

FOR LEASE | FULLY FURNISHED OFFICE SPACE

MOVE-IN READY PRIME CORPORATE HEADQUARTERS LOCATION

954 RIDGEBROOK ROAD, SPARKS, MD 21152

PLUG-AND-PLAY



Stacey Berman

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FULLY FURNISHED OFFICES AVAILABLE FOR LEASE

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Executive Summary

PROPERTY SUMMARY

Available SF:	9,311 SF
Lease Rate:	\$18.50
Lease Type:	Full-Service
Building Size:	61,700 SF
Building Class:	A



PROPERTY HIGHLIGHTS

- Move-in ready
- Furniture available with high-end finishes
- Kitchenette with granite counter tops, stainless steel appliances, and dining area
- 16 private offices, 28 workstations, conference room, break room & IT closet
- Ample parking

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Additional Photos



Office



Work Space



Workstations



Break Room



Mail Room

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Aerial



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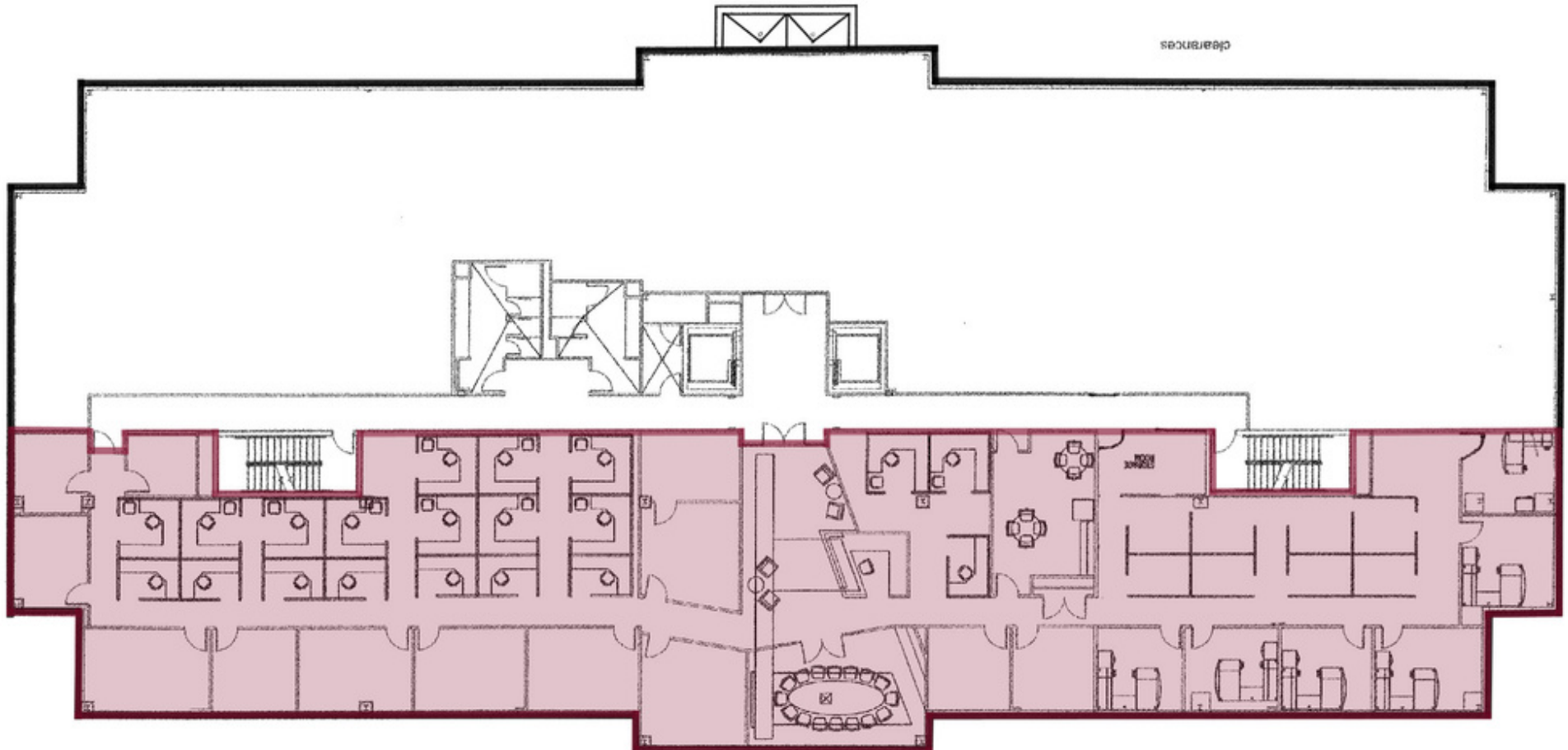
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Floor Plan



