

HUNT VALLEY PROFESSIONAL BUILDING

9

Schilling Road Office / Medical

Hunt Valley, Maryland 21031

Suite 103

1,075± SF · PLAZA LEVEL

Suite LL5

1,121± SF · TERRACE LEVEL

Suite 202

1,745± - 4,269± SF · SECOND FLOOR

Suite 210

3,453± SF · SECOND FLOOR

THE OPPORTUNITY

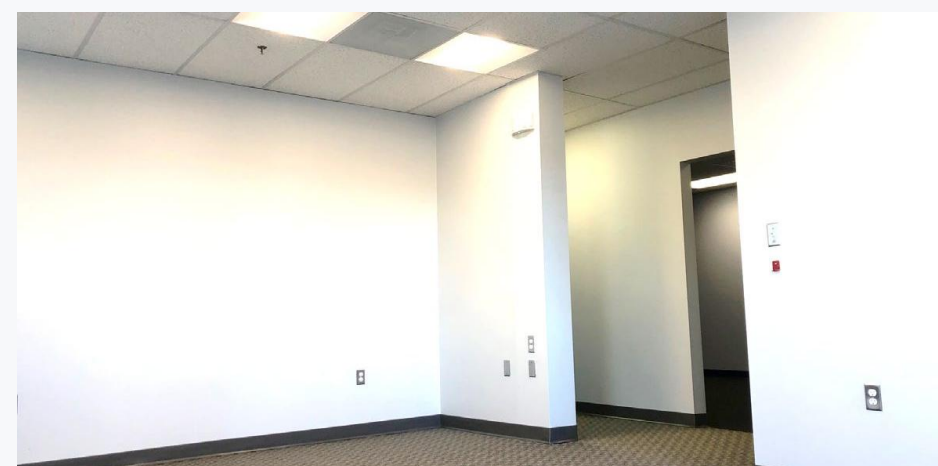
Office / medical space in the heart of Hunt Valley.

Gardner Commercial Realty is pleased to present the Hunt Valley Professional Building, an opportunity to lease office / medical space in Hunt Valley, Maryland.

Use	Office / Medical
Exterior	Newly updated building façade
Common areas	Updated hallways & restrooms
Ownership	Owned & managed by Bavar Properties



NEWLY UPDATED FAÇADE



OPEN SUITE INTERIOR



EXPANSIVE WINDOW LINES



360° | VIRTUAL TOUR

Scan or click to walk through the show suite

LOCATION ADVANTAGES

Strong Hunt Valley demographics, highly visible & convenient location.

Adjacent to York Road with easy access to I-83 and MTA Light Rail (Pepper Road Station)

Close proximity to Hunt Valley Towne Centre and numerous retail amenities and restaurants

