

6000 Metro Drive

Motivated Landlord Offering Reduced Rent

6000 Metro Drive | Baltimore | MD 21215



Executive Summary

Property Description

80,000 SF one-story flex/office property in the quiet and safe 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 SF 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 the same on-site property management and ownership since 2004.

Location Description

Discover the 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 many organizations, including notable non-profits such as The American Red Cross, NAACP, 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.



Key Details

Highlights

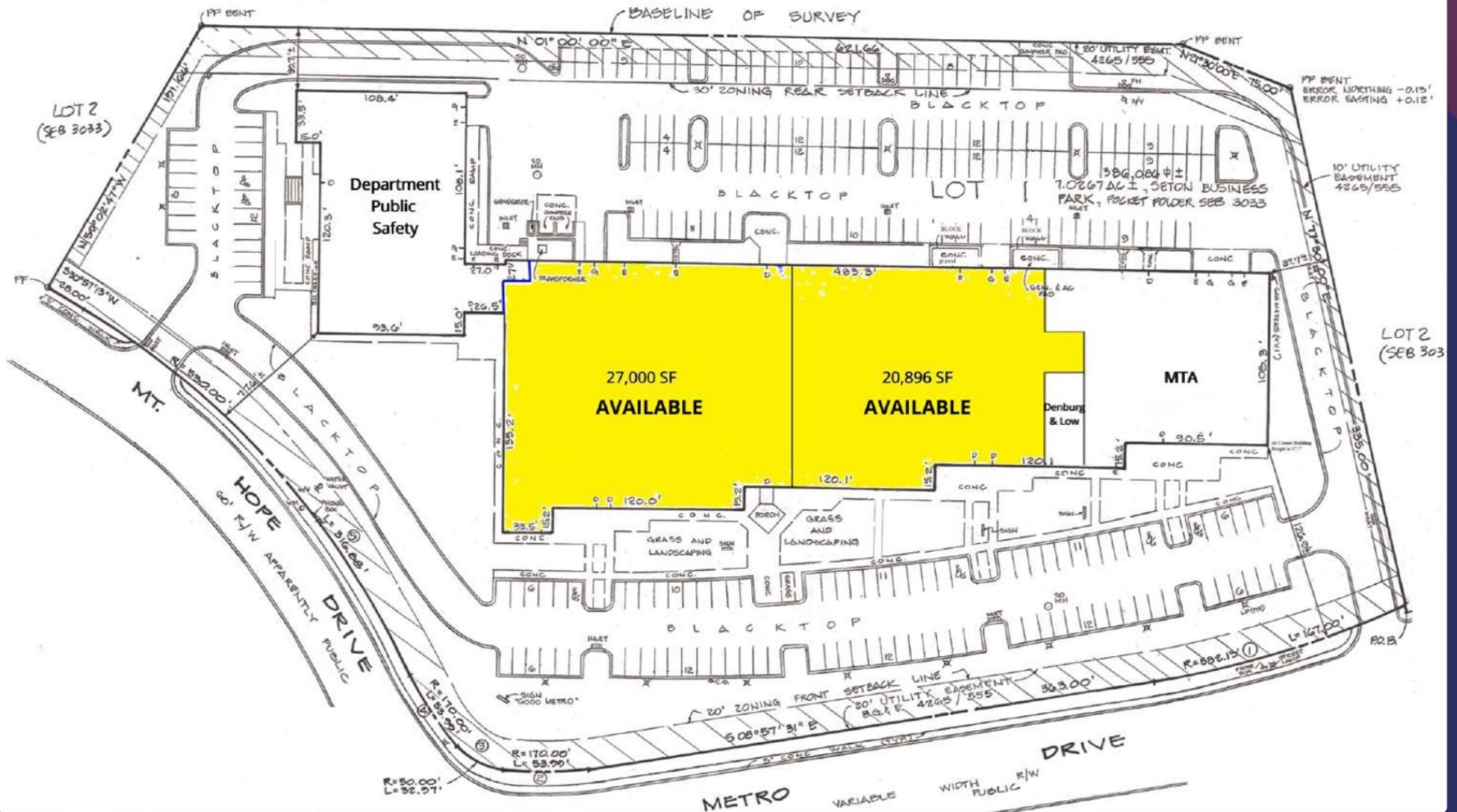
- 80,000 SF one-story flex/office property
- Situated on 7.02 acres
- Located in Federal HUB Zone
- Versatile floor plans can be customized to suit specific workspace programming
- Dock and drive-in loading
- Professional on-site property management by ownership
- 16' interior clear height (to joist), with 9' (+/-) ceiling height
- On-site security
- The Social Security Administration is located on Wabash Avenue, just outside the park
- Easy access to major highways, I-83, I-695, I-795, Liberty Rd, Reisterstown Rd, Park Heights Ave,
- Public transportation throughout the park
- Bus stop within walking distance
- Abundant parking on both sides of the property for employees and visitors



