



1710 Underpass Way 4th floor, Hagerstown | MD

Now available for lease, the entire 4th floor at 1710 Underpass Way offers 19,243 square feet within the well-known Plaza Office Building. A 70,510 SF, four-story office property in a prime Hagerstown location just off Interstate 81, with exposure to over 70,000 vehicles per day. Surrounded by five hotels and more than two million square feet of nearby retail, the building provides outstanding convenience and visibility. This ADA-compliant property features three elevators, on-grade access on two floors, and a public bus stop directly in front of the building.

The 4th floor is uniquely positioned for larger users, featuring a raised floor system, capacity for an expanded server or IT area, and the potential to provide a dedicated elevator for enhanced security and efficiency. Recent upgrades to the building include tinted thermal-pane windows, 100% LED lighting, a computer-controlled HVAC system, and electronic access-controlled entry doors. The property is fully supported by two 250kW emergency generators capable of powering the entire building for extended periods, delivering exceptional operational reliability. With a strong tenant mix that includes federal and state agencies, financial services, and well-capitalized nonprofit organizations, this full-floor opportunity offers a secure, amenity-rich environment ideal for a large office or institutional tenant seeking regional accessibility and long-term stability.



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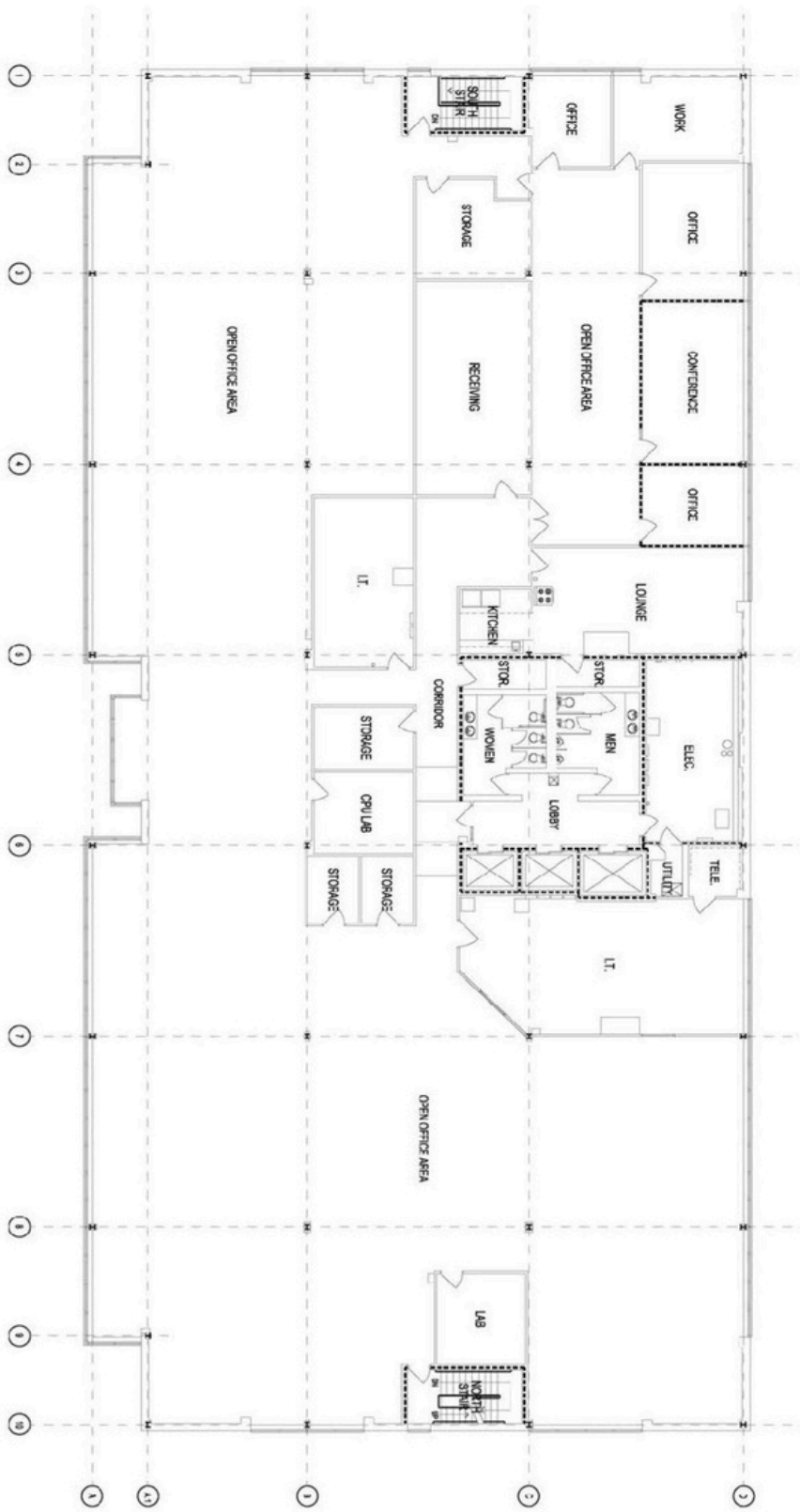
Taylor Bowen, CCIM
Associate Broker

301-745-1620 office

301-346-3664 cell

taylor@bowencommercial.com

BowenCommercial.com



19-14	
1A	
BUILT FLOOR PLAN	

DATE	NO.	REVISION

A+A Project #
 Alterations to:
PLAZA OFFICE BUILDING
 FORTH FLOOR
 Hagerstown, Maryland 21740

SCALE

1:1000
 ALL DIMENSIONS ARE IN FEET AND INCHES
 DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED
 DIMENSIONS SHOWN IN PARENTHESIS ARE APPROXIMATE