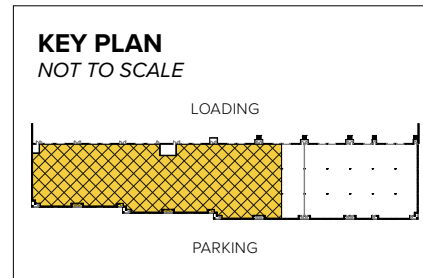


**Hunt Valley Exchange**  
25 Wight Avenue | Hunt Valley, MD 21030  
Suites A-L

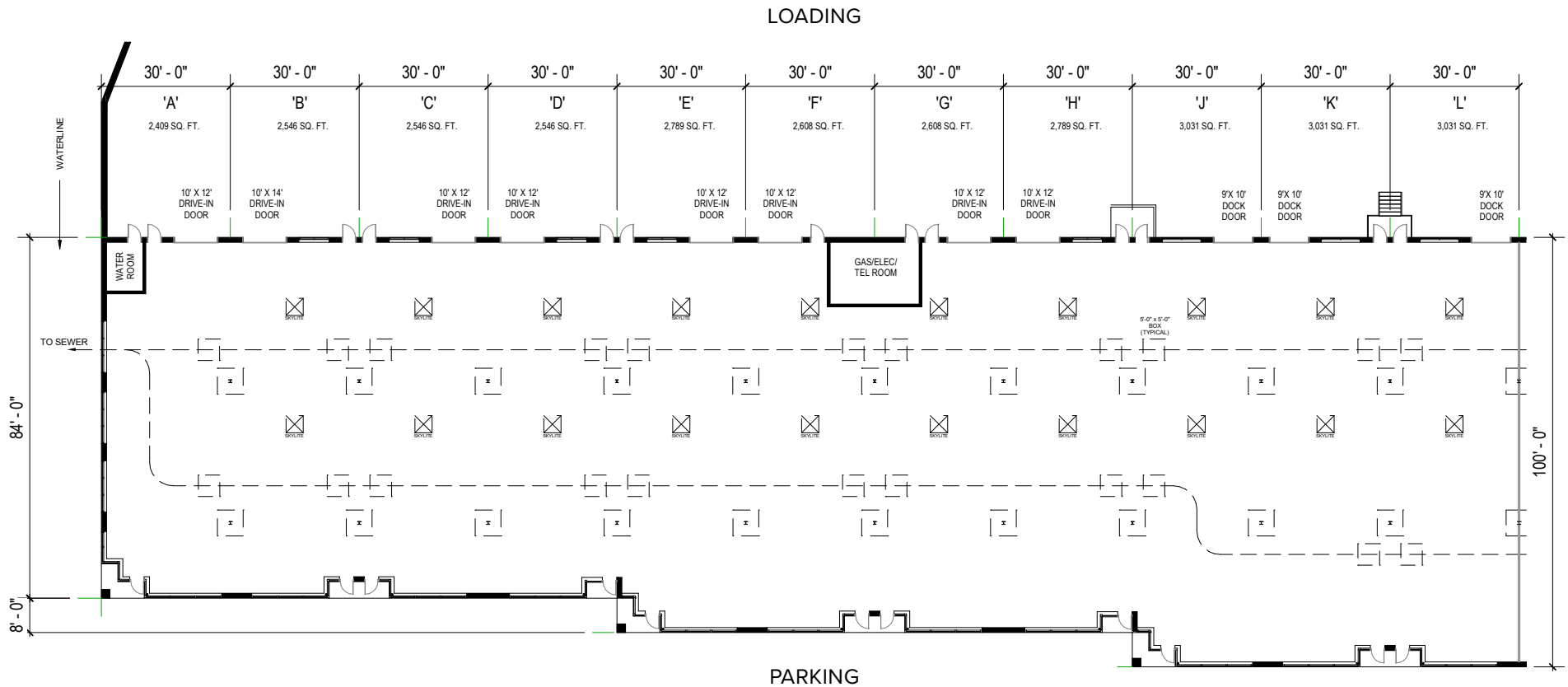
**Total SF Available:**  
2,409 - 29,934 SF

*New LEED designed flex with 18' clear height,  
9'x10' dock doors (3), 10'x12' drive-in doors (7),  
and 10'x14' drive in door (1)*



**CLICK TO VIEW  
VIRTUAL TOUR**

***Note:** This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.*



## About Hunt Valley Exchange

Hunt Valley Exchange is located at the signalized intersection of York Road and Wight Avenue in the Hunt Valley/Cockeysville area. The location offers easy access to I-83 and the Baltimore Beltway (I-695), with rapid connections to downtown Baltimore, Towson and Timonium to the south, and northern points including the Harrisburg and York, PA, markets. Upon completion, the Baltimore County business community will include more than 113,200 square feet of flex/R&D and retail space.

- ▶ Pad site opportunities with drive-through capability
- ▶ Excellent visibility and access off York Road
- ▶ Access to daytime population of 54,900+ employees within a 3 mile radius

### Inline Retail Building

11060 York Road 8,165 SF

### Pad Sites

11040 York Road 2.48± Acres 6,000 SF

11070 York Road 1.38± Acres 2,809 SF

### Flex/R&D Buildings

25 Wight Avenue 48,120 SF

35 Wight Avenue 48,120 SF

### Flex/R&D Specifications

|                |                       |
|----------------|-----------------------|
| LEED           | Designed              |
| Suite Sizes    | Up to 48,120 SF       |
| Ceiling Height | 18 ft. clear minimum  |
| Parking        | 4 spaces per 1,000 SF |
| HVAC           | Heat pump             |
| Roof           | TPO                   |
| Construction   | Brick on block        |
| Zoning         | ML-IM                 |

### Traffic Count (MDOT)

York Road at Wight Avenue: 32,900 vehicles/day

McCormick Road at Wight Avenue: 16,340 vehicles/day

I-83 at Shawan Road: 84,050 vehicles/day

### Demographics

|                       | 1 Mile    | 3 Miles   | 5 Miles   |
|-----------------------|-----------|-----------|-----------|
| Population            | 4,450     | 39,111    | 72,193    |
| Number of Households  | 1,949     | 17,631    | 30,049    |
| Avg. Household Income | \$179,530 | \$138,395 | \$168,100 |







#### Distances to:

|                                |          |
|--------------------------------|----------|
| Hunt Valley Town Centre .....  | 0.8 mile |
| Interstate 83 .....            | 1 mile   |
| Timonium, MD .....             | 5 miles  |
| Interstate 695 .....           | 6 miles  |
| Towson, MD .....               | 8 miles  |
| Baltimore, MD (Downtown) ..... | 17 miles |
| BWI Airport .....              | 31 miles |
| York, PA .....                 | 36 miles |

## Contact Us

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#### About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and multifamily space nationwide.

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