Offering Summary

Lease Rate:	\$16 PSF
Building Size:	80,000 SF
Available SF:	Up to 47,896 SF Contiguous Space Suite 101 – 27,000 SF Suite 110 – 20,896 SF
Lot Size:	7.02 AC
Zoning:	OIC

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Notable Organizations Located in Park



1

Parole & Probation
Office



2

New Psalmist
Baptist Church



3

The Arc Baltimore
Seton Day and
Employment Services



4

American Red
Cross



5

HASA - Hearing
and Speech
Agency



6

Baltimore Teachers
Union



7

Girl Scouts of Central
Maryland Council
Store



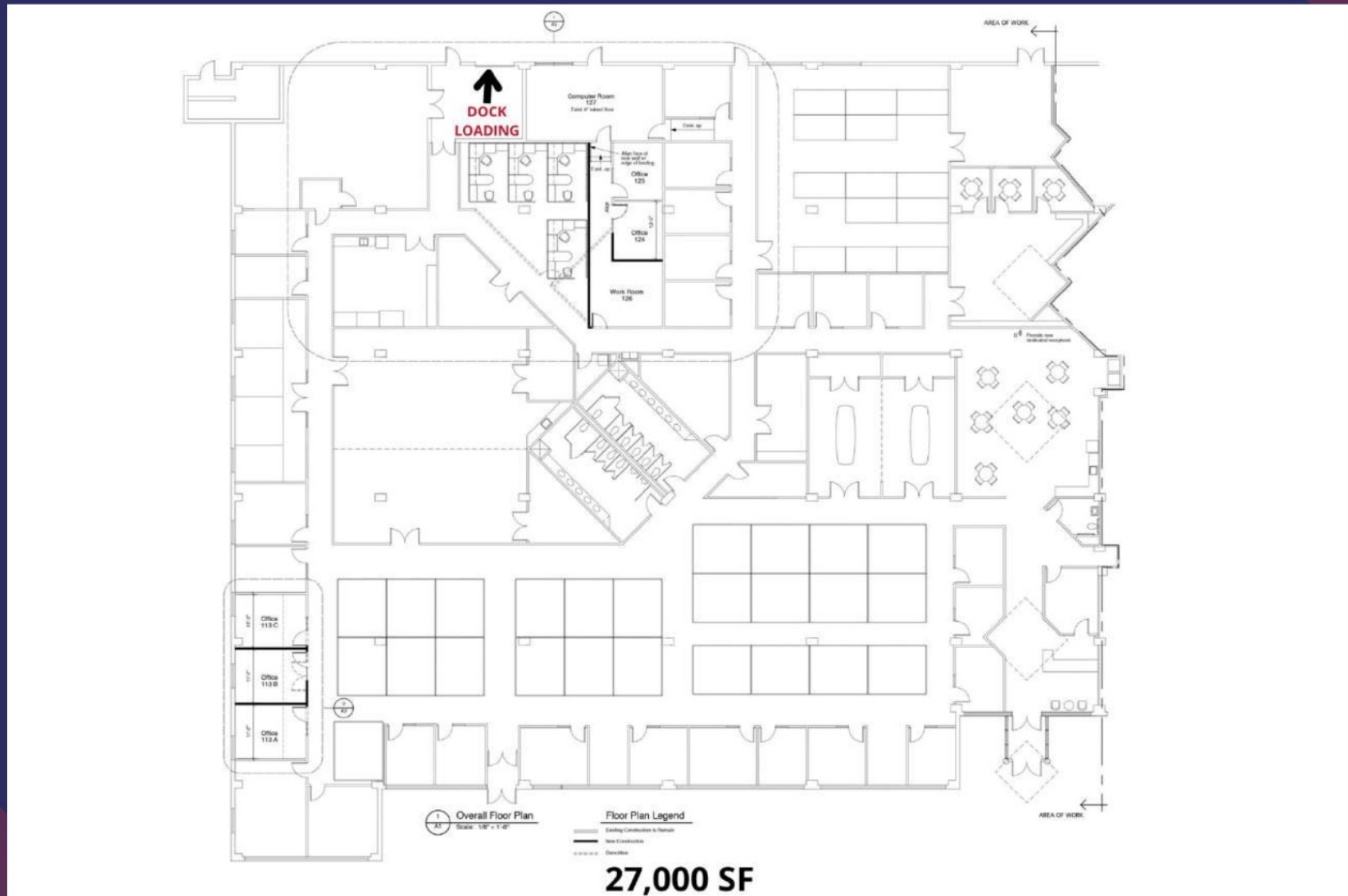
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Chimes

