



# WATER'S EDGE CORPORATE CAMPUS

4692, 4694 & 4696 MILLENNIUM DR | BELCAMP, MD 21017

FOR  
LEASE



4696  
MILLENNIUM  
DRIVE

4694  
MILLENNIUM  
DRIVE

4692  
MILLENNIUM  
DRIVE

BUSH RIVER



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Class A office space with scenic waterfront views of Bush River
- Close proximity to Aberdeen Proving Ground
- Easy commute via I-95 to Wilmington DE, Philadelphia PA, Baltimore MD, and Washington DC
- Parking ratio: 4/1,000sf
- Ideal for Government Contractors, Medical, Law, Accounting, or other professional services.

### BUILDING:

**4692 MILLENNIUM DR**

### AVAILABLE:

2ND FLOOR: 5,486 SF  
3RD FLOOR: 3,226 - 6,534 SF  
4TH FLOOR: 9,172 SF

### BUILDING SIZE:

**79,687 SF**

### RENTAL RATE:

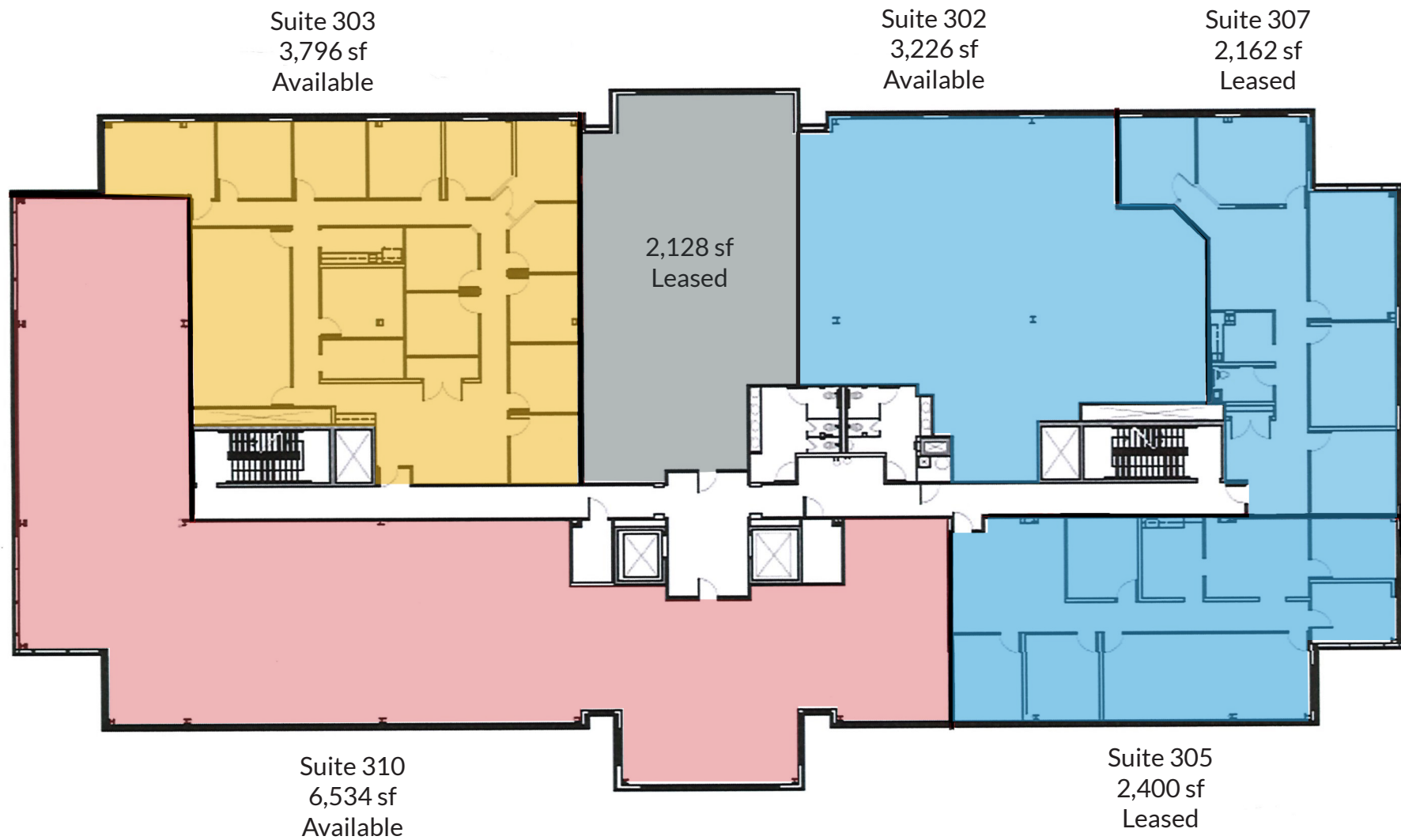
**\$24.00/SF, FULL SERVICE**





# FLOOR PLAN: 4692

## 3rd Floor





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### BUILDING:

**4694 MILLENNIUM DR**

### AVAILABLE:

LL FLOOR: 1,393 - 8,450 SF  
1ST FLOOR: 1,227 - 2,556 SF  
2ND FLOOR: 1,996 - 3,351 SF  
3RD FLOOR: 5,638 - 14,806 SF  
SUITE LOSS: 1,953 SF

