



NOW LEASING 350 KENWOOD



FOR LEASE

Baltimore County, MD

350 KENWOOD AVENUE

CATONSVILLE, MARYLAND 21228

AVAILABLE

First floor: 23,855 sf
Second floor: 24,370 sf
Third floor: 21,334 sf
Fourth floor: 20,978 sf

BUILDING SIZE

90,537 sf

PARKING

372 secured garage and surface parking with a ratio of 4.2/1,000 sf

RENTAL RATE

\$34.95/sf full service

HIGHLIGHTS

- ▶ Proposed 90,537 sf, Class A, office building located at the Wilkens Avenue interchange in Catonsville, MD
- ▶ 6.5 miles from CMS; 5.5 miles from SSA
- ▶ A full mile of visibility from the Baltimore Beltway
- ▶ Unparalleled accessibility - directly ON the Beltway with on and off access ramps for Wilkens Avenue
- ▶ Ten minutes to BWI Airport, downtown Baltimore, and the northeast edge of Columbia (Rt. 100)



DOWNTOWN CATONSVILLE



UNIVERSITY OF MARYLAND, BALTIMORE COUNTY



SAINT AGNES HOSPITAL



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FOR LEASE

Baltimore County, MD

SURROUNDING BUSINESS DRIVERS

350 KENWOOD AVENUE | CATONSVILLE, MARYLAND 21228



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SURROUNDING AMENITIES

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Security Square



MEADOWS PARK

Boulevard Place



Westview Mall



One Mile West



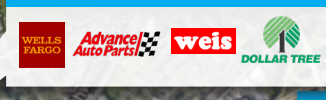
40 West Plaza



Wilkens Beltway Plaza



Arbutus Plaza Shopping Center



Lansdowne Station



SITE

THE PROMENADE

ROLLING ROAD GOLF CLUB

BWTECH@UMBC



CCBC Catonsville

University of Maryland-Baltimore County



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PROPOSED SITE PLAN

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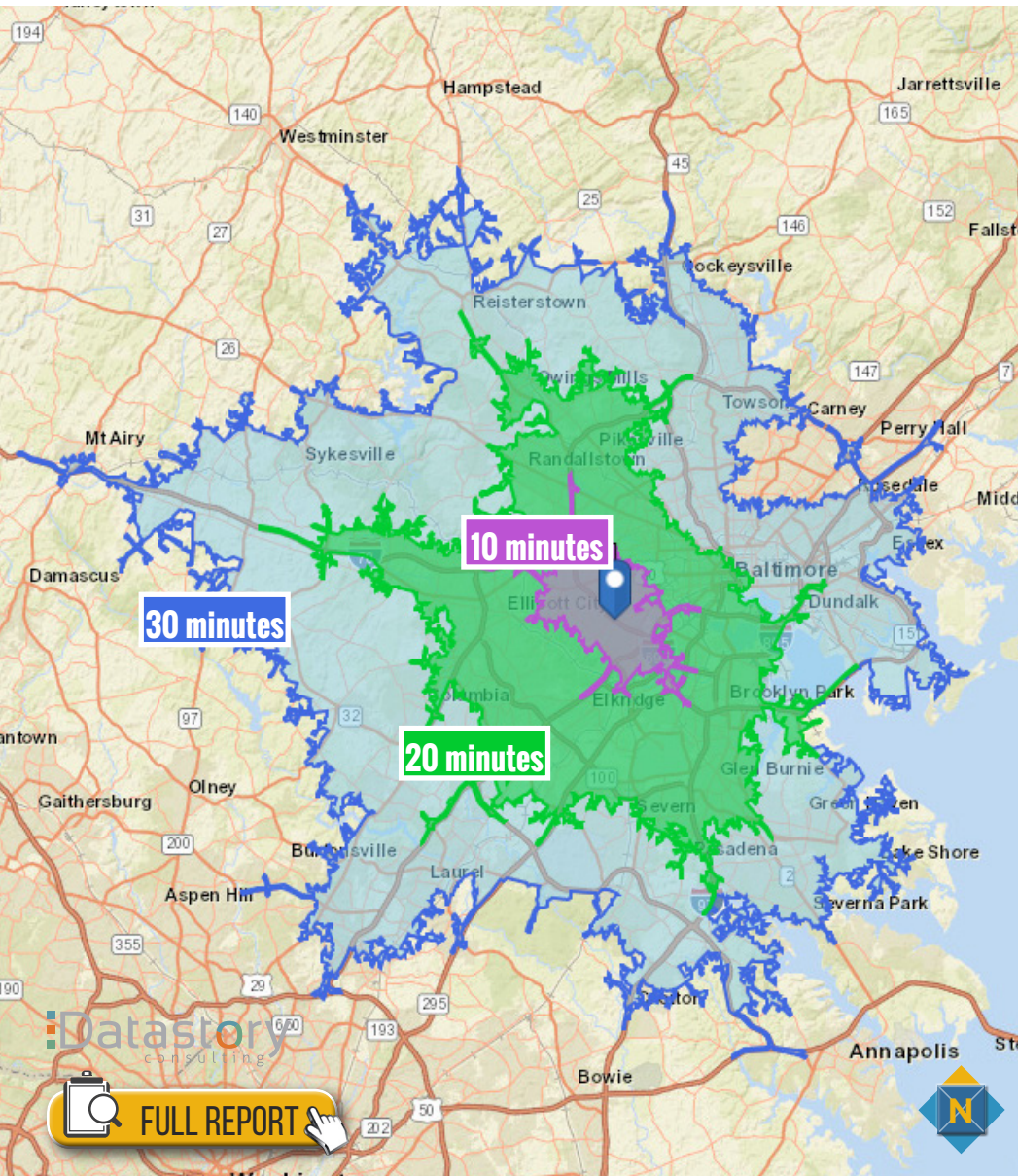
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LOCATION OVERVIEW

