

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

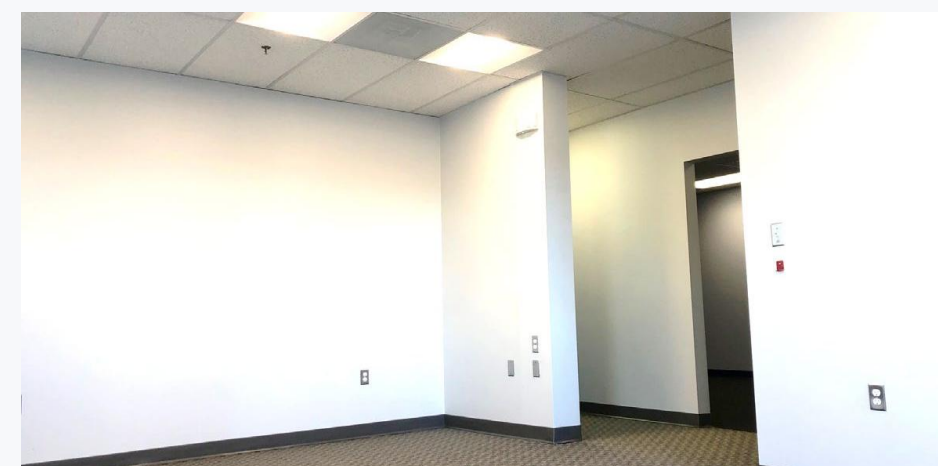


360° | VIRTUAL TOUR

Scan or click to walk through
the show suite



NEWLY UPDATED FAÇADE



SUITE INTERIOR



EXPANSIVE WINDOW LINES

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