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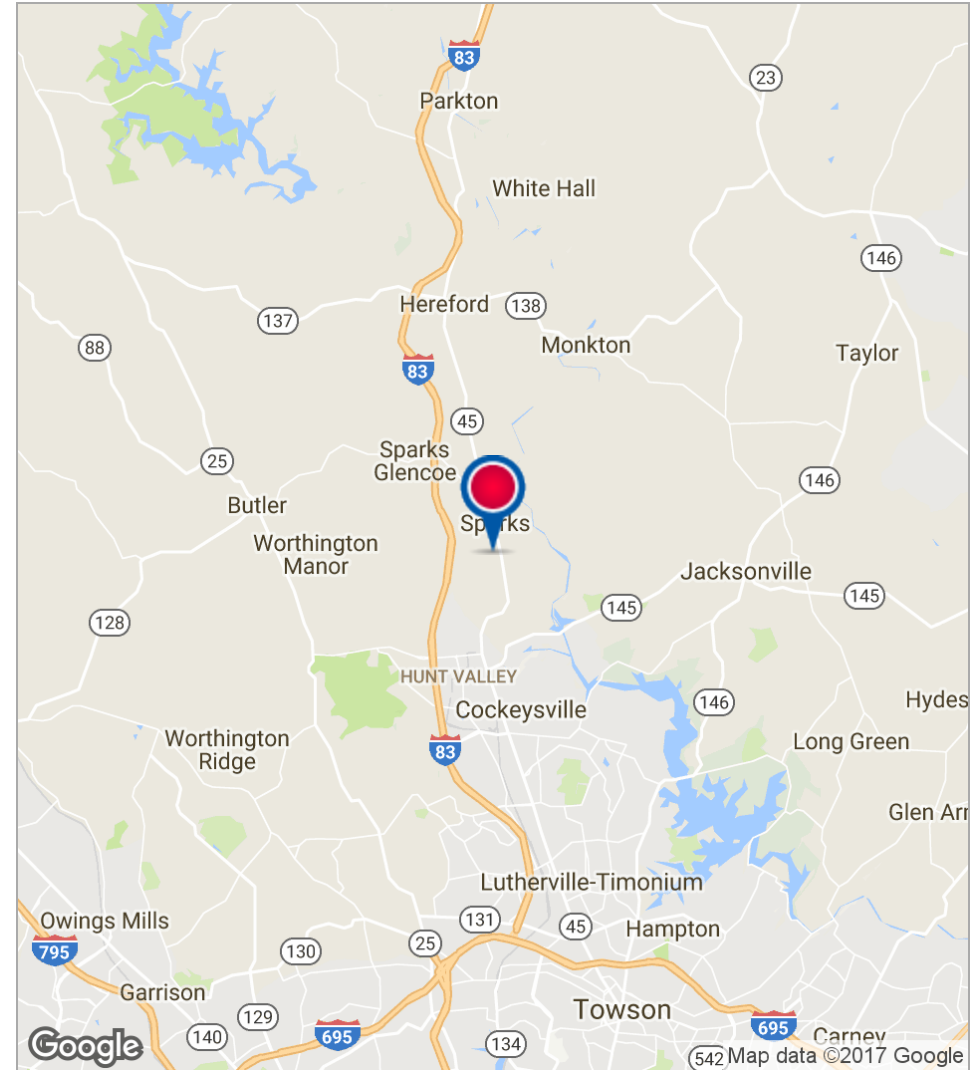
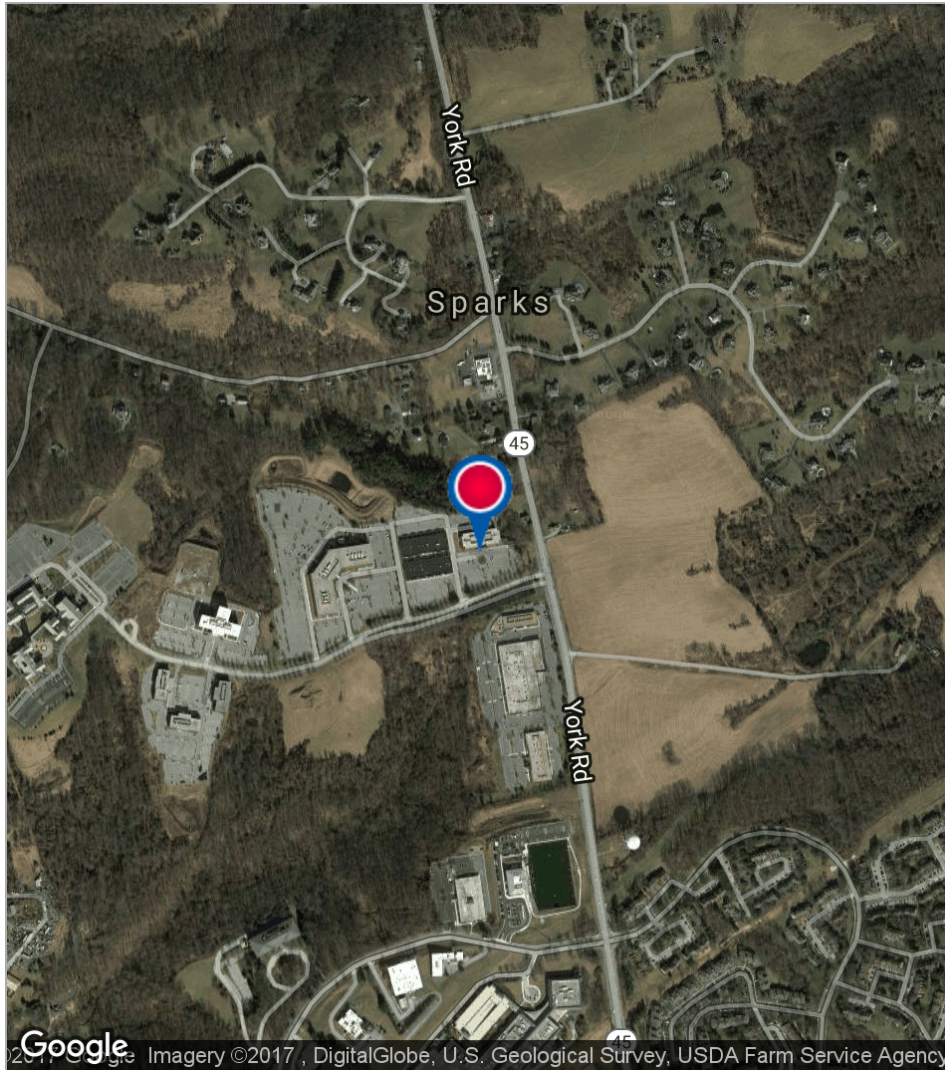
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Location Maps