### BUILDING SIZE:

**100,379 SF**

### RENTAL RATE:

**\$24.00/SF, FULL SERVICE**





# FLOOR PLAN: 4694

## 1st Floor





# FLOOR PLAN: 4694

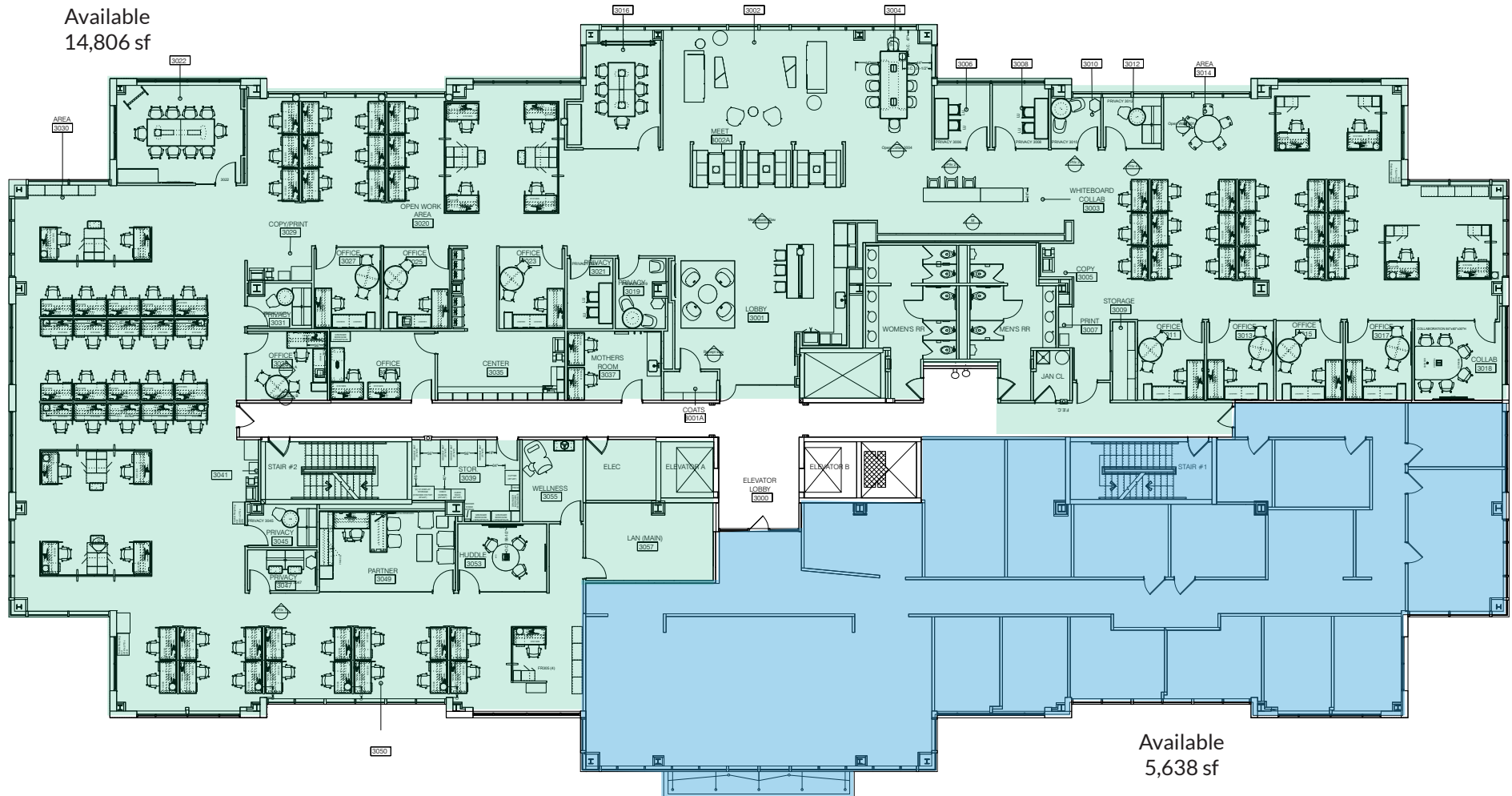
## 2nd Floor





# FLOOR PLAN: 4694

## 3rd Floor





# FLOOR PLAN: 4694

## 5th Floor





# PROPERTY OVERVIEW

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### BUILDING:

**4696 MILLENNIUM DR**

### AVAILABLE:

1ST FLOOR: 4,700 SF  
2ND FLOOR: 4,088 - 17,724 SF  
3RD FLOOR: 5,254 - 7,215 SF  
4TH FLOOR: 5,547 - 14,008 SF  
5TH FLOOR: 11,584 SF  
SUITE CORE: 1,494 SF

