

# FOR LEASE

Baltimore County, MD

# NORTH PARK BUSINESS COMMUNITY

4 NORTH PARK DRIVE | HUNT VALLEY, MARYLAND 21030

## AVAILABLE

1st Floor: 2,053 sf  
Suite 111: 1,875 sf - Former Deli  
2nd Floor: 1,947 sf  
3rd Floor: 11,389 sf  
4th Floor: 3,014 - 15,388 sf

## LEASE TERM

5 years

## RENTAL RATE

\$24.50/sf, Full Service

## PARKING

4.00/1,000 sf

## HIGHLIGHTS

- ▶ Immediately adjacent to the Shawan Plaza and Starbucks
- ▶ 1st Floor Plug 'N Play: 6,195 sf
- ▶ Located in a five-building corporate campus
- ▶ Surrounded by many fine restaurants, shops, hotels, the Oregon Ridge Park, Hunt Valley Towne Centre, and desirable residential communities
- ▶ Convenient to the beltway, Downtown Baltimore, and BWI Airport
- ▶ Equipped with modern office systems including multi-zoned HVAC systems, elevators, and security and life-safety equipment





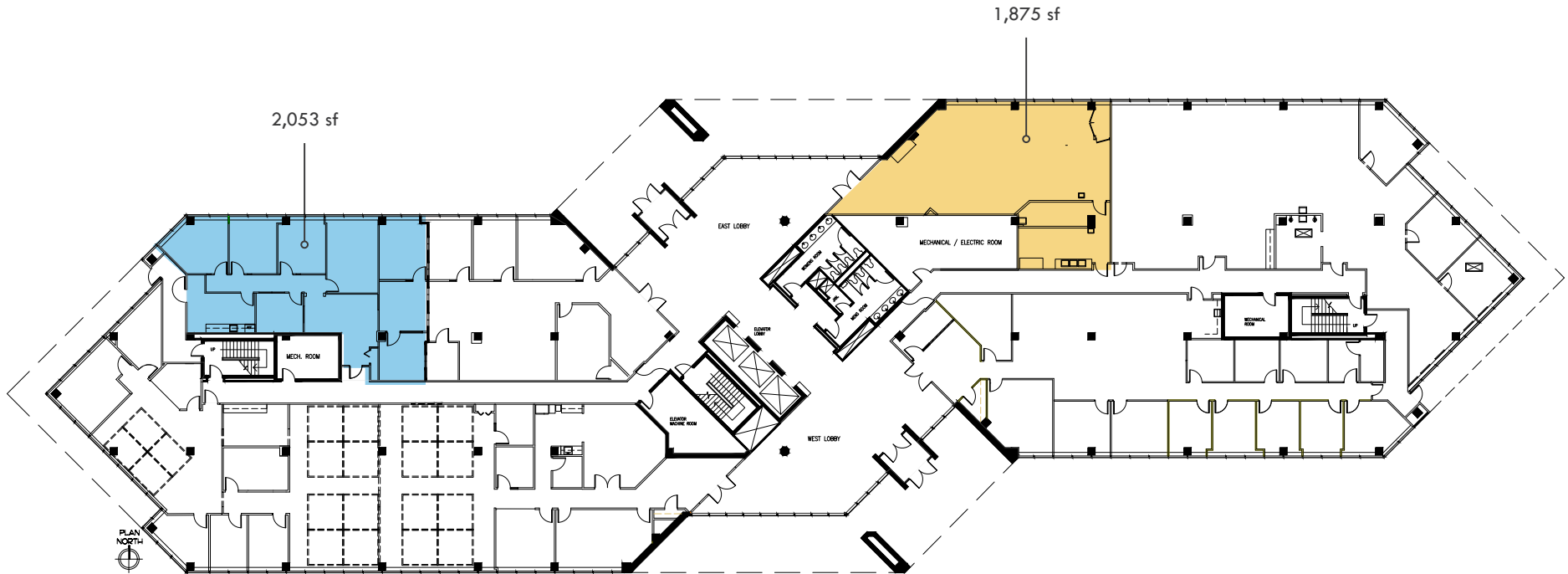
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# FLOOR PLANS

