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## **Ground-breaking at Schilling Place in Hunt Valley**

MacKenzie Development, LLC and Kinsley Construction broke ground last week on the sixth office building in Schilling Place, a 500,000 square foot corporate campus in Hunt Valley. The project, located at 55 Schilling Road, is the campus' only two-story office building.

The 55,000 square foot, class A office building will offer 24-hour access, on-site storage, and numerous "green" elements including a white roof, high efficiency HVAC units, and Low-E glass.

MacKenzie Commercial Real Estate Services, LLC is pre-leasing the project, which is scheduled for completion Fall 2009. Julio Purcell, SIOR, and Dan Hudak, SIOR are leading the leasing effort.

"55 Schilling will provide businesses the opportunity to occupy class A office space in a new energy efficient building with state-of-the-art amenities usually associated with a larger facility." said Purcell.

"We feel the building will fill a niche for small business owners living in Northern Baltimore County who would prefer to work close to home, but have been unable to find class A office space in the 2,000 to 5,000 square foot range," added Hudak.

Schilling Place is strategically located in Northern Baltimore County, minutes from Hunt Valley Towne Center, I-83, and the York Road Business Corridor. The campus is served by light rail and MTA bus service and is 100% leased. Major tenants include Black and Decker, Horich, Parks & Lebow Advertising, Bill Me Later, Inc., The Travelers Indemnity Company, Amtote International, FX Studios, The Forbush School, and L.H. Cranston.

For more information on Schilling Place, please contact Julio Purcell, SIOR at 410.494.4829 or by email at [jpurcell@mackenziecommercial.com](mailto:jpurcell@mackenziecommercial.com), or Dan Hudak, SIOR at 443.573.3205 or by e-mail at [dhudak@mackenziecommercial.com](mailto:dhudak@mackenziecommercial.com).

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MacKenzie Commercial Real Estate Services, LLC provides a full range of commercial real estate services, including leasing and sales, tenant and landlord advisory services, corporate consulting, commercial and residential development, general construction, property and asset management, market research, and debt and equity capital placement. With offices strategically located throughout the State of Maryland and 150 employees, MacKenzie is one of the largest commercial real estate service firms in Maryland. Please visit [www.mackenziecommercial.com](http://www.mackenziecommercial.com) for more information.