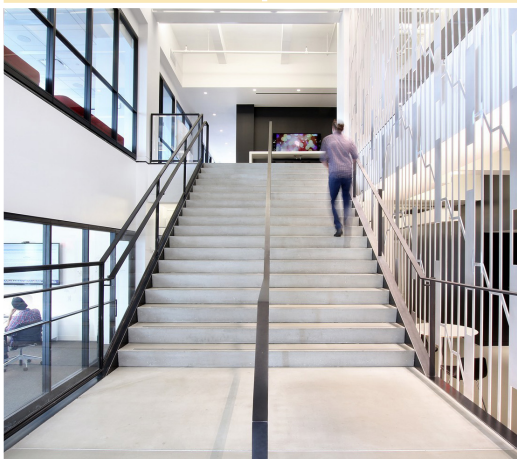
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Datastor
consulting

FULL REPORT

 <p>DAYTIME POPULATION</p> <p>126,046 10 MIN.</p> <p>952,394 20 MIN.</p> <p>2,118,058 30 MIN.</p>	 <p>MEDIAN AGE</p> <p>38.9 10 MIN.</p> <p>37.9 20 MIN.</p> <p>37.9 30 MIN.</p>	 <p>EDUCATION (BACHELORS+)</p> <p>31.5% 10 MIN.</p> <p>37.7% 20 MIN.</p> <p>39.7% 30 MIN.</p>	 <p>TOTAL BUSINESSES</p> <p>3,951 10 MIN.</p> <p>31,343 20 MIN.</p> <p>68,963 30 MIN.</p>
 <p>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</p> <p>93.7% 10 MIN.</p> <p>93.5% 20 MIN.</p> <p>94.1% 30 MIN.</p>	 <p>TOTAL EMPLOYEES</p> <p>69,590 10 MIN.</p> <p>533,613 20 MIN.</p> <p>1,087,479 30 MIN.</p>	 <p>WHITE COLLAR EMPLOYEES</p> <p>65.2% 10 MIN.</p> <p>67.2% 20 MIN.</p> <p>67.9% 30 MIN.</p>	 <p>BLUE COLLAR EMPLOYEES</p> <p>17.8% 10 MIN.</p> <p>15.1% 20 MIN.</p> <p>14.7% 30 MIN.</p>