HUNT VALLEY · I-83 CORRIDOR



COURTYARD & COVERED WALKWAY

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

AVAILABLE • PLAZA LEVEL

Suite 103

Area **1,075± SF**

Level **Plaza Level**

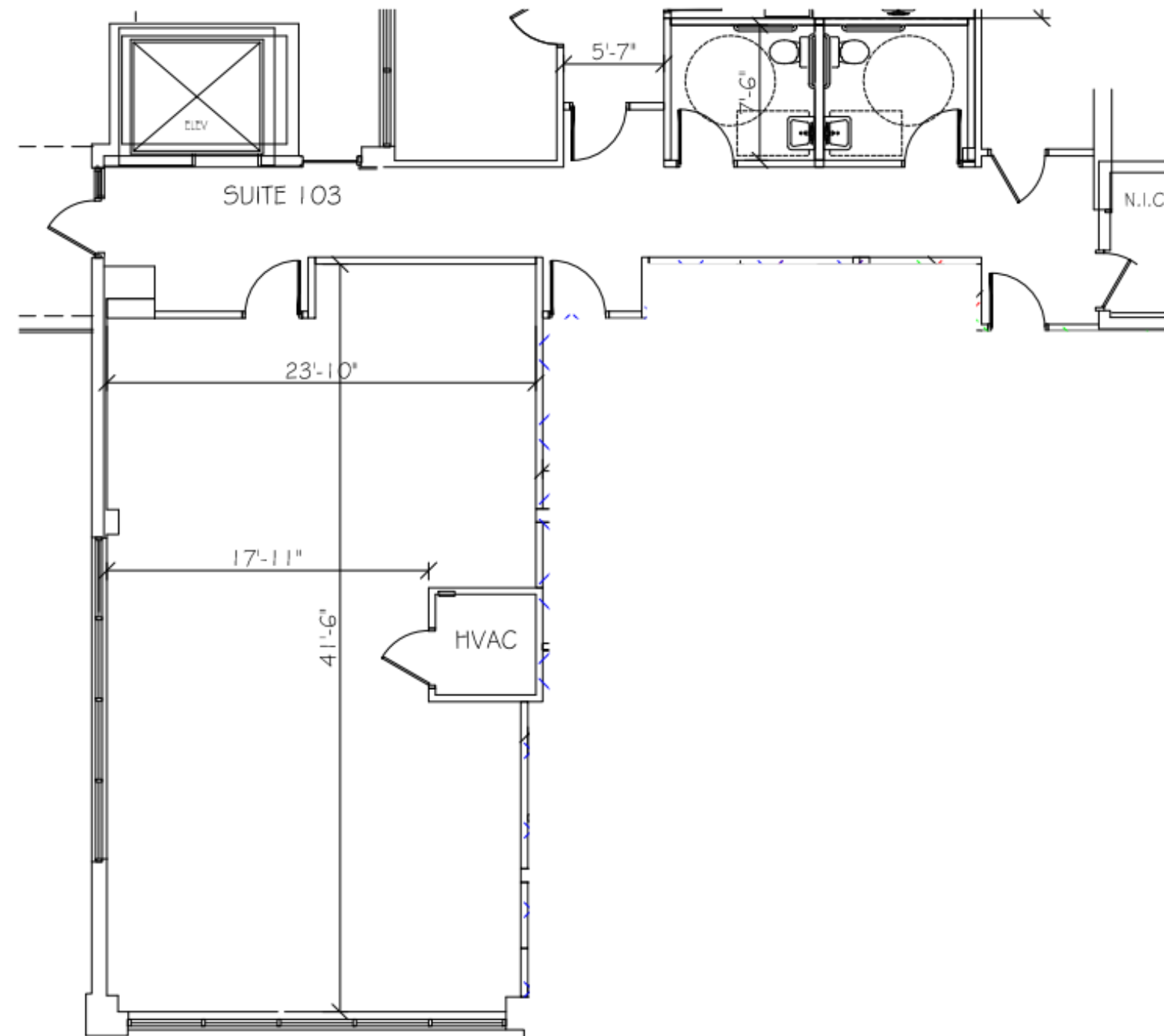
Access **Elevator lobby & plaza entrance**

