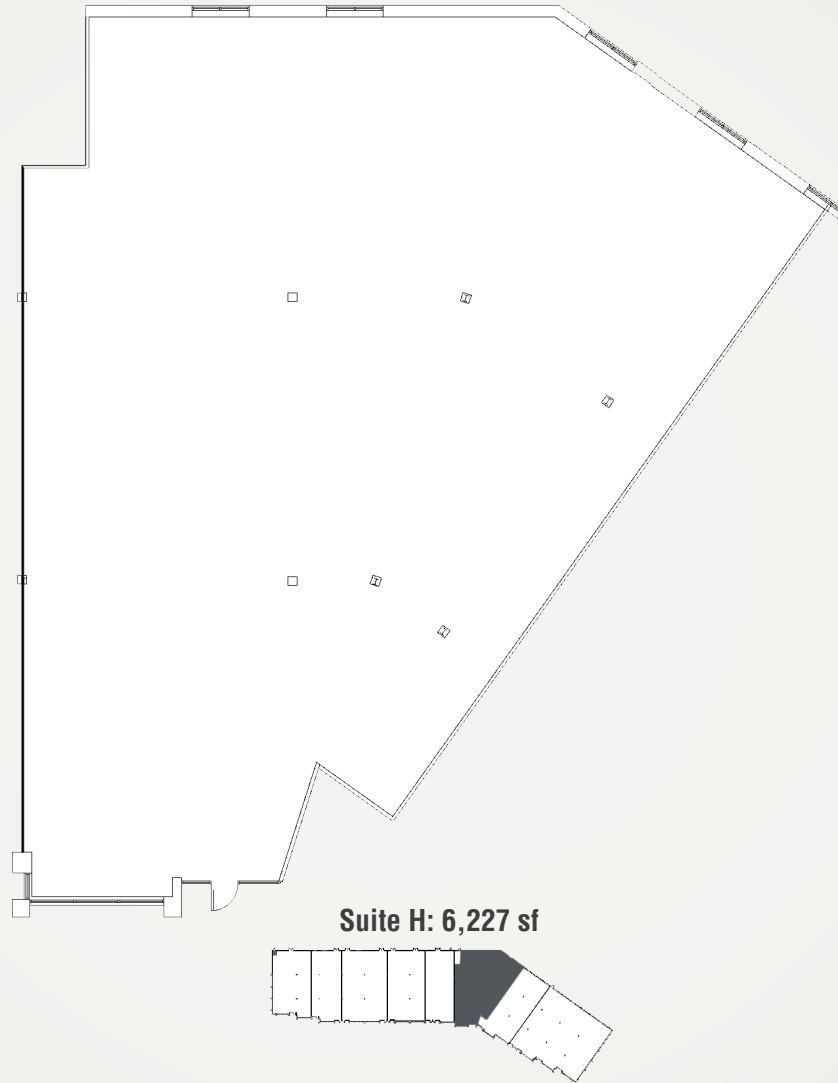


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FLOOR PLANS: 8007 CORPORATE DRIVE

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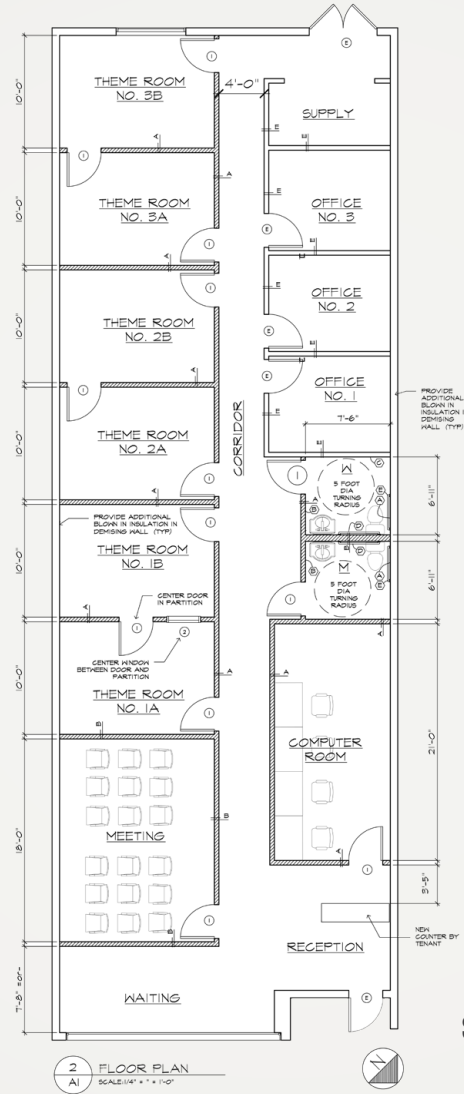