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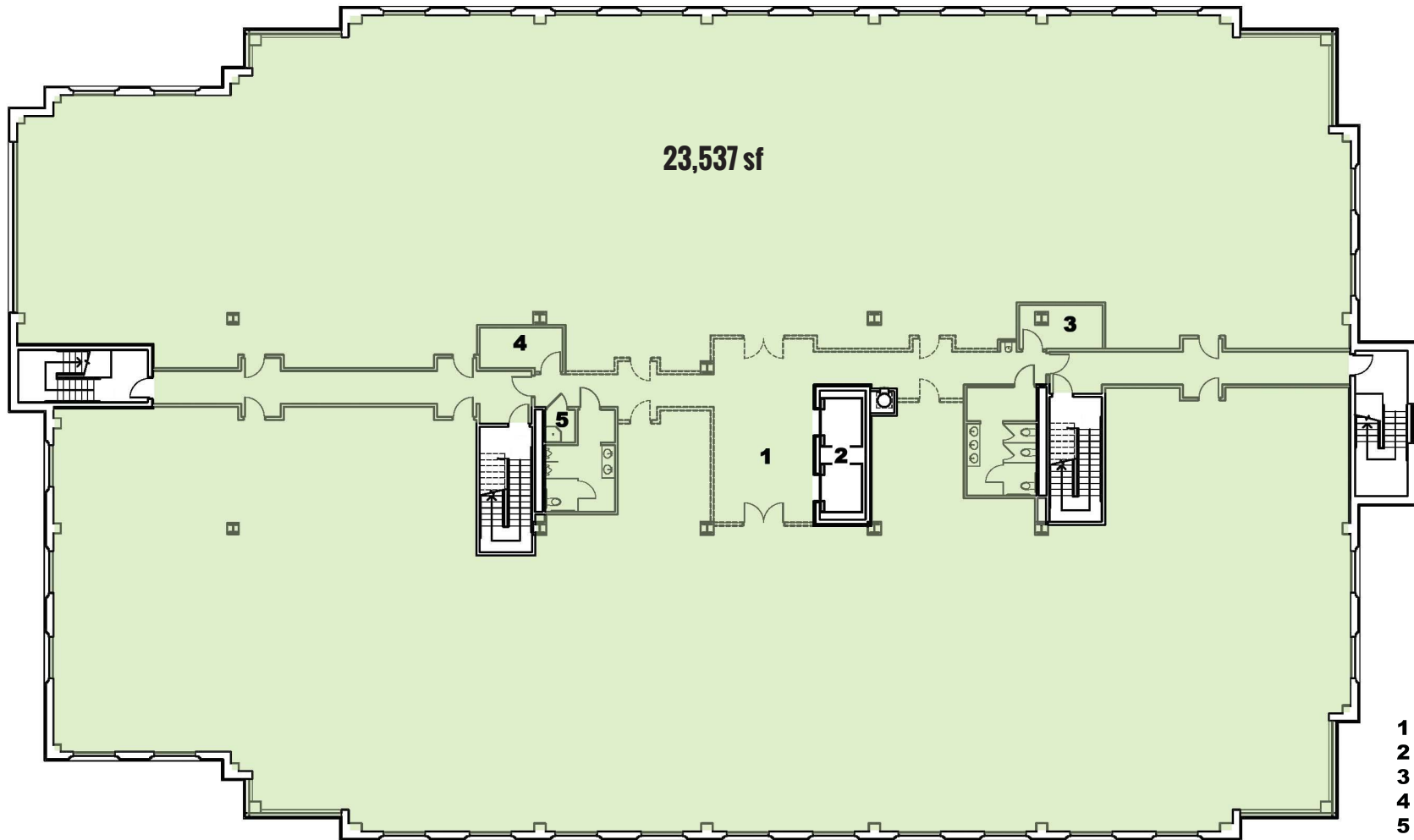
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FIRST FLOOR PLAN