Common areas **Updated hallway & restrooms**

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

Tim Gardner, Broker

443-827-1321 c · Tim@GardnerCR.com



AVAILABLE • TERRACE LEVEL

Suite LL5

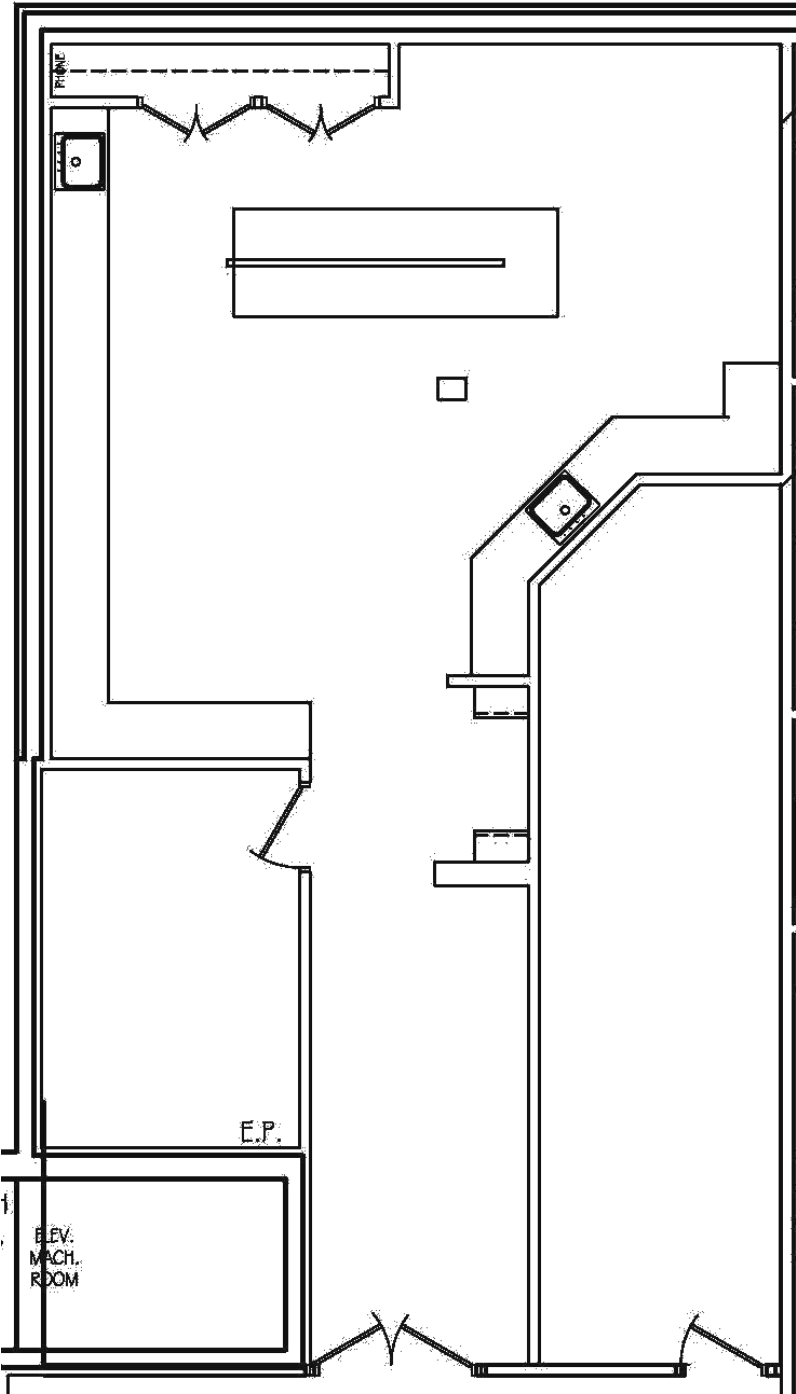
Area	1,121± SF*
Level	Terrace Level
Entrances	Two direct entrances
Storage	Adjacent storage included

