

4692 MILLENNIUM DRIVE, SUITE 100, BELCAMP, MD

OFFICE SPACE FOR SALE - WATERS EDGE BUSINESS PARK



FOR LEASE \$21.00 PER SQ.FT.



#### DEMOGRAPHICS:

Population	2 MILE	5 MILE
2024 Total Population:	15,351	78,074
Pop. Growth 2020-2024:	0.7%	0.8%
Median Age:	39.3	39.3
Households		
2024 Total Households:	5,913	29,611
Median Household Income:	\$89,134	\$90,017
Avg. Household Size:	2.5	2.6

#### CONTACT:

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#### Property Highlights:

- Excellent Location
- First Floor Condo—Entire Floor
- Built-out as Office Suites. Four (4) Offices are Available - Approximate size of each office:

Useable SF	Rentable SF
3,230 SF	3,618 SF
1,530 SF	1,714 SF
1,000 SF	1,120 SF
960 SF	1,075 SF
- Includes electric, water/sewer and janitorial
- 24 Hour building Access
- Also use of the Fitness Center and conference facility
- Ample Parking
- Immediate Availability



1920 Rock Spring Rd, Suite 101, Forest Hill, MD 21050  
Ph. 410.296.2626 | Fax 410.296.2660

**DISCLAIMER:** The information provided herein was furnished by Seller indicated above & evidenced by the Exclusive Agreement. Broker makes no representations as to the accuracy or reliability of said information. We recommend financial & legal counsel be available to assist you throughout the transaction due to the significance of this data.

4692 MILLENNIUM DR, SUITE 100, BELCAMP, MD 21017

WATERS EDGE BUSINESS PARK AT PULASKI HIGHWAY



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