

# Centre 1000

11419 Cronridge Drive, Suite 17  
Owings Mills, Maryland 21117

Gardner Commercial Realty is pleased to present Centre 1000, an opportunity to lease flex office space in Owings Mills, Maryland.

For additional information or to schedule a tour, please call 443.827.1321.



## Available Suites

- Suite 12: 783+/- SqFt
- Suite 15: 1,571+/- SqFt

For more information or to schedule a tour:

 Gardner Commercial Realty

Tim Gardner

443.827.1321 Tim@GardnerCR.com  
GardnerCR.com

© Copyright 2020 Gardner Commercial Realty, LLC. All Rights Reserved.

DISCLAIMER: The information contained in this publication has been obtained from sources believed to be reliable. Gardner Commercial Realty makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent nor guarantee the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs.

# FOR LEASE

# 11419 Cronridge Drive

Owings Mills, Maryland 21117

Centre 1000

## 11419 Cronridge Dr

Owings Mills, Maryland 21117



### Property Features

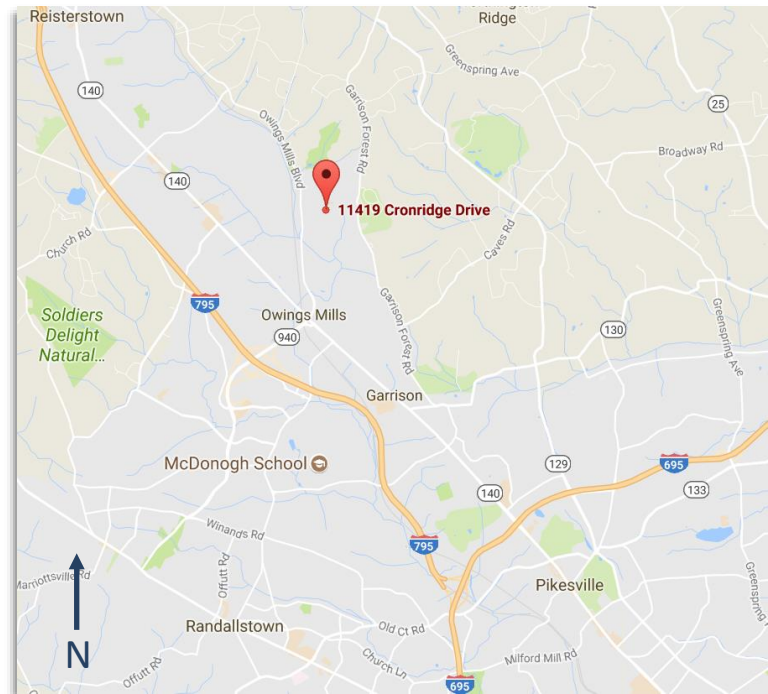
- The Centre 1000 Building is quality single story 30,728 square foot, Office/ Medical/ Flex building
- Professionally owned and managed
- Functional existing floor plans
- Large window line
- Ample parking 4.3/1,000
- Zoned ML-IM

### Available Suites

- Suite 12: 783+/- SqFt
- Suite 15: 1,571+/- SqFt

### Location Advantages

- Premier location near the intersection of Cronridge Drive & Crondall Lane
- Within 3 miles of Owings Mills Towne Centre and I-795
- Numerous retail amenities within close proximity



