

Office Building | For Lease



6000 Metro Dr, Baltimore MD 21215

In Seton Business Park



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PROPERTY DESCRIPTION

80,000 Square Foot one-story flex / office property in quiet, safe and secure Seton Business Park with abundant parking and versatile leasing options for non-profit organizations and businesses alike. Available spaces are adjacent, comprising up to approximately 48,000 square feet of contiguous ground level space, including the former Regional Headquarters of the Food and Drug Administration (27,000 SF) as well as the former "Grace Medical Center, a LifeBridge Health Center" (20,896 SF) and boasting same on-site property management and ownership since 2004.

LOCATION DESCRIPTION

Discover the quiet, private corporate setting of Seton Business Park, straddling the Baltimore City / County line in the heart of Northwest Baltimore City. Seton is the longtime home to so many notable corporations and non-profit organizations, such as the American Red Cross, NAACP, MTA, Baltimore Teachers Union, The ARC, Chimes and New Psalmist Baptist Church. With access to major transportation routes such as I-83, I-695, I-795, Northern Parkway, Reisterstown Road and Liberty Road, this central location caters to the needs of a modern professional workforce seeking amenities coupled with a dynamic work-life balance in a quiet, secure location.

OFFERING SUMMARY

Lease Rate:	\$16 PSF
Building Size:	80,000 SF
Available SF:	20,896 SF, 27,000 SF or 47,896 SF Suite 101 - 27,000 SF Suite 110 - 20,896 SF
Lot Size:	7.02 Acres
Zoning:	OIC

PROPERTY HIGHLIGHTS

- 80,000 square foot one-story flex / office property
- Situated on 7.02 acres
- Located in Federal HUB Zone
- Versatile floor plans can be customized to suit specific workspace programming
- Docks and drive-in loading
- Professional on-site property management by ownership
- 16' interior clear height (to joist); with 9' (+/-) ceiling height
- Daytime security provided by All County Security from 8am to 5pm
- Social Security Administration located on Wabash Avenue, just outside of park
- Easy access to major highways (I-695), Route 26/Liberty Road and public transportation
- Bus stop within walking distance
- Abundant parking both sides of property for employees and visitors



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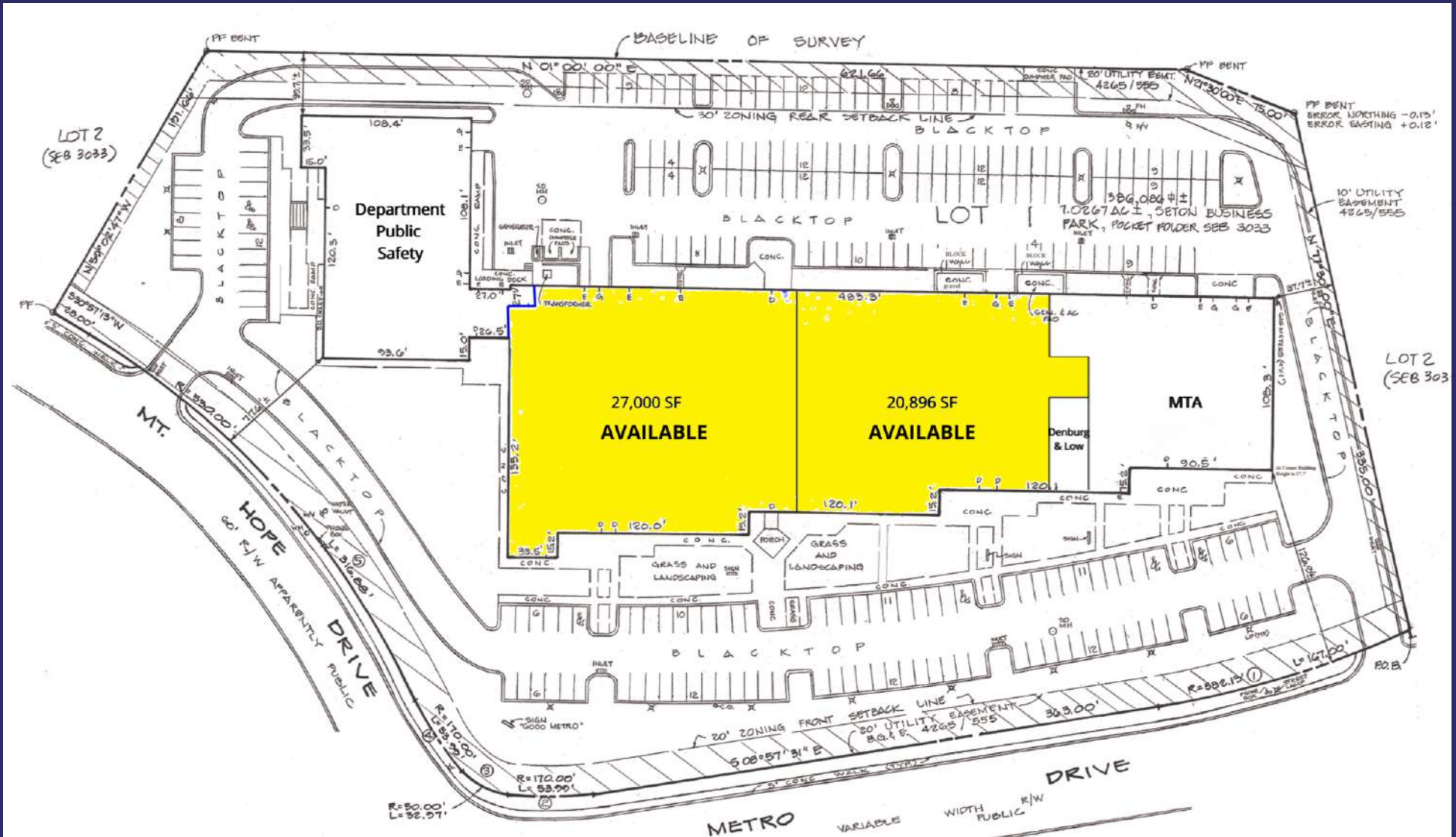
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Parole & Probation Office	New Psalmist Baptist Church	The Arc Baltimore Seton Day and Employment Services	American Red Cross	HASA – Hearing and Speech Agency	Baltimore Teachers Union	Girl Scouts of Central Maryland Council Store	Chimes



