

FOR LEASE

Harford County, Maryland

NORTH GATE BUSINESS PARK @ APG

209 RESEARCH BOULEVARD | ABERDEEN, MARYLAND 21001



AVAILABLE

Suite 130: 5,433 sf
Suite 150: 7,149 sf
Suite 250: Up to 8,923 sf

BUILDING SIZE

78,220 sf

RENTAL RATE

Negotiable

PARKING RATIO

4.00/1,000 sf

HIGHLIGHTS

- ▶ Located at the North Gate Business Park @ Aberdeen Proving Ground
- ▶ On-site fitness center available to tenant employees
- ▶ Existing Tenants in the park include Northrop Grumman, Data Systems & CAS Inc.
- ▶ MTA's Commuter Bus No. 425 offers fast, direct connections between Baltimore and Aberdeen Proving Ground
- ▶ Property is located in Harford County Enterprise Zone

Professionally owned
and managed by



Joe Bradley

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Tom Mottley

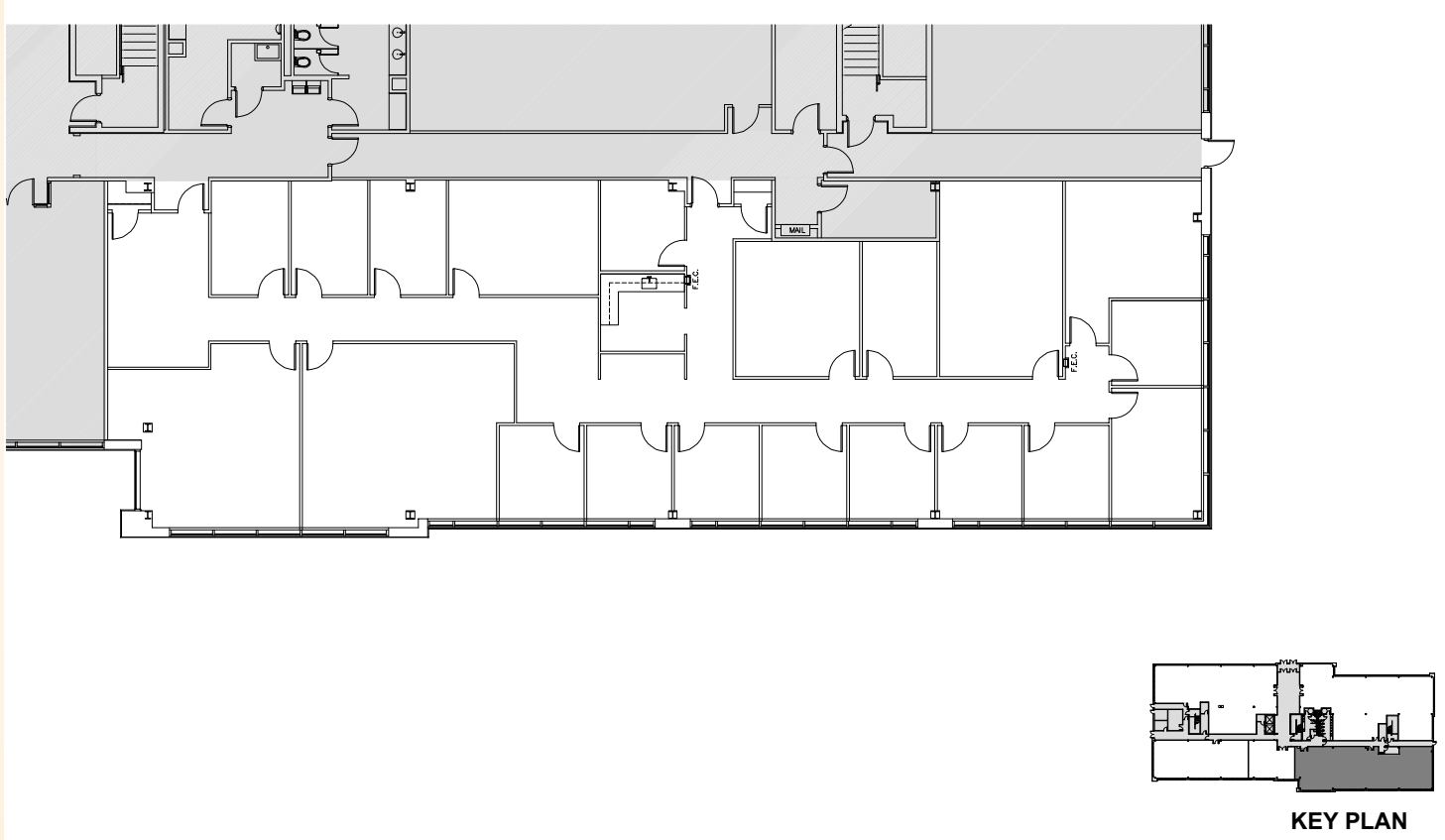
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SUITE 130: 5,433 SF