350 KENWOOD AVENUE | CATONSVILLE, MARYLAND 21228



- 1 Lobby
- 2 Elevators
- 3 Electrical
- 4 Data/Telephone
- 5 Janitor

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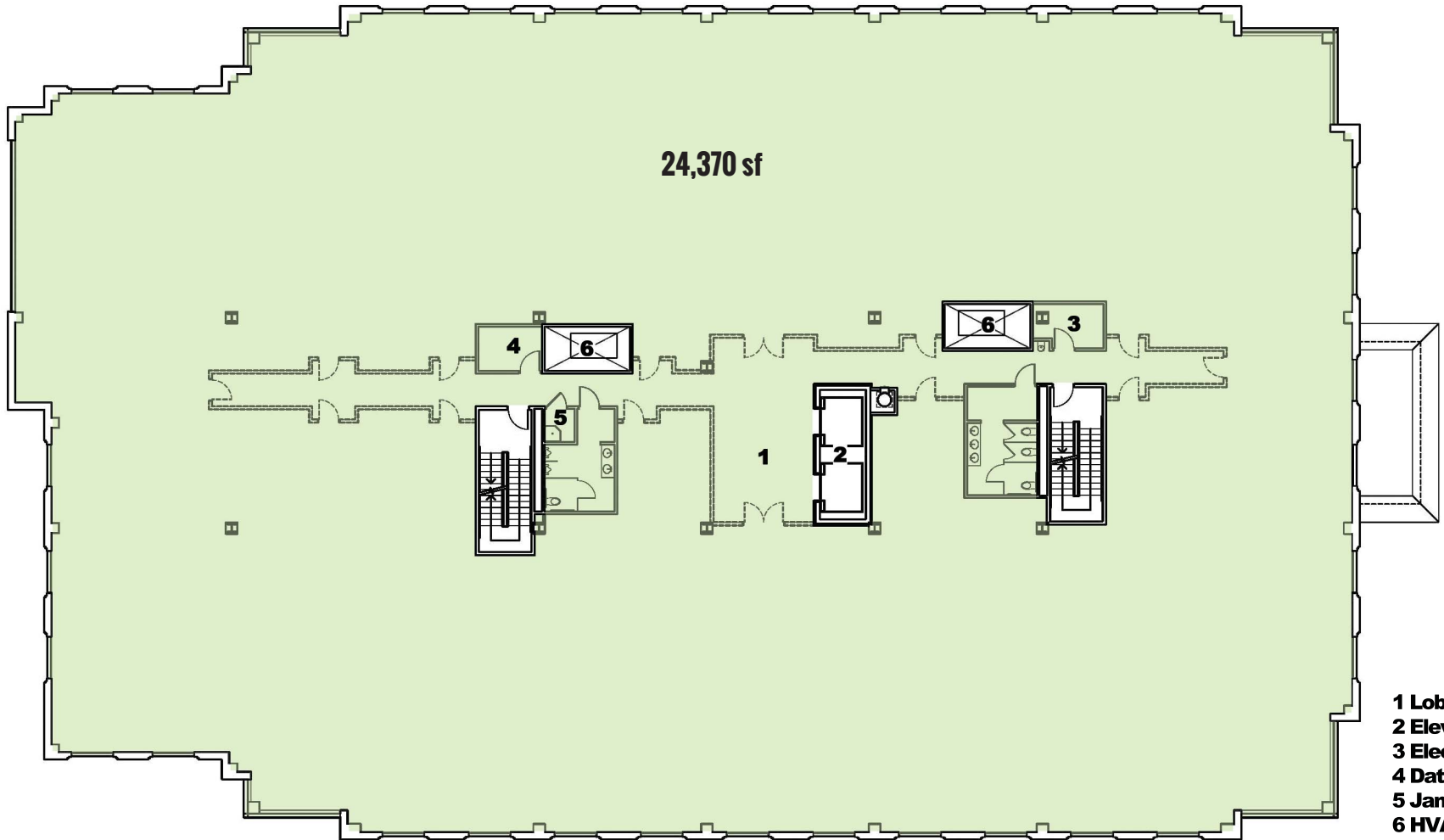
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SECOND FLOOR PLAN