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

Tim Gardner

, Broker

443-827-1321 c · Tim@GardnerCR.com



AVAILABLE • SECOND FLOOR

Suite 202

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

End cap **2,524± SF**

Second section **1,745± SF**

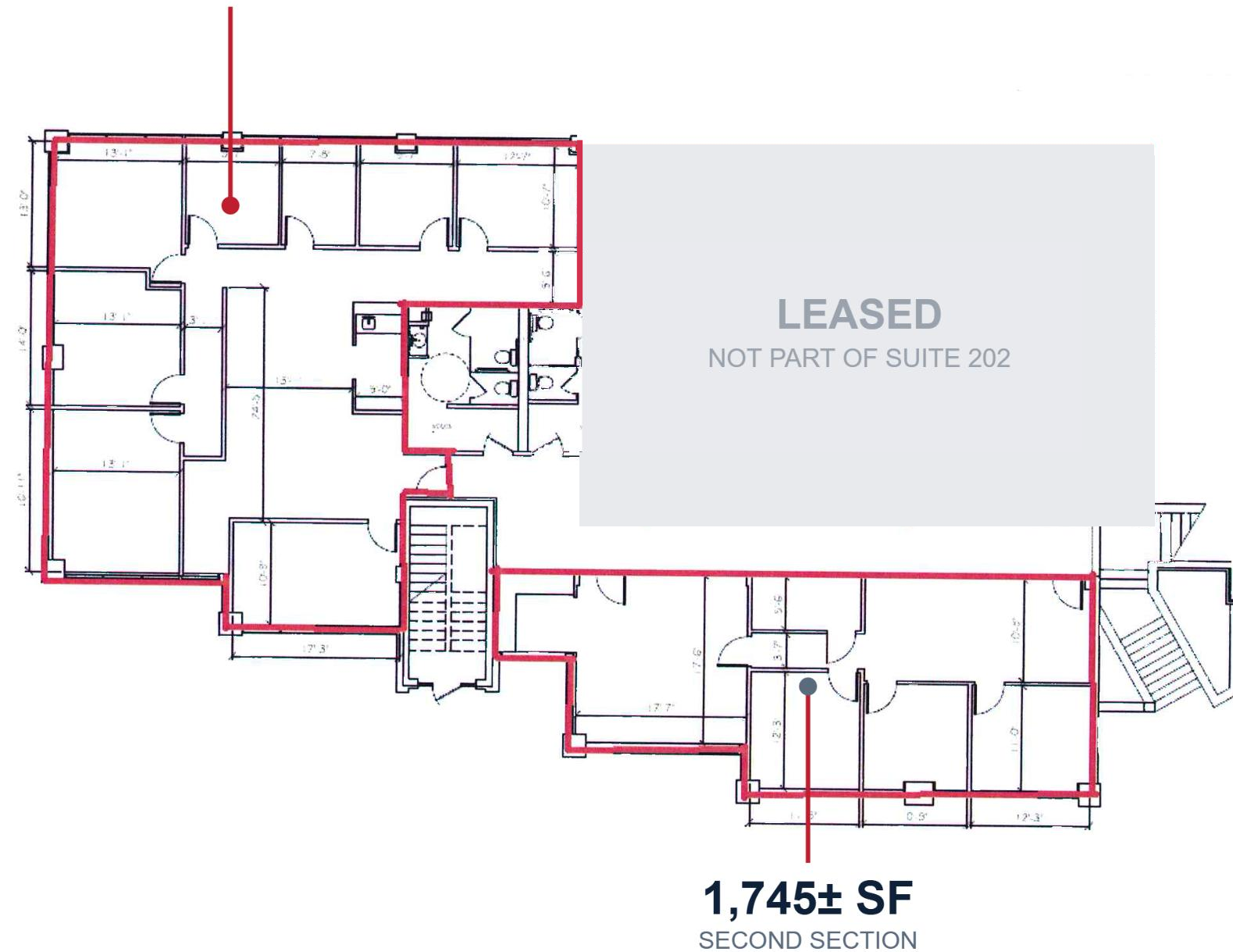
Windows **Three sides of windows**

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.