### BUILDING SIZE:

**123,000 SF**

### RENTAL RATE:

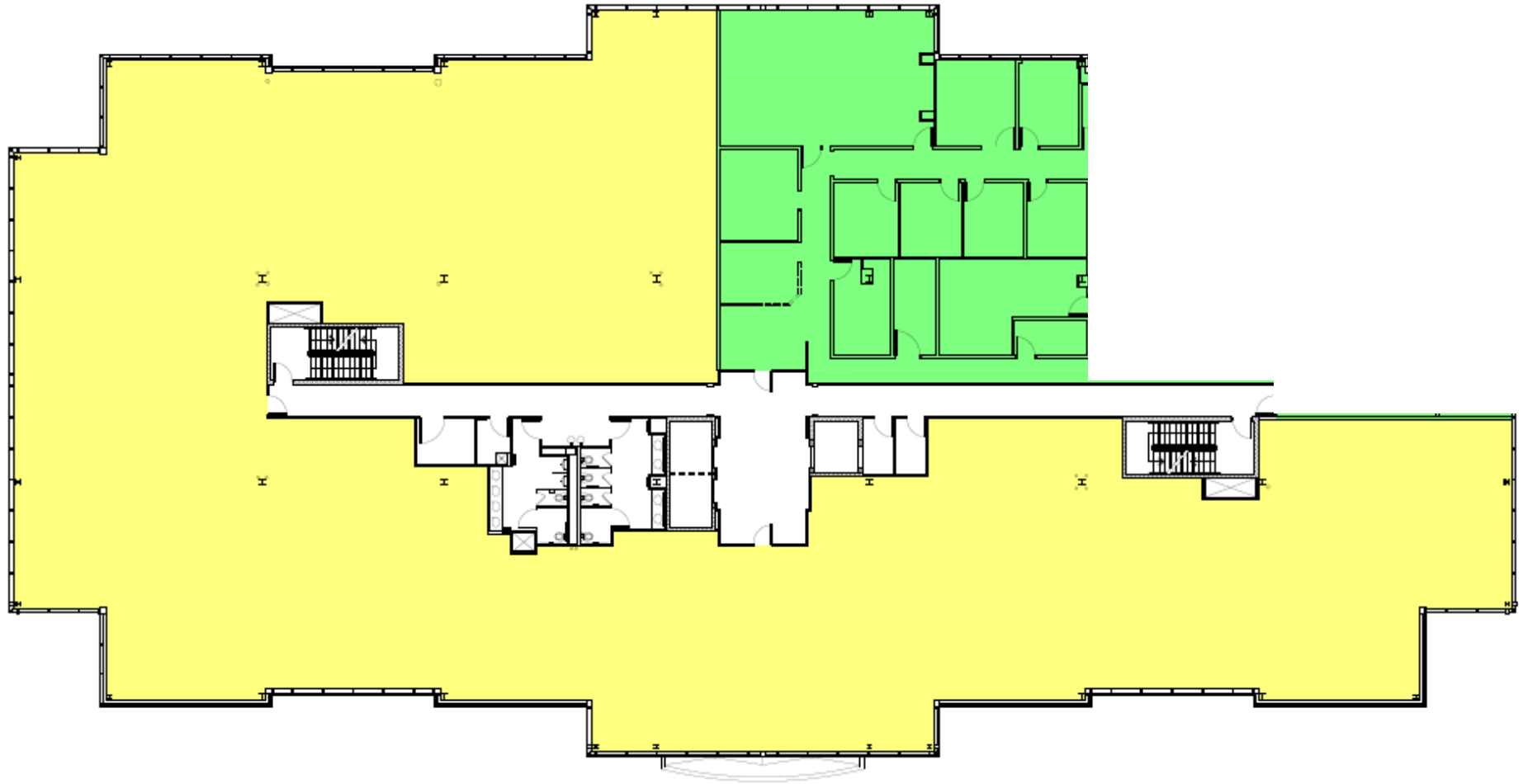
**\$24.00/SF, FULL SERVICE**





# FLOOR PLAN: 4696

## 2nd Floor

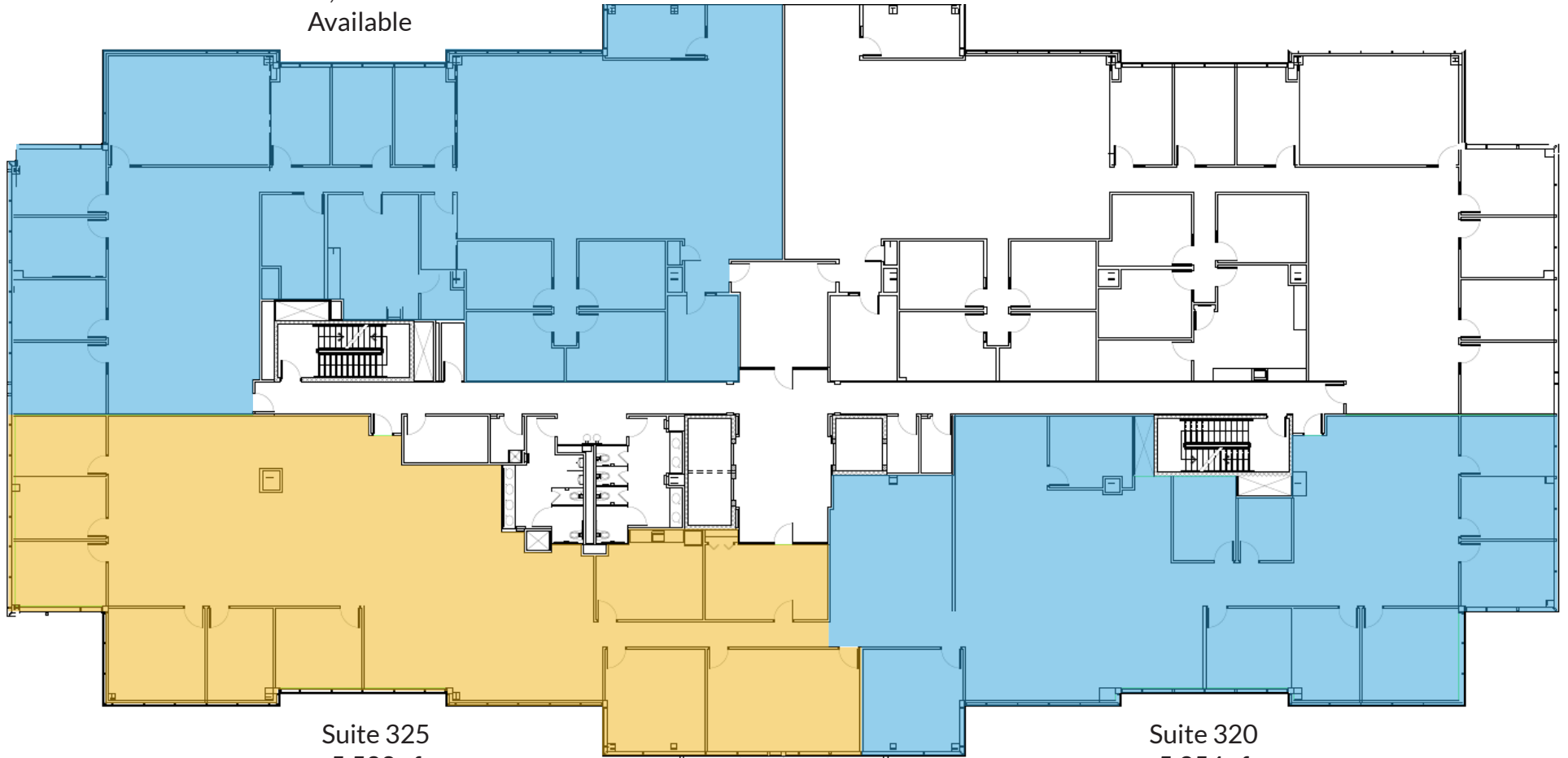




# FLOOR PLAN: 4696

## 3rd Floor

Suite 350  
7,215 sf  
Available



Suite 325  
5,588 sf  