Owned & managed by Bavar Properties

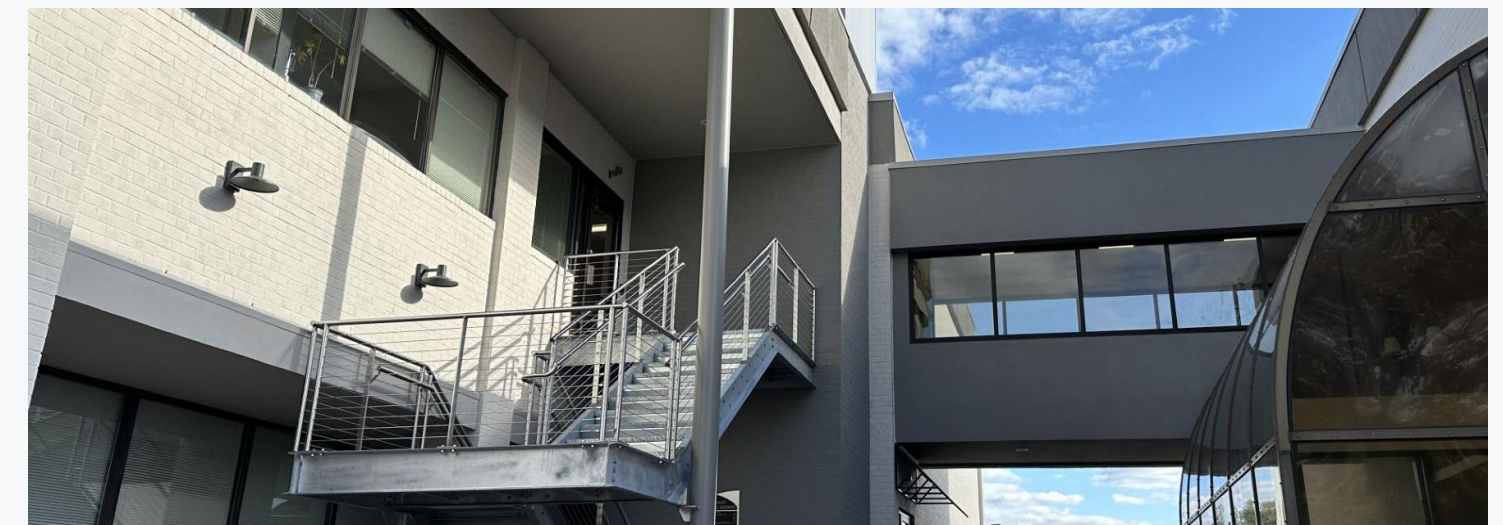
DEMOGRAPHICS

2023/24 EST.	1 MILE	3 MILE	5 MILE
Population	4,266	35,590	70,723
Households	1,793	15,842	29,383
Avg HH Income	\$140,217	\$122,944	\$138,941