Tim Gardner, Broker

443-827-1321 c · Tim@GardnerCR.com

2,524± SF
END CAP • 3 SIDES OF WINDOWS



AVAILABLE • SECOND FLOOR

Suite 210

Area **3,453± SF**

Level **Second Floor**

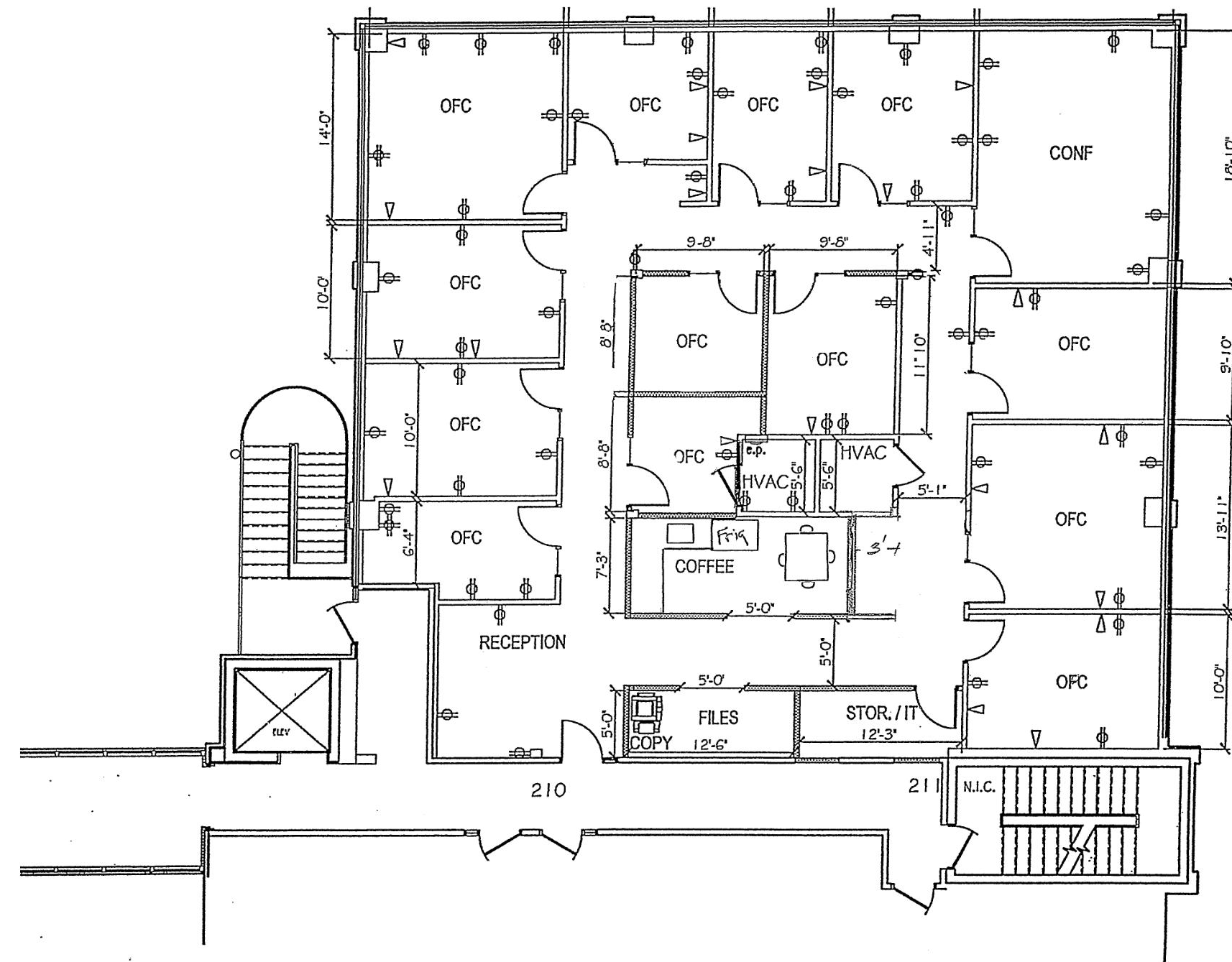
Layout **Reception, conference & private offices**

Amenities **Coffee bar, files & storage/IT**

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

Tim Gardner, Broker

443-827-1321 c · Tim@GardnerCR.com





For more information or to schedule a tour

443-732-3200 · GARDNERCR.COM



TIM GARDNER

Owner / Broker

443-827-1321 c · 443-585-3888 o

Tim@GardnerCR.com

9 Schilling Rd · Hunt Valley, Maryland 21031

DISCLAIMER: Gardner Commercial Realty is the Exclusive Listing Broker and represents the Landlord of the Hunt Valley Professional Building. The information contained herein has been obtained from sources believed to be reliable; however, Gardner Commercial Realty makes no representation or warranty as to its accuracy or completeness and such information has not been independently verified. Any projections, opinions, assumptions, or estimates are for illustrative purposes only and do not represent or guarantee current or future performance. Prospective tenants are strongly advised to conduct their own independent assessment and investigation of the property, and to consult with appropriate professionals, before leasing. To the maximum extent permitted by law, Gardner Commercial Realty, its agents, and affiliates shall not be liable for any loss, damage, or consequence resulting from reliance on this information.

© Copyright 2026 Gardner Commercial Realty, LLC. All Rights Reserved.