

OFFICE BUILDING

115 N. Parke Street

ABERDEEN, MARYLAND 21001

2,770 SF ±
AVAILABLE

B2
ZONING

7
SURFACE SPACES

Immediate
OCCUPANCY

Negotiable
LEASE RATE

PROPERTY OVERVIEW

HIGHLIGHTS

- Fully furnished, turnkey office ready for immediate occupancy
- One-story Class B building, built 1963, renovated 2023
- Easy access to Pulaski Hwy / Route 40, I-95 & the Route 22 corridor
- Close to Aberdeen Proving Ground; walk to shopping & dining
- County Library directly across the street; City Hall one block away
- 26 miles northeast of downtown Baltimore

AVAILABLE	2,770 SF ± · furnished
BUILDING	One-story · Class B office
BUILT / RENOV.	1963 / 2023
LOT SIZE	0.14 AC ±
PARKING	7 surface spaces
RESTROOMS	Two
ZONING	B2 (Community Business District)
LEASE RATE	Negotiable



SITE AERIAL: N. PARKE STREET AT PULASKI HIGHWAY / ROUTE 40



MOVE-IN READY

THE INTERIOR



This property delivers a **fully furnished, professional office environment** of approximately 2,770 square feet, offered turnkey and **ready for occupancy immediately**, with no build-out required. The single-floor suite pairs an open workstation bullpen with private window-line offices, a kitchenette and break area, a dedicated training room, two restrooms, and a separate IT and server room, all finished in the 2023 renovation. **Multiple entrances** make it well suited to a single tenant or two office-sharing users, and the fit-out adapts easily to professional, medical, financial, legal, or government-services firms. It is an efficient, well-appointed address for a growing team that values comfort, visibility, and strong regional connectivity.