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## FIRST FLOOR



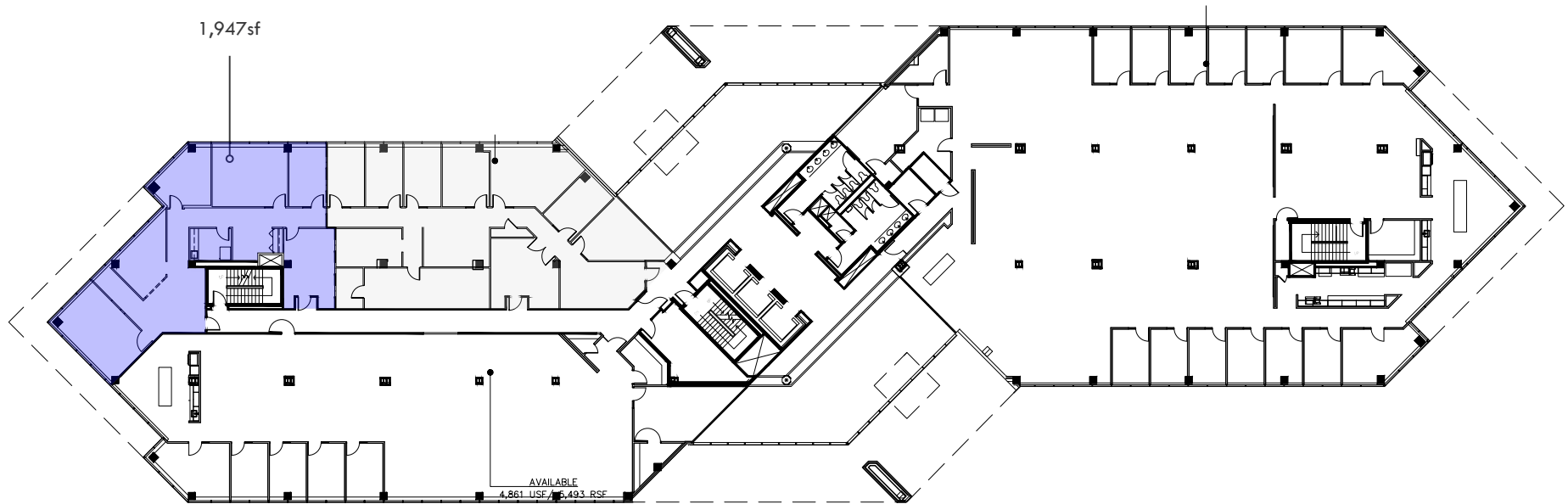
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## SECOND FLOOR



# FOR LEASE

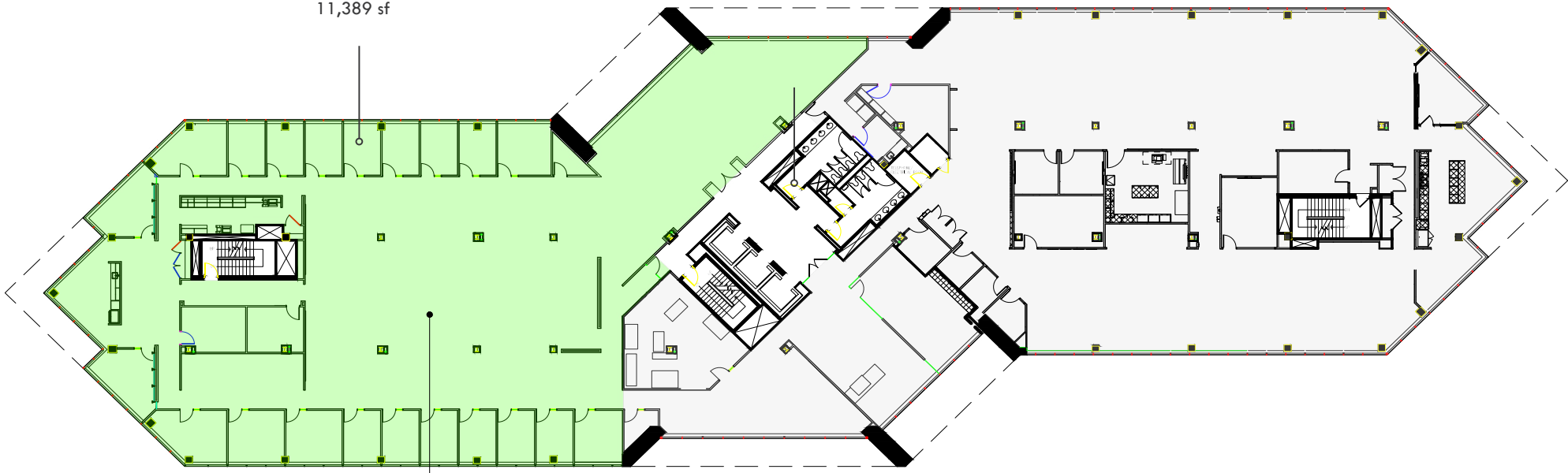
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## THIRD FLOOR

11,389 sf



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## FOURTH FLOOR







# CAMPUS SETUP

with a pathway along  
the Western Run!