Street View  
Click Here

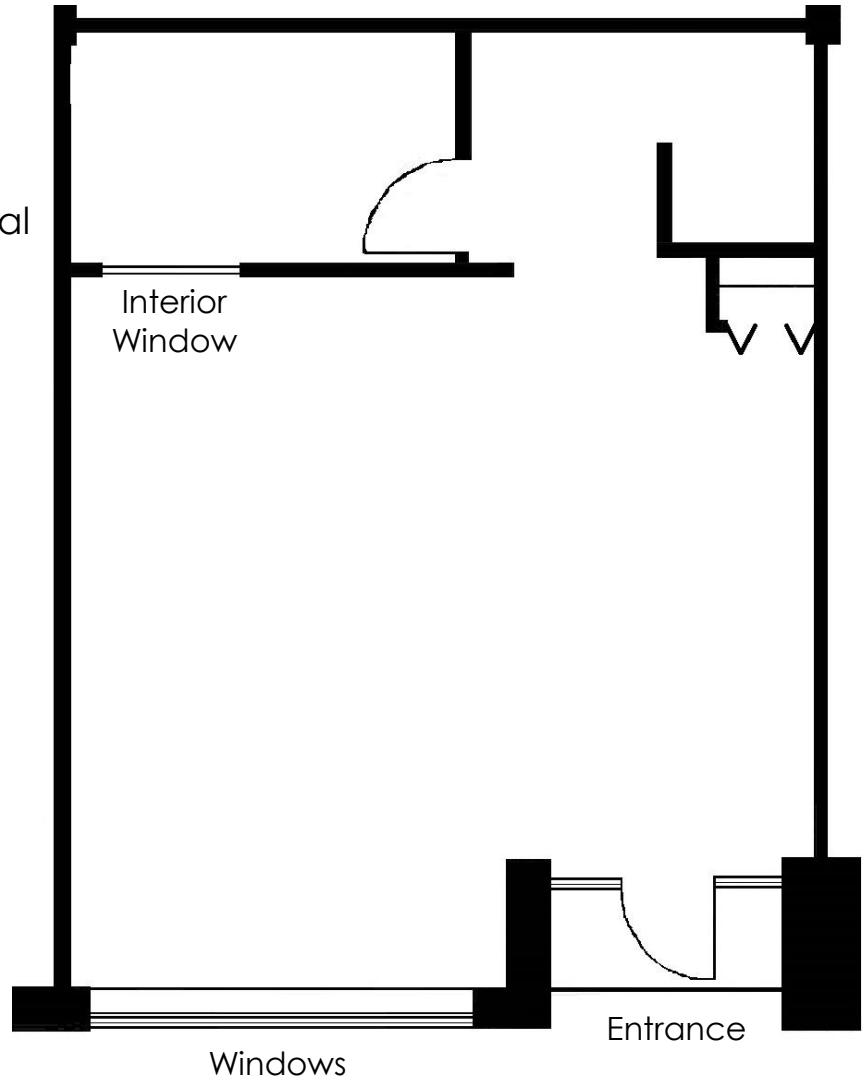


# Available Suite

**Suite 12**      **783 +/- SF**

## Floor Plan

- Office suite
- Fully built out with functional open office floor plan



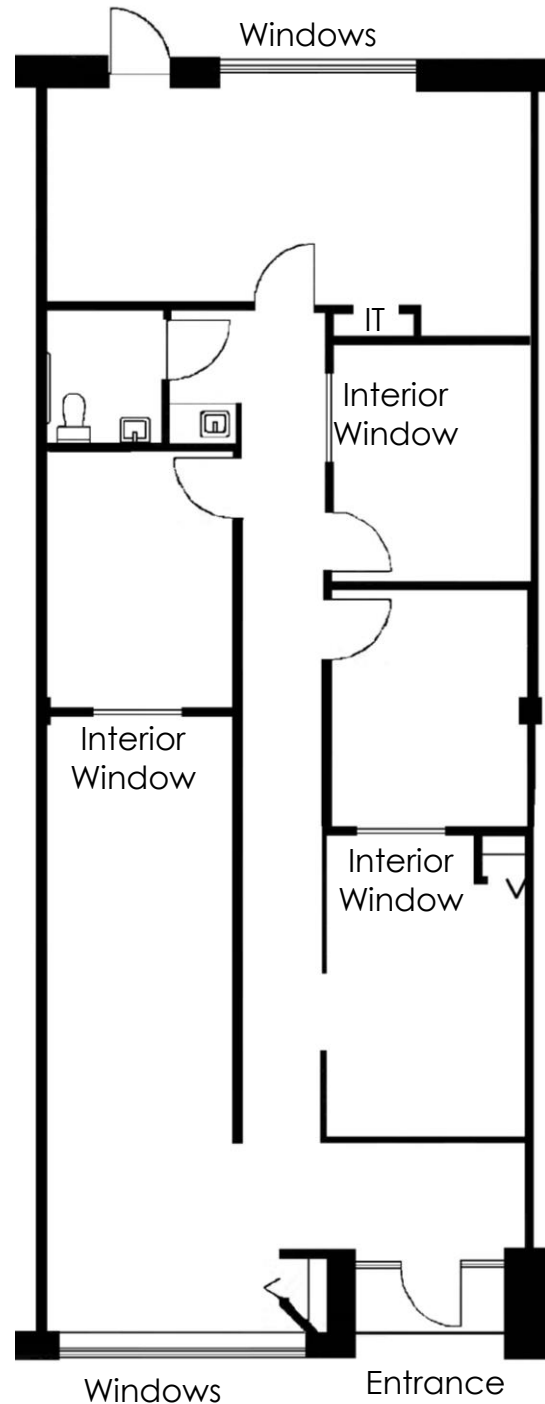
**Note:** Floor Plan is NOT to scale and for conceptual purposes only.