LOCATION & ACCESS



Adjacent Library

Harford County Library, Aberdeen branch, next door

Amtrak Station

Northeast Corridor rail within the immediate blocks

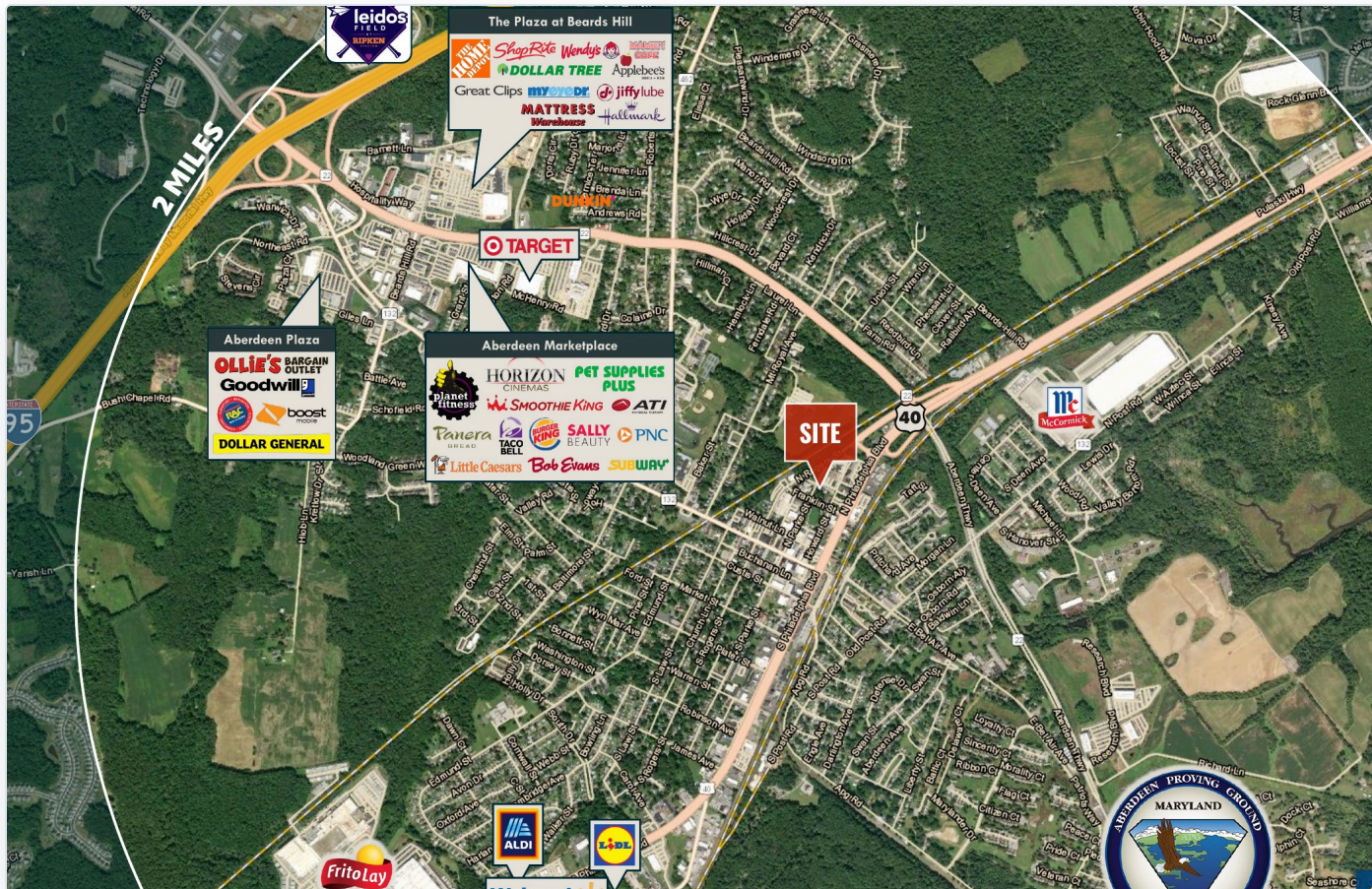
Civic Core

Town offices, Fire Department & Festival Park nearby

New Development

Watchtower Brewing & a 7,500 SF mixed-use project

TWO-MILE RADIUS MARKET AERIAL



Beards Hill Plaza

Home Depot, ShopRite, Dollar Tree, Applebee's

Aberdeen Marketplace

Horizon Cinemas, Planet Fitness, Panera, PNC

National Retail

Target, Walmart, Aldi, Lidl, Ollie's, Goodwill

Major Employers

Aberdeen Proving Ground, UM Upper Chesapeake Health, distribution & logistics centers

On the I-95 corridor 26 miles northeast of downtown Baltimore, with the region's dominant retail within roughly two miles. Nearly 100 Harford County businesses employ 100 or more workers, anchored by Aberdeen Proving Ground (Harford County's largest employer, 21,000+), University of Maryland Upper Chesapeake Health, and major distribution and logistics centers.

DEMOGRAPHICS



RADIUS	1 MI	3 MI	5 MI
Residential Population	9,502	29,124	53,635
Daytime Population	9,283	30,027	54,084
Avg. Household Income	\$84,098	\$113,640	\$114,856
Households	3,770	11,788	21,860
Median Age	38.0	41.3	41.7

21,000+

APG WORKFORCE

137,000

COUNTY WORKFORCE

150+

DEFENSE FIRMS

DOMINANT LIFESTYLES · 2 MILE RADIUS

21%

CLASSIC COMFORT

Median Age **40.2** · HH Income **\$88,893**

Middle-tier incomes with high labor-force participation; most work full time, often dual-earner households.

20%

LEGACY HILLS

Median Age **45.6** · HH Income **\$55,927**

Residents 45 and above, with more single-person households and smaller average household sizes.

15%

ROOM TO ROAM

Median Age **39.0** · HH Income **\$111,751**

Suburban-metro households with notable self-employment in manufacturing, health care and retail.

GET IN TOUCH

FOR MORE INFORMATION

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