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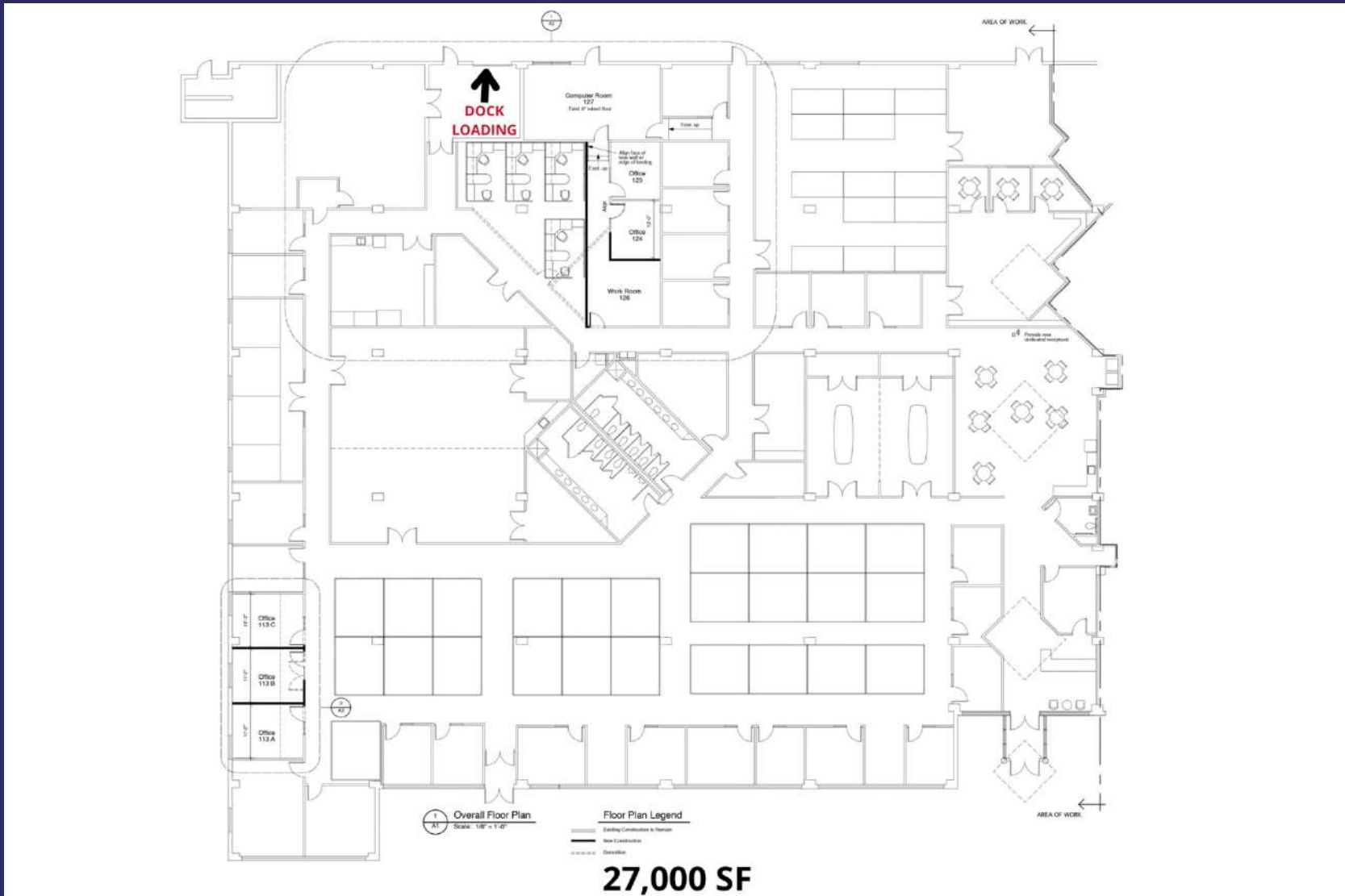
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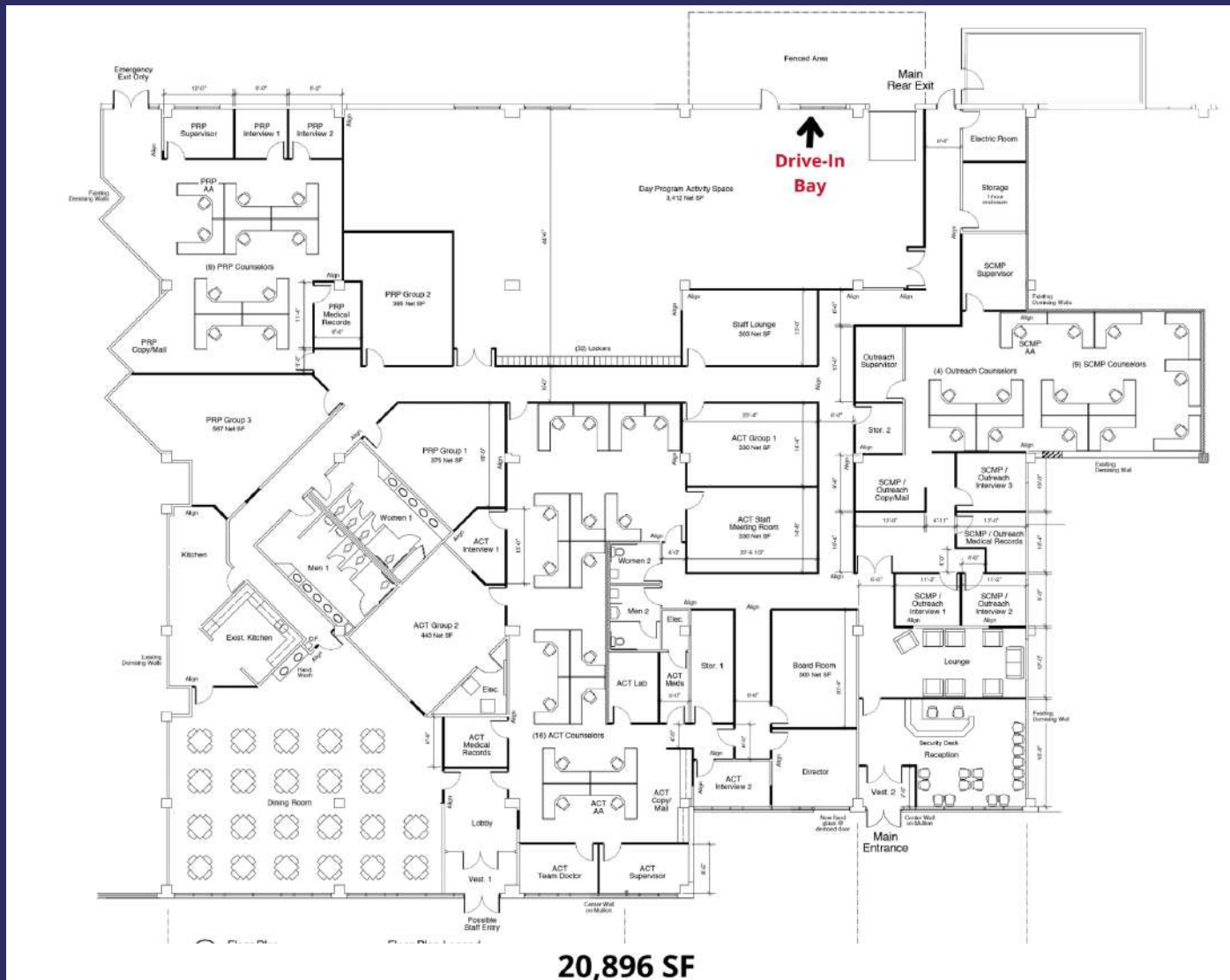
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20,896 SF



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Suite 101- Interior & Exterior Photos



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Suite 110 - Interior & Exterior Photos



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6000 METRO DRIVE



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