Available

Suite 320  
5,254 sf  
Available



# FLOOR PLAN: 4696

## 5th Floor



Suite 550  
11,584 sf  
Available



# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



5,084

24,440

76,292

## DAYTIME POPULATION



4,564

19,783

66,080

## AVERAGE HOUSEHOLD INCOME



\$103,915

\$121,710

\$114,627

## NUMBER OF HOUSEHOLDS



1,984

9,280

29,282

## MEDIAN AGE

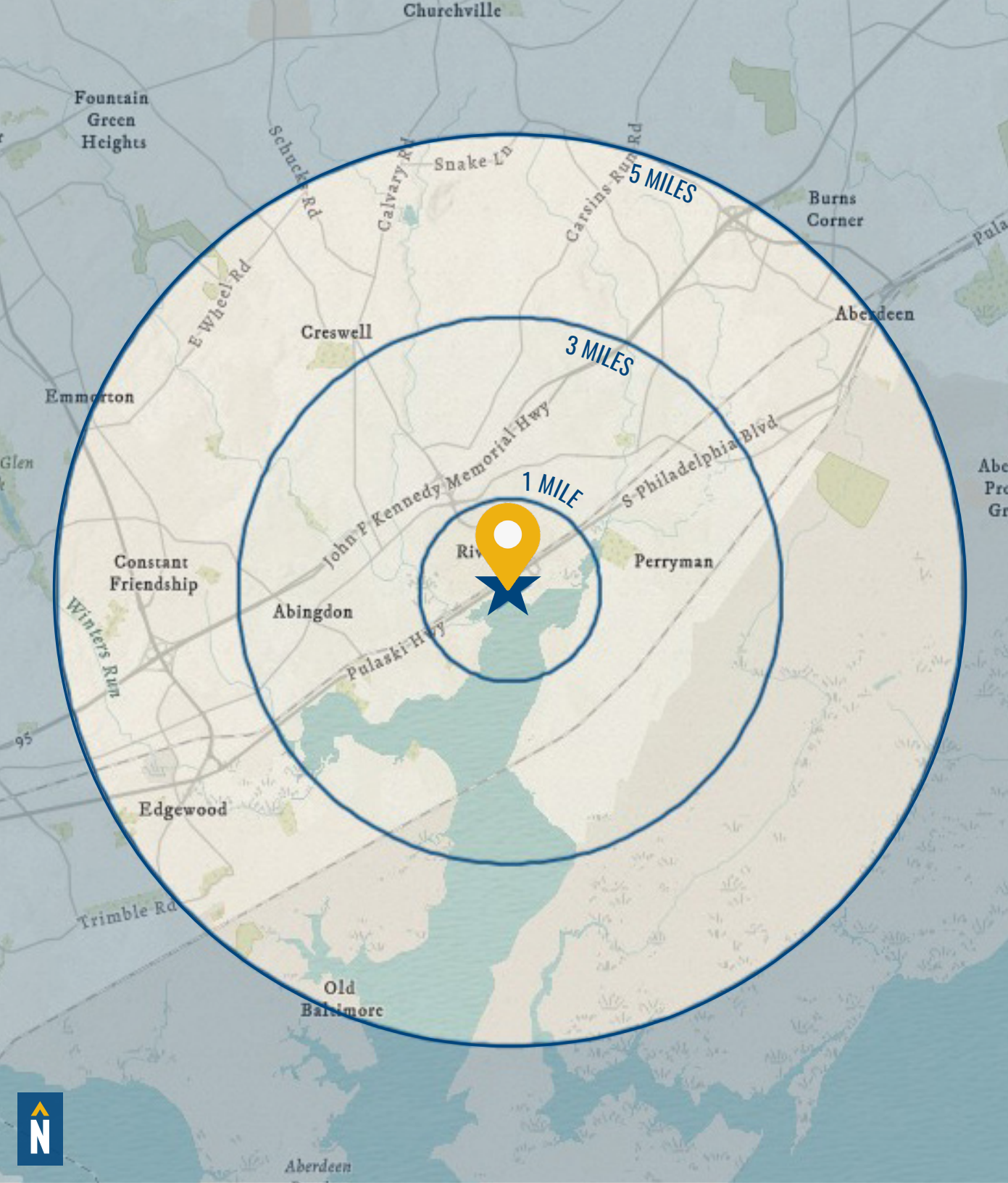


37.4

37.7

37.8

FULL DEMOS REPORT





# FOR MORE INFO **CONTACT:**



## **JOE BRADLEY**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**410.494.4892**