* Source: CoStar Realty Information, Inc. 2024
GARDNER COMMERCIAL REALTY



HUNT VALLEY · I-83 CORRIDOR



COURTYARD & COVERED WALKWAY

AVAILABLE • PLAZA LEVEL

Suite 103

Area **1,075± SF**

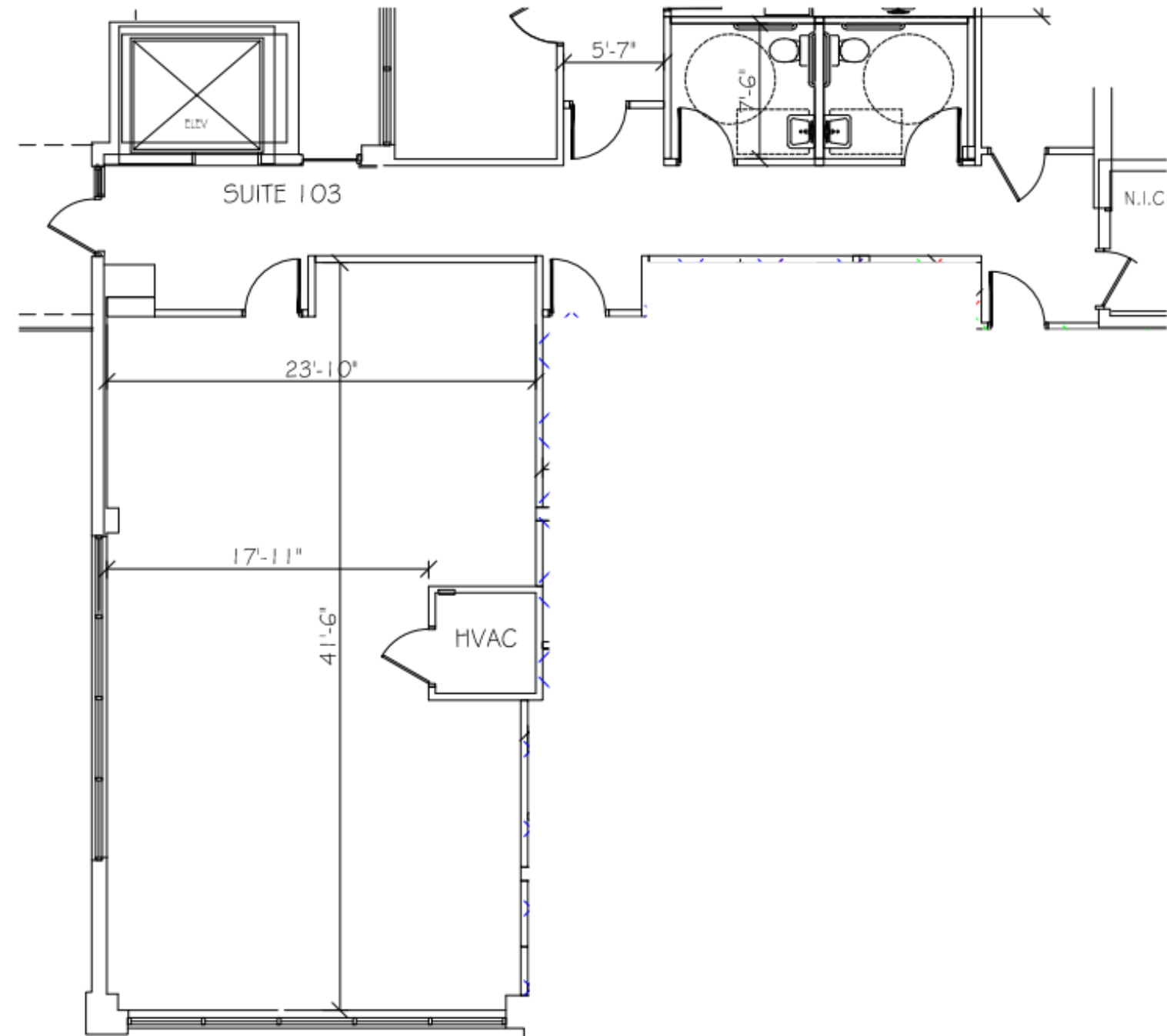
Level **Plaza Level**

Access **Elevator lobby & plaza entrance**

Common areas **Updated hallway & restrooms**

Note: floor plan is NOT to scale and is for conceptual purposes only.

Tim Gardner, Owner / Broker 443-827-1321 c · Tim@GardnerCR.com



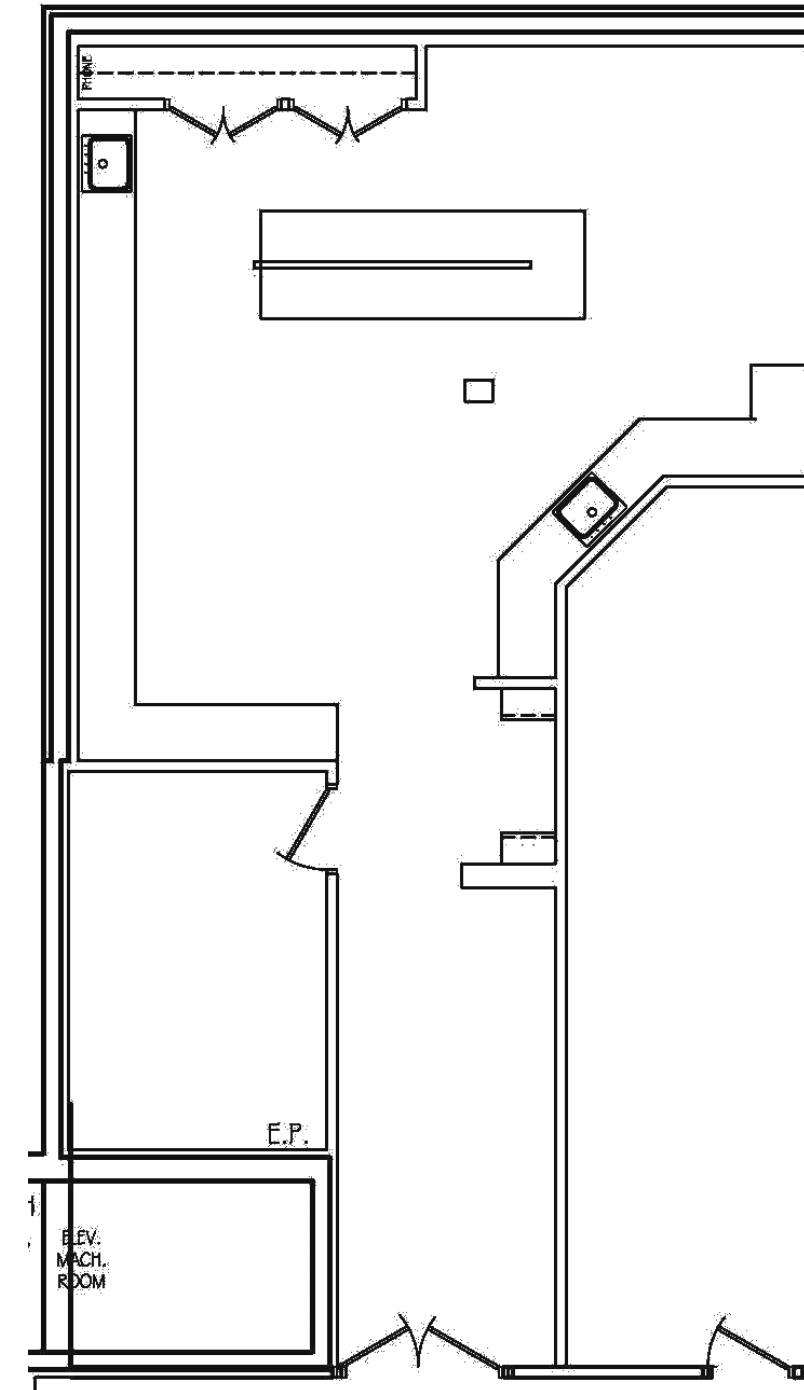
AVAILABLE • TERRACE LEVEL

Suite LL5

Area	1,121± SF*
Level	Terrace Level
Entrances	Two direct entrances
Storage	Adjacent storage included

* Square footage includes the adjacent storage space. Note: floor plan is NOT to scale and is for conceptual purposes only.