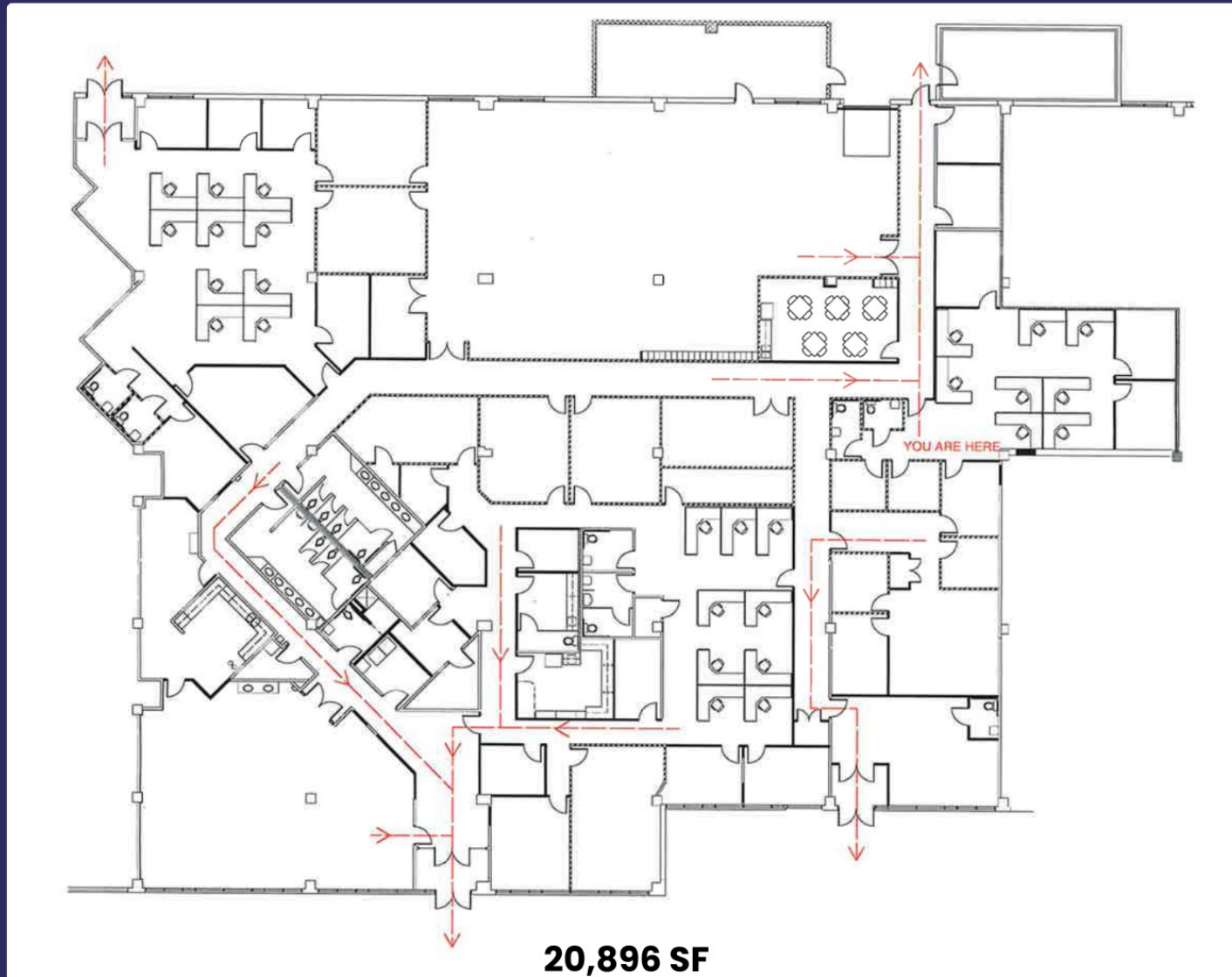
Notable Users Outside of Park



Suite 101 – Floor Plan



Suite 110 – Floor Plan



Suite 101 – Interior & Exterior Photos



Suite 110 – Interior & Exterior Photos





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