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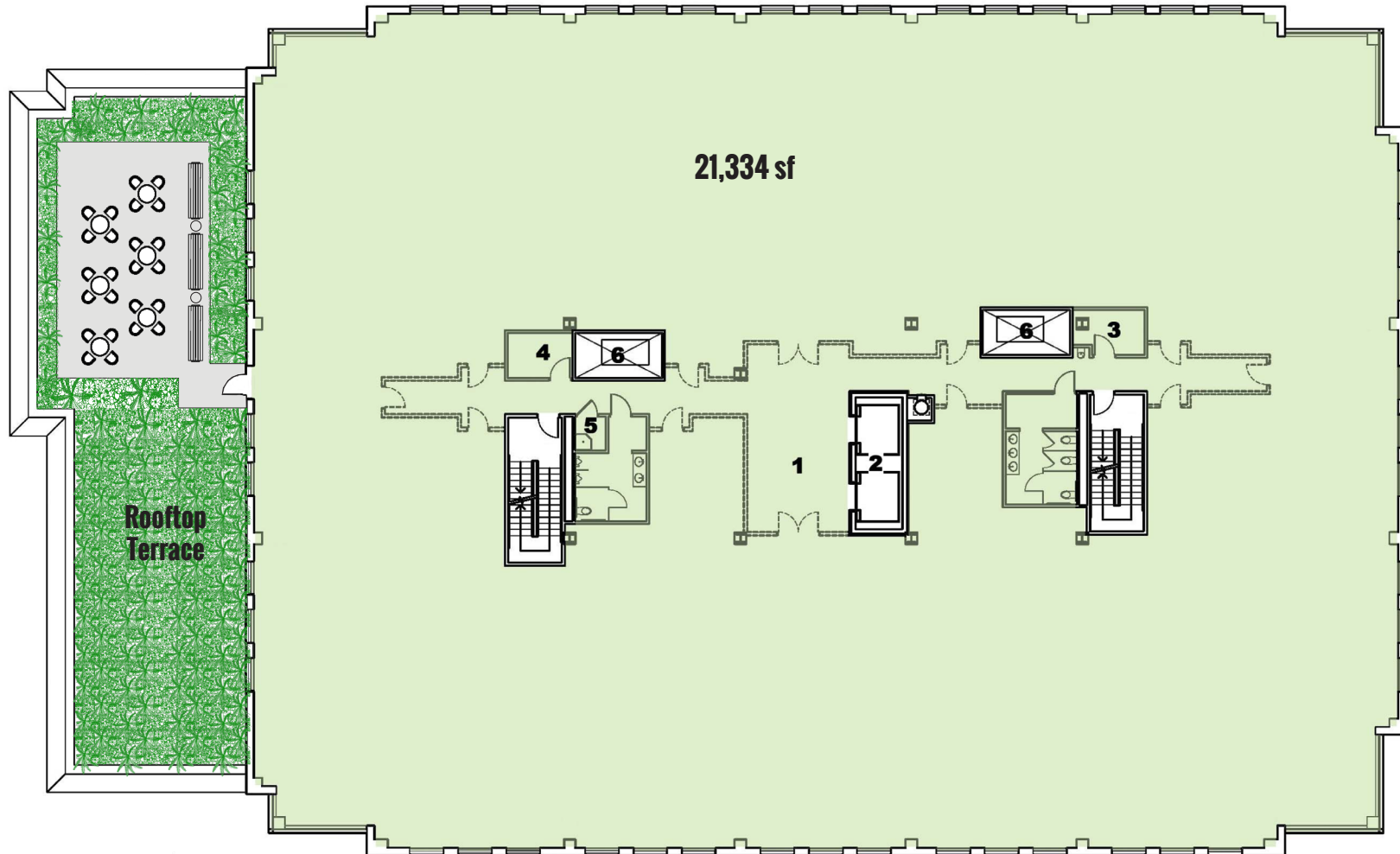