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AVAILABLE • SECOND FLOOR

Suite 202

Total area **4,269± SF (two sections)**

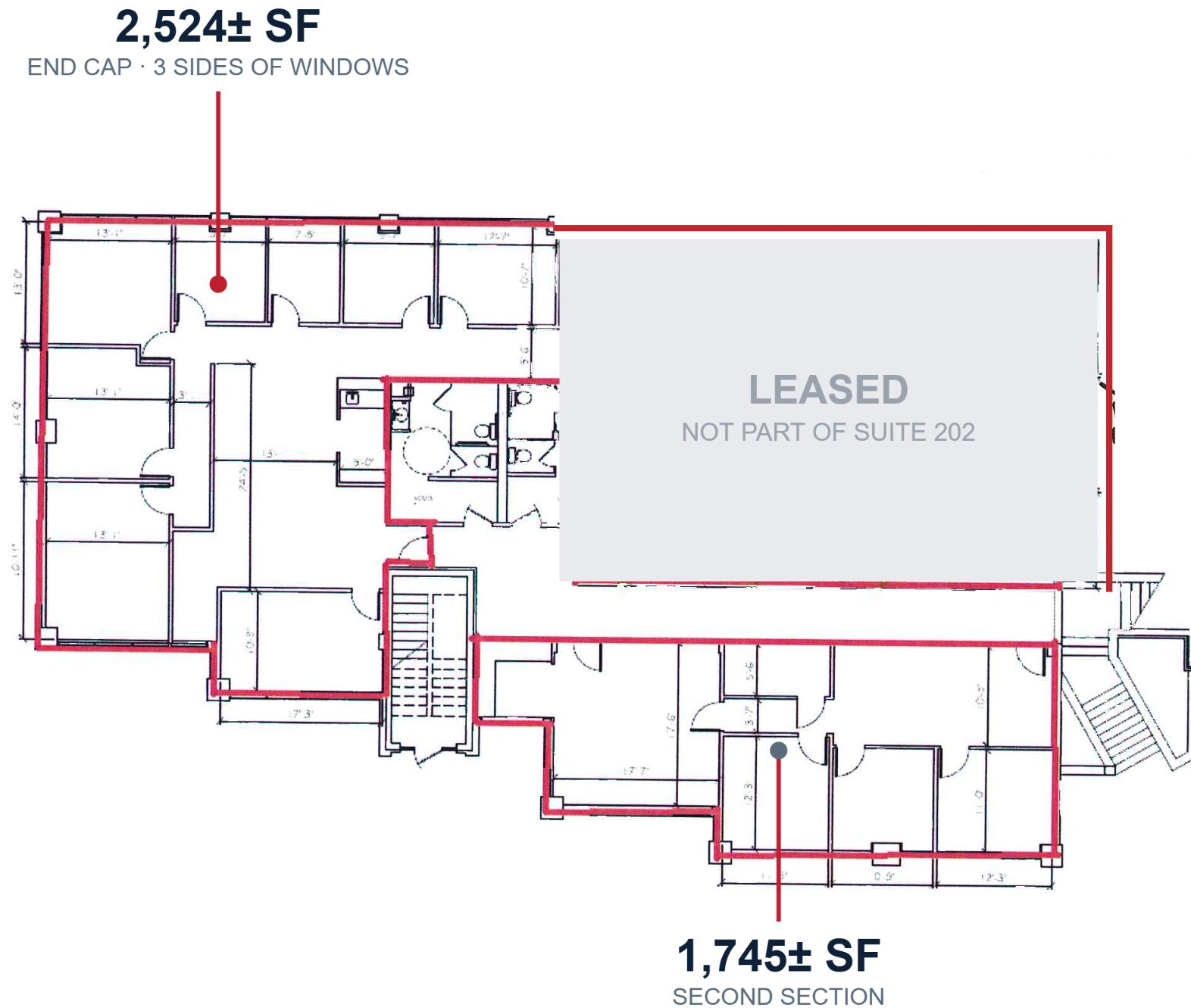
End cap **2,524± SF**

Second section **1,745± SF**

Windows **Three sides of windows**

Shaded area is leased to another tenant and is not part of Suite 202. Note: floor plan is NOT to scale and is for conceptual purposes only.

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**For more information or to
schedule a tour**

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9 Schilling Rd · Hunt Valley, Maryland 21031

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