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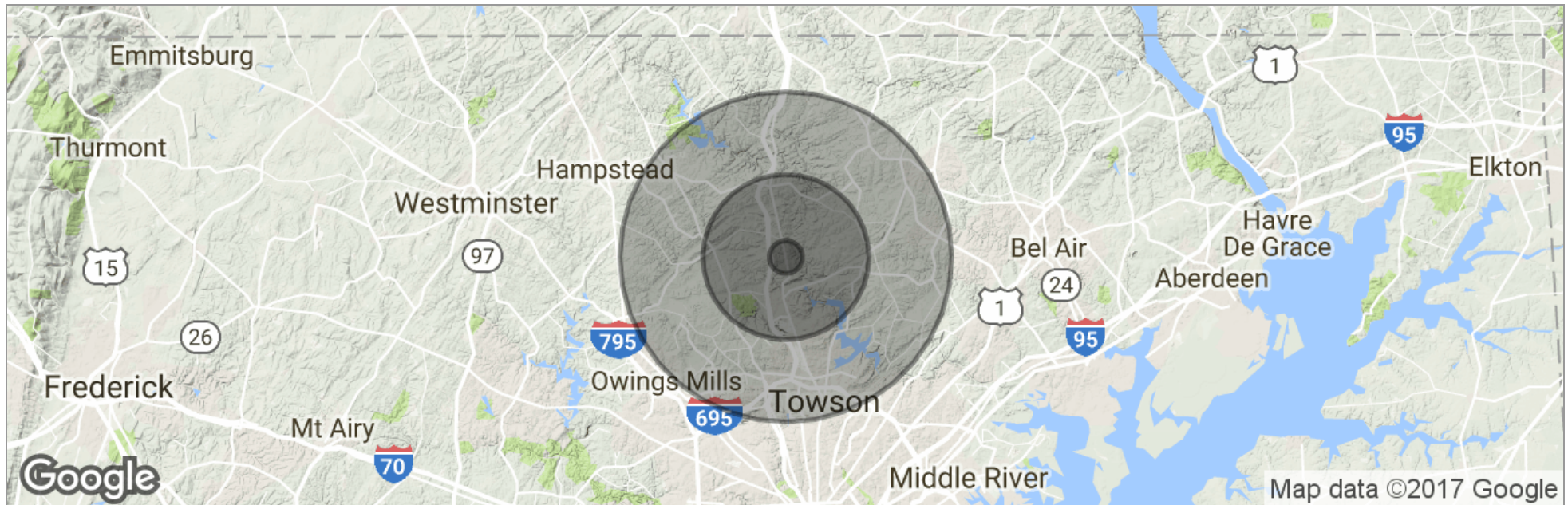
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Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	1,950	38,711	185,080
Population Density	621	493	589
Median Age	38.7	40.2	42.9
Median Age (Male)	38.9	40.5	42.0
Median Age (Female)	38.3	39.9	43.4
Total Households	848	17,294	73,892
# of Persons Per HH	2.3	2.2	2.5
Average HH Income	\$108,365	\$98,194	\$121,210
Average House Value		\$455,364	\$480,161