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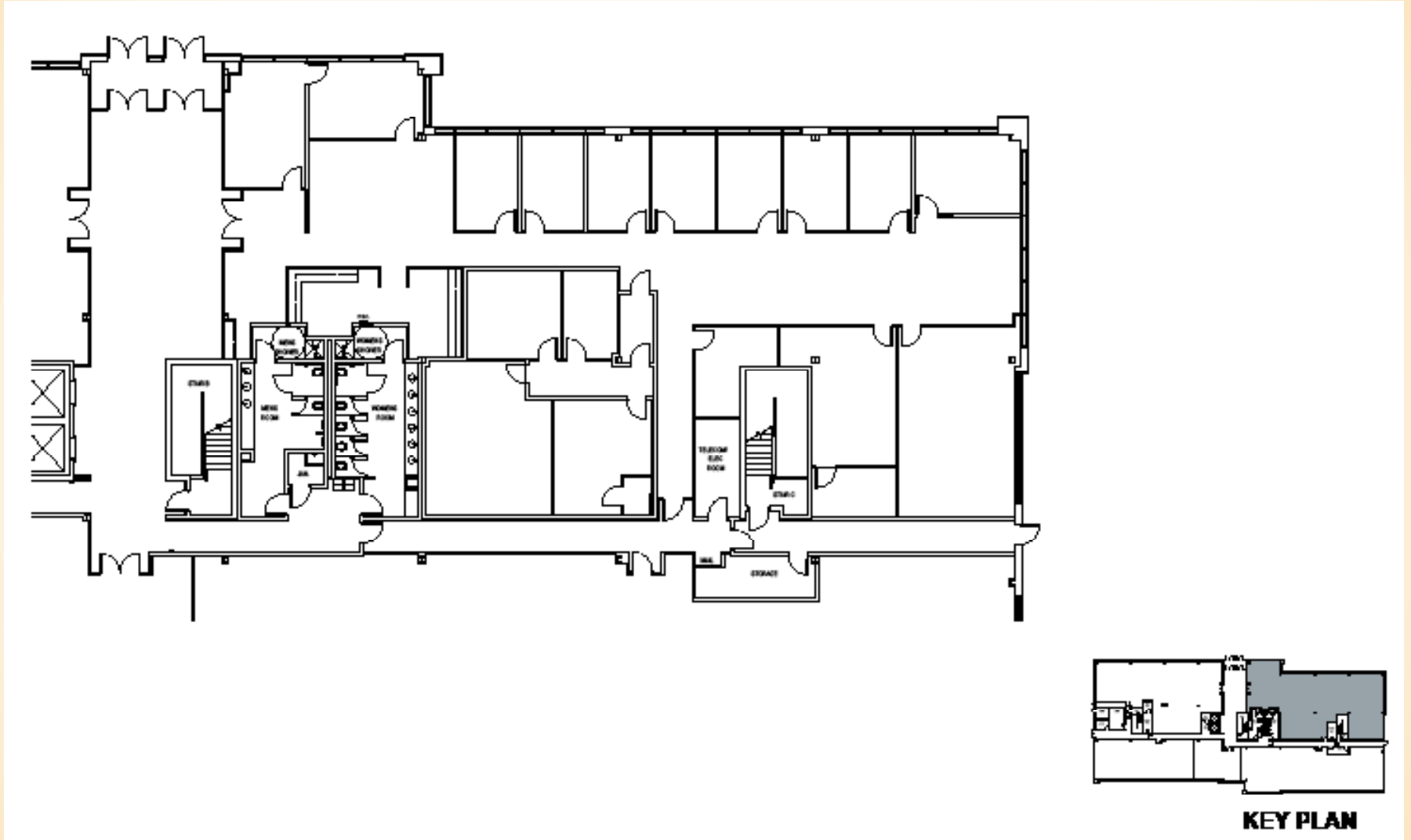


