

Introducing **1415 CLARKVIEW ROAD**

NEW CONSTRUCTION OFFICE BUILDING FOR LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585 • 2328 W. JOPPA ROAD, SUITE 200 | LUTHERVILLE-TIMONIUM, MARYLAND 21093 • WWW.MACKENZIECOMMERCIAL.COM

FOR LEASE

 Baltimore County, MD

AVAILABLE

Building Size: 9,460 sf

ZONING

ML (Manufacturing Light)

TRAFFIC COUNT

12,882 AADT (Falls Rd)

PARKING

27 Spaces (3.3/1,000 sf)

HIGHLIGHTS

- ▶ Build to suit opportunity
- ▶ Attractive location on the busy Falls Road Corridor
- ▶ Easy access from I-695 and I-83
- ▶ Building signage opportunities
- ▶ Free surface parking
- ▶ Modern industrial aesthetic with 11' +/- exposed ceilings and polished concrete floors
- ▶ Equity position is possible

1415 CLARKVIEW ROAD

1415 CLARKVIEW ROAD | BALTIMORE, MARYLAND 21209

Available to a single user or multiple businesses, this two-story contemporary office totals 9,460 square feet and provides a rare build-to-suit opportunity for companies seeking a modern work environment. Strategically positioned in one of the region's most dynamic and desirable locations for office users, the property is centrally located in Baltimore County in the heart of the prestigious Falls Road corridor, directly parallel to the Jones Falls Expressway (I-83). With close proximity to interstates 695 and 83, 1415 Clarkview Road is a short drive from downtown Baltimore, BWI Airport and Penn Station, and minutes from premier shopping and dining amenities.

This new office building will offer strong curb appeal, with building signage visible off of Falls Road and from I-83. An upscale exterior will complement a contemporary open floor plan. The interior will provide an abundance of natural light, well-spaced columns, high ceilings and elevator access to the second floor. On-site parking is included.



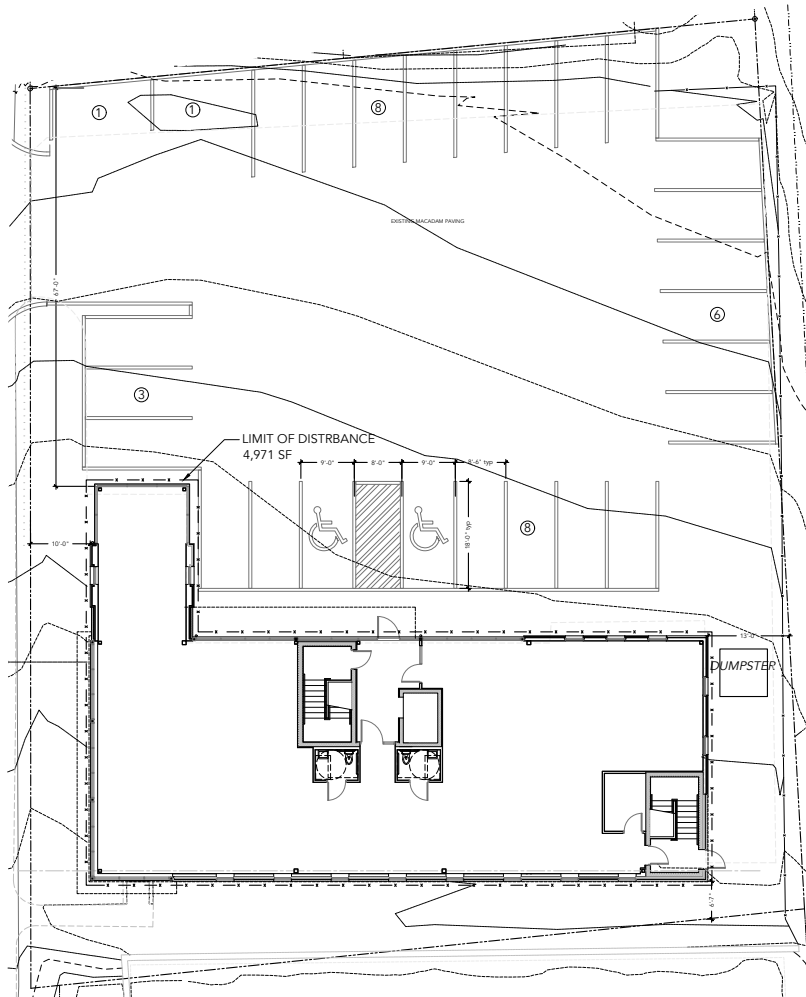
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PROPOSED SITE PLAN

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