* Demographic data derived from 2010 US Census

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HIGHLANDS CORPORATE CENTER ONE

FOR LEASE IN SPARKS:

CLASS "A" PLUG-AND-PLAY OFFICE IN PRIME CORPORATE HEADQUARTERS LOCATION

PROPERTY ADDRESS:	954 Ridgebrook Road, Sparks, Maryland 21152	
BUILDING SIZE:	+/- 61,700 Square Feet	
AVAILABLE SPACE:	+/- 9,311 Square Feet (divisible)	
DATE AVAILABLE:	Immediately	
LEASE TYPE:	Full Service	
LEASE TERM:	3 Year Minimum	
LEASE RATE:	\$18.50 Full Service	
YEAR BUILT:	2007	
EXTERIOR CONSTRUCTION:	Attractive Class "A" construction; brick and glass exterior with steel frame and curtain wall construction.	
TENANT IMPROVEMENTS:	Negotiable; proposed on a case by case basis	
RENT ESCALATIONS:	Negotiable	
UTILITIES:	Gas, electric, public water and sewer	
HVAC:	Split system heat pump; separately metered & controlled by Tenant.	
SPRINKLER:	Wet	
ACCESS:	24 hour; Fob controlled access system.	
VOICE & DATA:	Comcast cable (T-1) & telephone; Verizon telephone service (no FIOS).	
PARKING:	300 free and unreserved spaces; ratio of 4.50/1,000 SF	
ZONING:	MLR - Manufacturing Light; Restricted	
NOTEWORTHY FEATURES:	Plug-and-play office in move-in ready condition Furniture available with high end finishes Kitchenette with granite counter tops & stainless steel appliances 16 private offices, 28 workstations, conference room, break room & IT close Extensive glass line provides abundant natural light Building prominently located at entrance to Highlands Corporate Center	
AREA TENANTS:	Major Corporate neighbors in the area include PHH Arval, Trans Healthcare, Inc., US Lacrosse, Stout, Causey & Horning, KCI Technologies, SERVPRO, and Fidelity Engineering.	
AMENITIES:	Situated conveniently on the southwest corner of Ridgebrook and York Road, Highlands Corporate Center One is prominently located at the entrance to the Highlands Corporate Center; a recently constructed, Class-A, Corporate Campus offering Tenants a contemporary Class "A" office environment, all while in a centralized and convenient location. Additionally, Tenants enjoy ample parking, well-landscaped grounds, and a professional setting for employees and visitors alike. Highlands Corporate Center One is just a short ride from both Harrisburg, Pennsylvania and Baltimore, Maryland, with excellent access to I-695, I-95, and I-83. Space ideal for many users, such as: call centers, law firms, accounting groups, Corporate Headquarters, and training facility.	
LEASING AGENT:	Stacey Berman (443) 921.9359 (direct) sberman@troutdaniel.com	Jared R. Engel (443) 921.9342 (direct) jengel@troutdaniel.com

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