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SUITE 150: 7,149 SF

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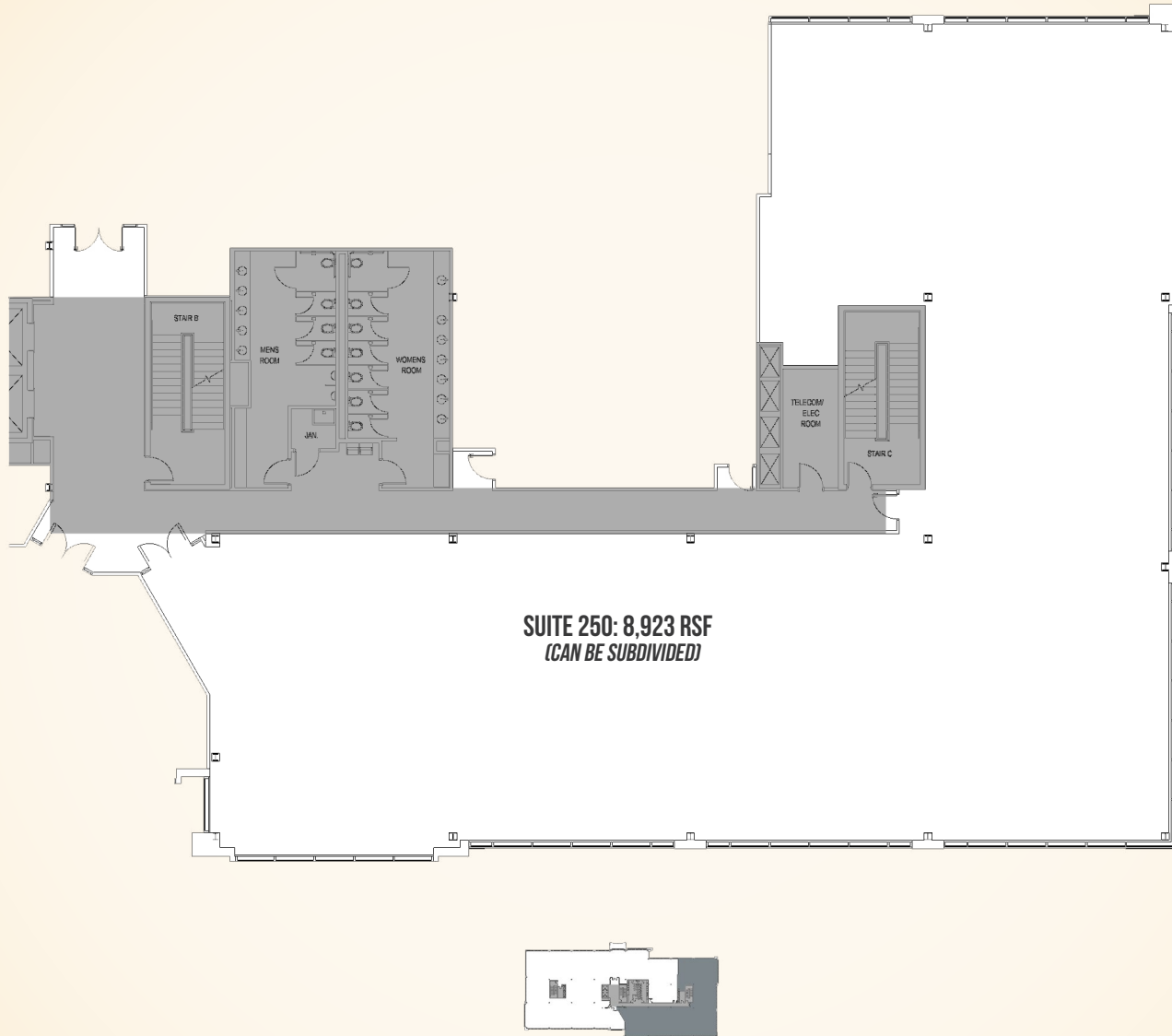