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THIRD FLOOR PLAN

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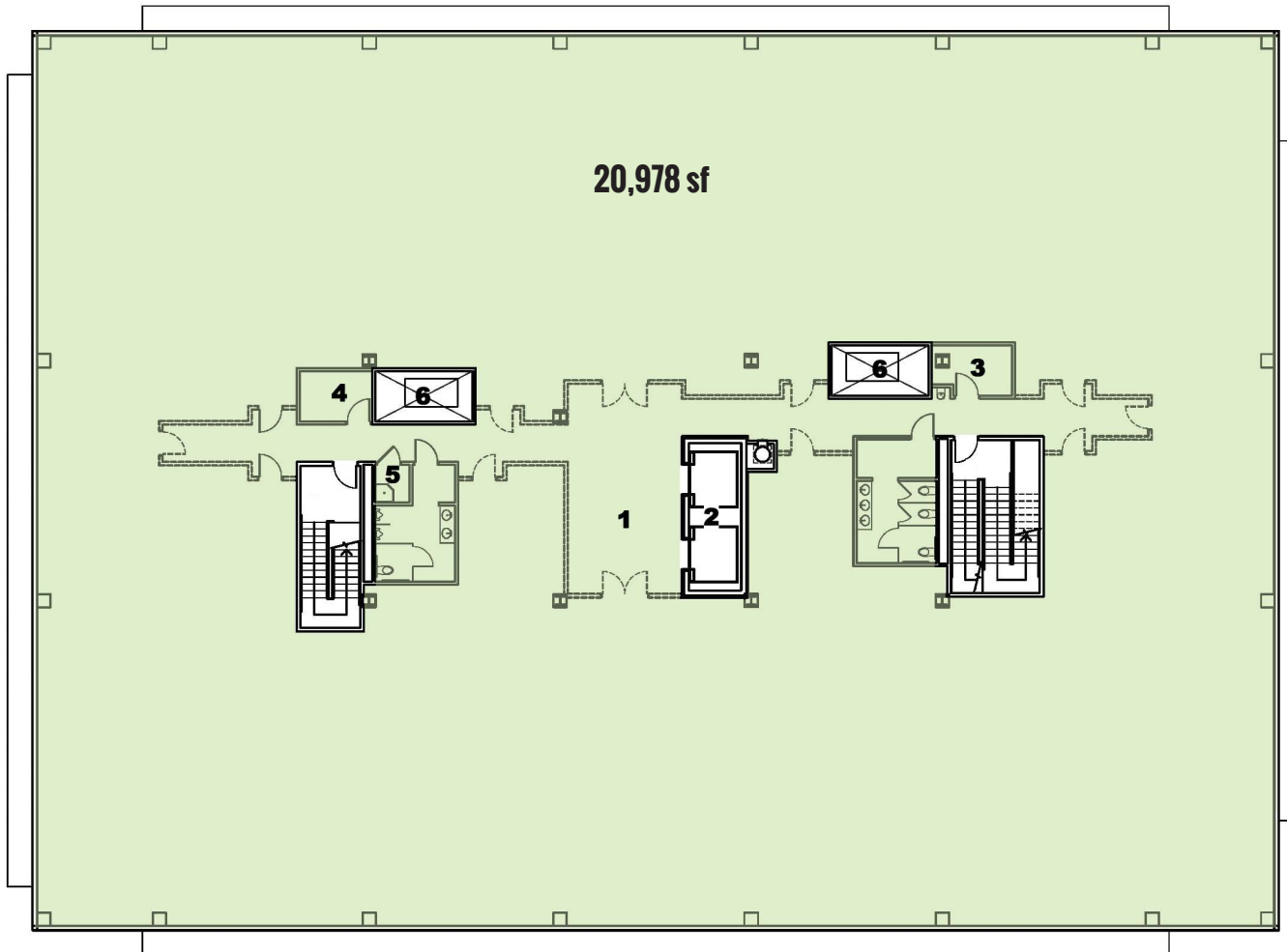
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FOURTH FLOOR PLAN

350 KENWOOD AVENUE | CATONSVILLE, MARYLAND 21228



- 1 Lobby**
- 2 Elevators**
- 3 Electrical**
- 4 Data/Telephone**
- 5 Janitor**
- 6 HVAC shaft**