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FLOOR PLANS: 8019 CORPORATE DRIVE

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Suite J: 2,682 sf

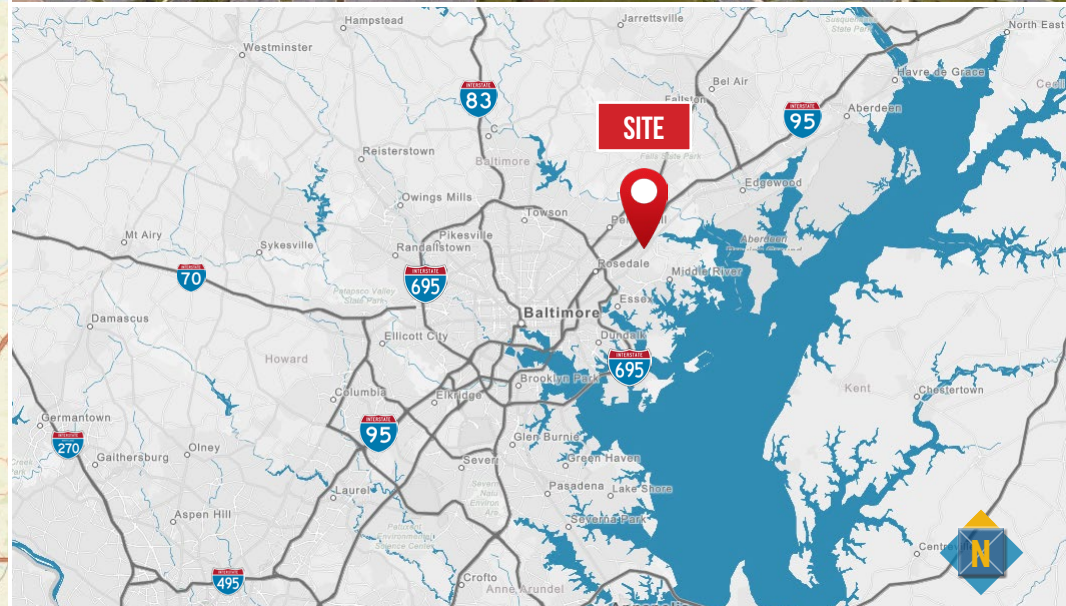
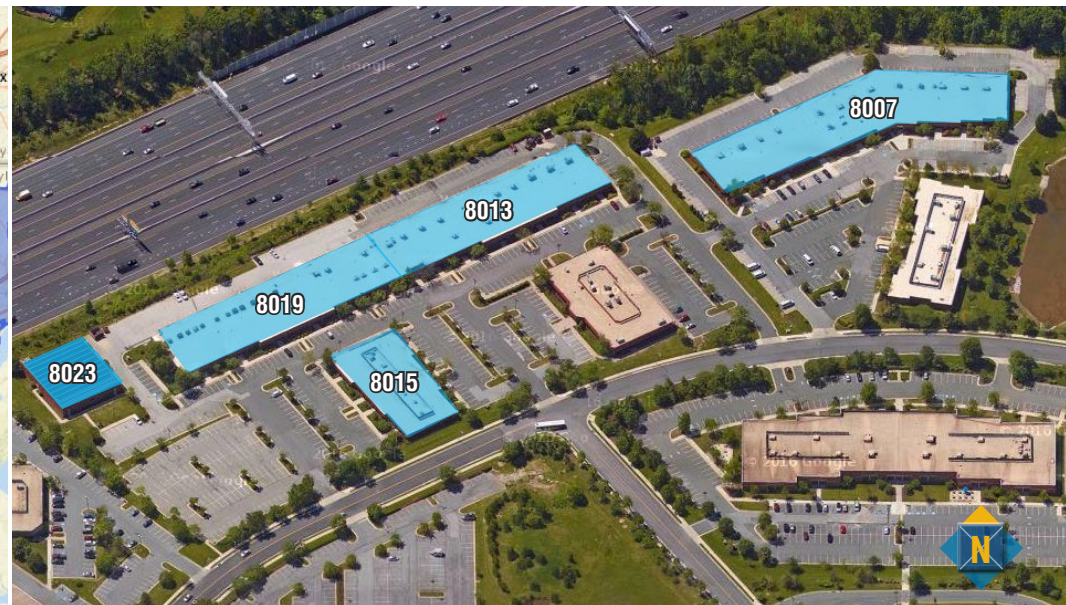
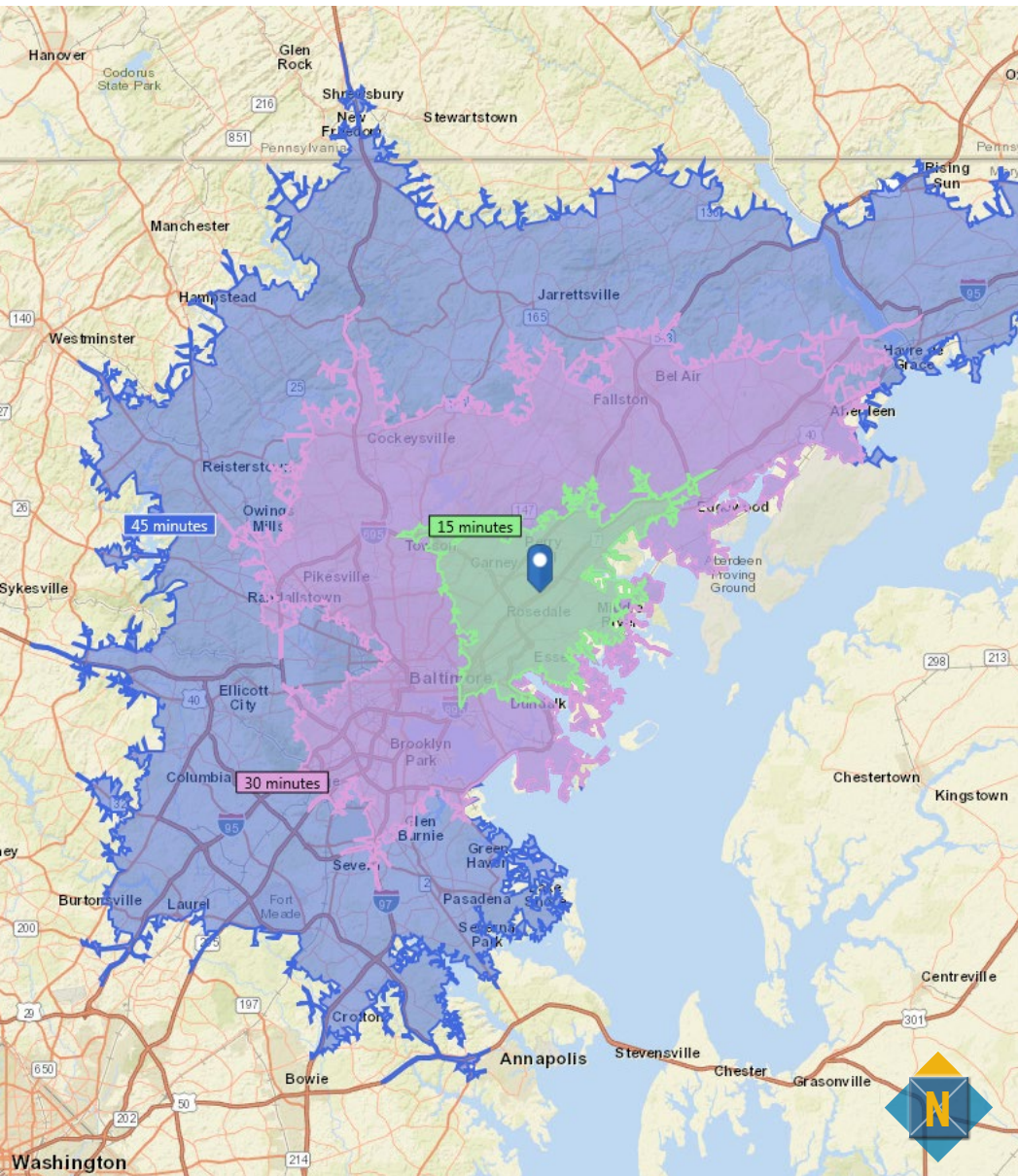
2 FLOOR PLAN
AI SCALE: 1/4" = 1'-0"