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SUITE 250: 8,923 SF

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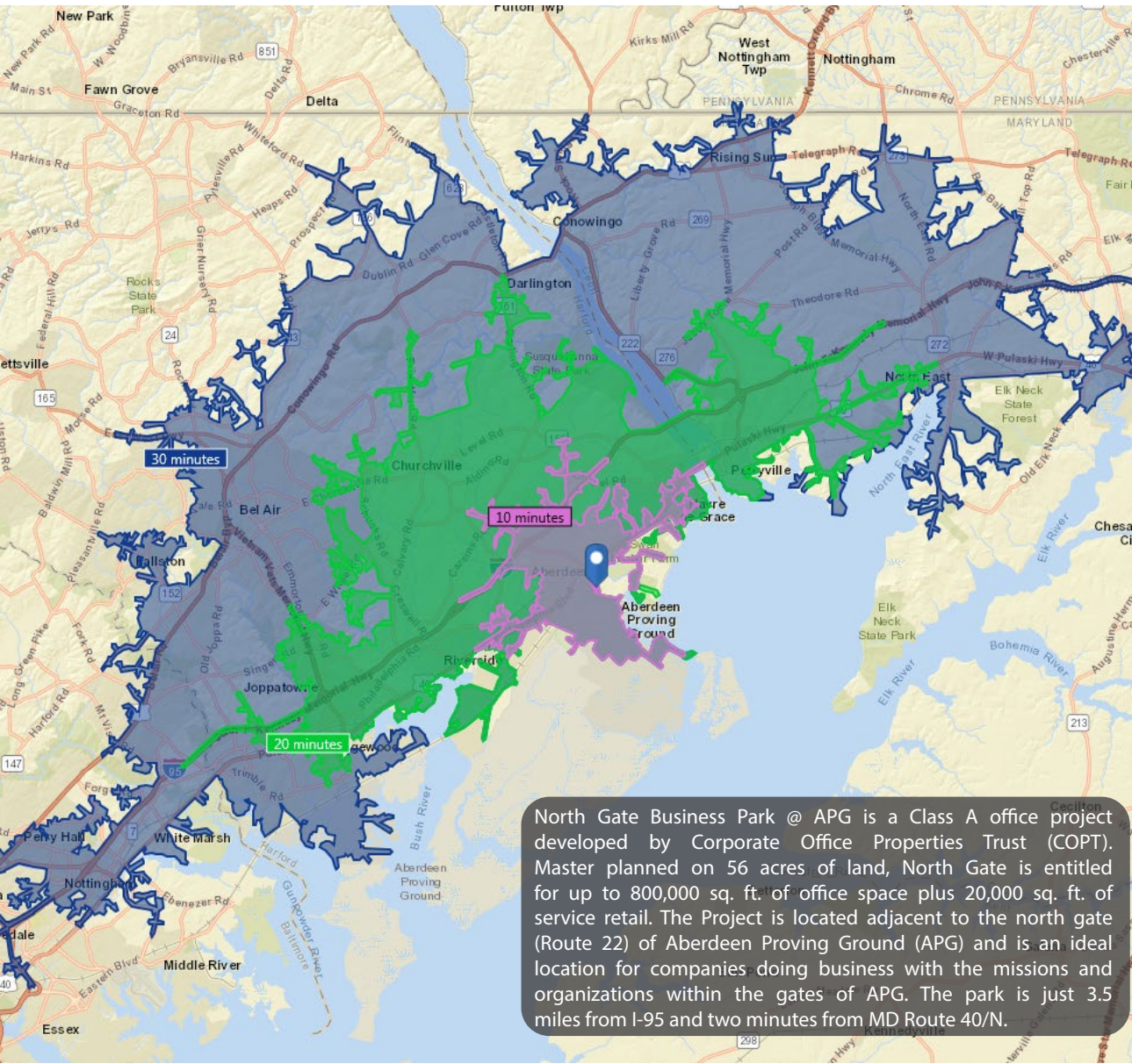


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LOCATION

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North Gate Business Park @ APG is a Class A office project developed by Corporate Office Properties Trust (COPT). Master planned on 56 acres of land, North Gate is entitled for up to 800,000 sq. ft. of office space plus 20,000 sq. ft. of service retail. The Project is located adjacent to the north gate (Route 22) of Aberdeen Proving Ground (APG) and is an ideal location for companies doing business with the missions and organizations within the gates of APG. The park is just 3.5 miles from I-95 and two minutes from MD Route 40/N.