## Available Suite

### Suite 12      1,571+/- SF

- Office suite
- Fully built out with functional office floor plan
- Reception / waiting area
- Kitchenette
- Numerous offices
- Conference Room
- Private Restroom

### Floor Plan



**Note:** Floor Plan is NOT to scale and for conceptual purposes only.

# Demographic Summary Report

## Centre 1000 Building

11419 Cronridge Dr, Owings Mills, MD 21117

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **30,728 SF**  
 Typical Floor: **30,728 SF**

Total Available: **2,052 SF**  
 % Leased: **93.32%**  
 Rent/SF/Yr: **\$11.90**



| Radius                                    | 1 Mile       | 3 Mile        | 5 Mile        |
|---|--------------|---------------|---------------|
| <b>Population</b>                         |              |               |               |
| 2024 Projection                           | 6,915        | 65,277        | 129,542       |
| 2019 Estimate                             | 6,916        | 64,665        | 128,323       |
| 2010 Census                               | 7,048        | 62,616        | 124,242       |
| Growth 2019 - 2024                        | -0.01%       | 0.95%         | 0.95%         |
| Growth 2010 - 2019                        | -1.87%       | 3.27%         | 3.28%         |
| <b>2019 Population by Hispanic Origin</b> | 791          | 6,183         | 8,552         |
| <b>2019 Population</b>                    | 6,916        | 64,665        | 128,323       |
| White                                     | 2,434 35.19% | 32,708 50.58% | 58,680 45.73% |
| Black                                     | 3,650 52.78% | 24,699 38.20% | 57,724 44.98% |
| Am. Indian & Alaskan                      | 21 0.30%     | 302 0.47%     | 464 0.36%     |
| Asian                                     | 517 7.48%    | 4,904 7.58%   | 7,971 6.21%   |
| Hawaiian & Pacific Island                 | 52 0.75%     | 106 0.16%     | 154 0.12%     |
| Other                                     | 243 3.51%    | 1,946 3.01%   | 3,331 2.60%   |
| U.S. Armed Forces                         | 22           | 94            | 157           |
| <b>Households</b>                         |              |               |               |
| 2024 Projection                           | 2,365        | 26,050        | 50,876        |
| 2019 Estimate                             | 2,370        | 25,809        | 50,423        |
| 2010 Census                               | 2,437        | 25,031        | 48,993        |
| Growth 2019 - 2024                        | -0.21%       | 0.93%         | 0.90%         |
| Growth 2010 - 2019                        | -2.75%       | 3.11%         | 2.92%         |
| Owner Occupied                            | 748 31.56%   | 15,677 60.74% | 34,057 67.54% |
| Renter Occupied                           | 1,622 68.44% | 10,132 39.26% | 16,366 32.46% |
| <b>2019 Households by HH Income</b>       | 2,369        | 25,809        | 50,423        |
| Income: <\$25,000                         | 286 12.07%   | 3,117 12.08%  | 5,601 11.11%  |
| Income: \$25,000 - \$50,000               | 341 14.39%   | 4,355 16.87%  | 7,753 15.38%  |
| Income: \$50,000 - \$75,000               | 749 31.62%   | 5,266 20.40%  | 8,860 17.57%  |
| Income: \$75,000 - \$100,000              | 400 16.88%   | 3,784 14.66%  | 7,427 14.73%  |
| Income: \$100,000 - \$125,000             | 227 9.58%    | 2,901 11.24%  | 5,953 11.81%  |
| Income: \$125,000 - \$150,000             | 133 5.61%    | 2,171 8.41%   | 4,600 9.12%   |
| Income: \$150,000 - \$200,000             | 131 5.53%    | 1,959 7.59%   | 4,737 9.39%   |
| Income: \$200,000+                        | 102 4.31%    | 2,256 8.74%   | 5,492 10.89%  |
| <b>2019 Avg Household Income</b>          | \$83,636     | \$98,117      | \$107,228     |
| <b>2019 Med Household Income</b>          | \$68,686     | \$76,100      | \$85,089      |

FOR LEASE

11419 Cronridge Drive  
Owings Mills, Maryland 21117



For more information or to  
schedule a tour:



Tim Gardner

443.827.1321 [Tim@GardnerCR.com](mailto:Tim@GardnerCR.com)

[GardnerCR.com](http://GardnerCR.com)