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LOCATION

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AMENITIES

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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

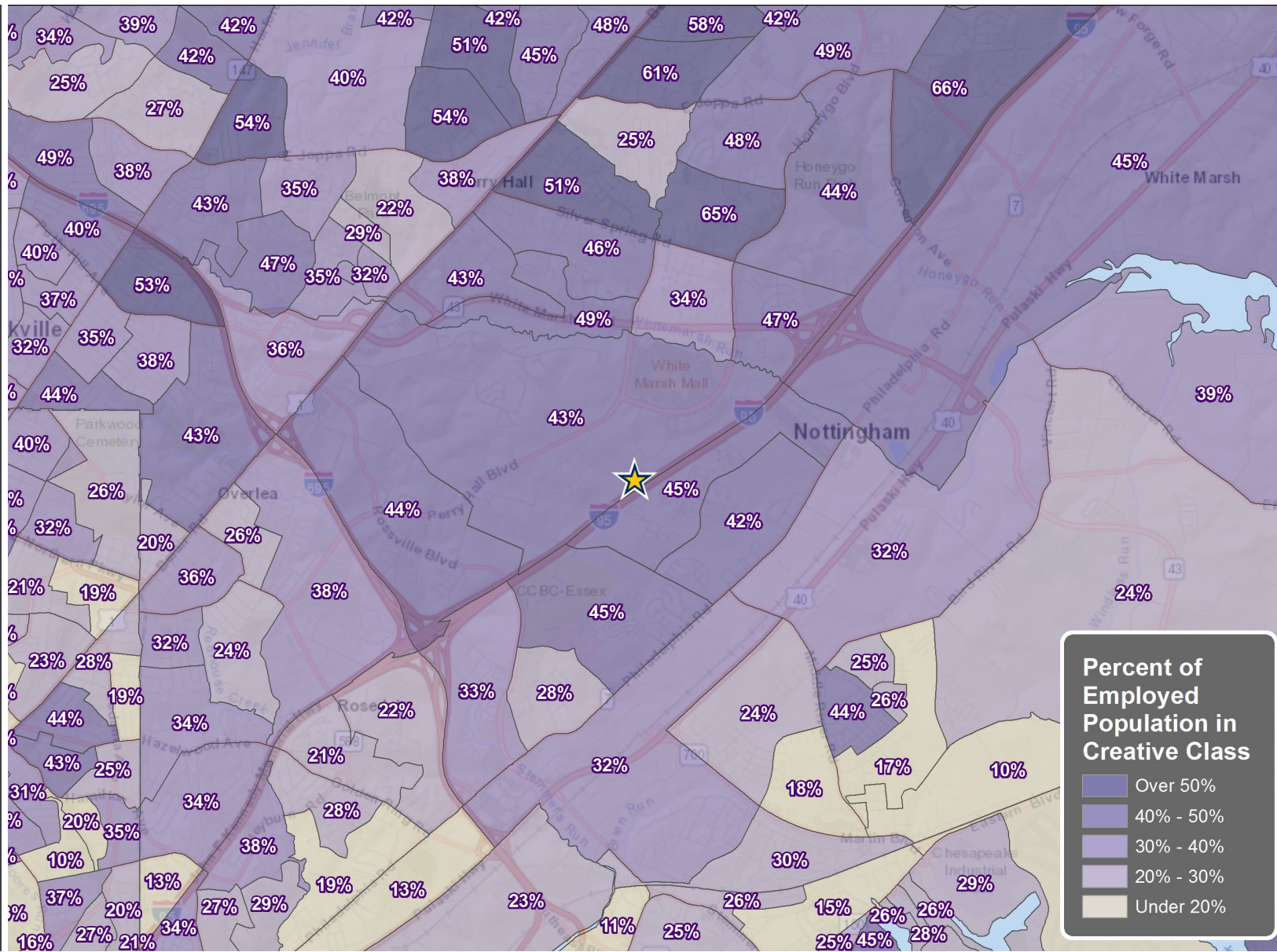
5,542 (66%)

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