**JBRADLEY@mackenziecommercial.com**



## **TOM MOTTLEY**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**443.573.3217**

**TMOTTLEY@mackenziecommercial.com**



## **BEETLE SMITH**

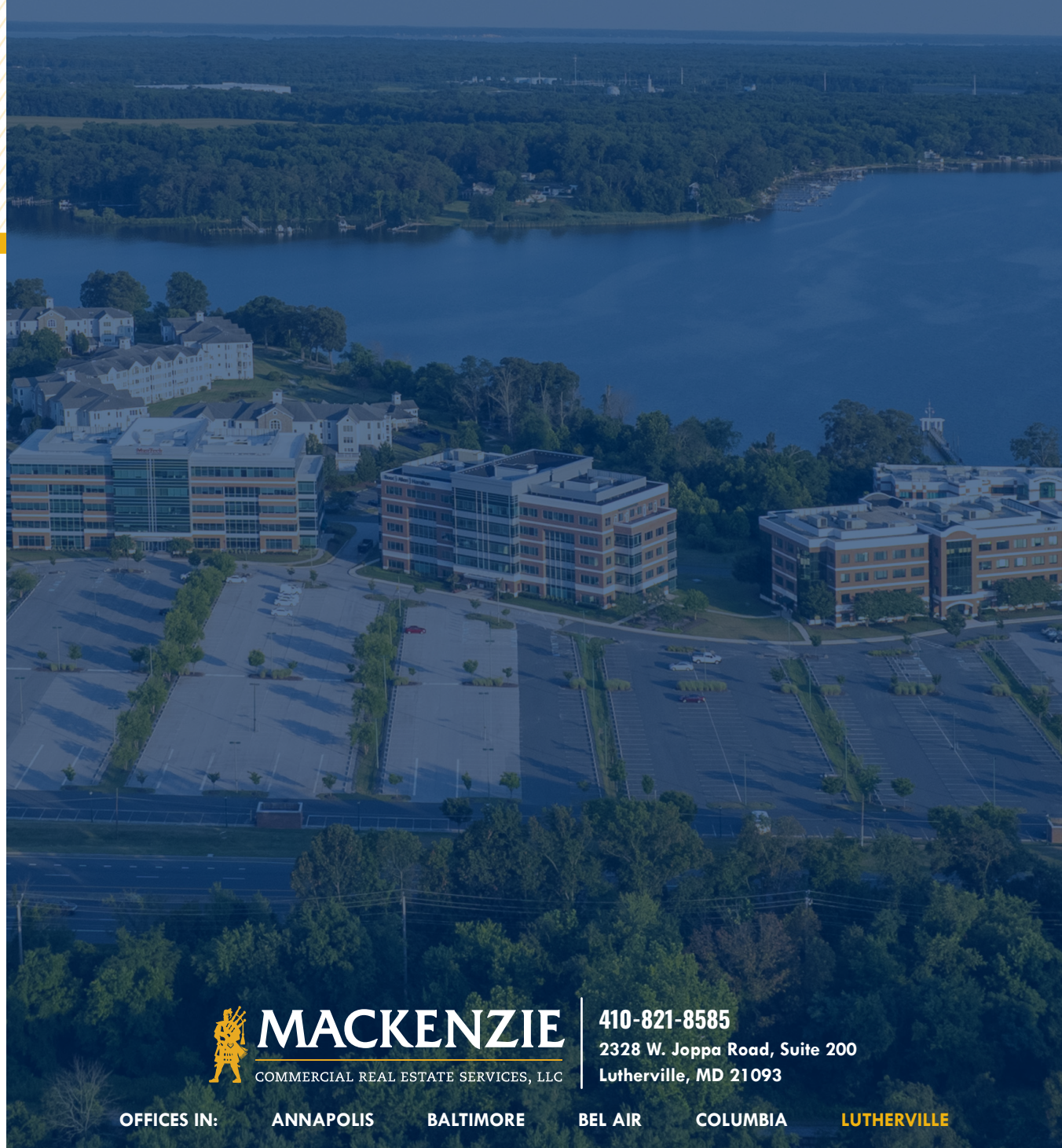
*SENIOR VICE PRESIDENT*

**443.573.3219**

**BSMITH@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



# **MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-821-8585**

**2328 W. Joppa Road, Suite 200  
Lutherville, MD 21093**

OFFICES IN:

**ANNAPOLIS**

**BALTIMORE**

**BEL AIR**

**COLUMBIA**

**LUTHERVILLE**

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