

FOR LEASE

1049 MD RT 3 S, GAMBRILLS, MD 21054



Second-Floor Office Space in
Hopkins Business Center

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HIGHLIGHTS

- Full-floor office opportunity occupying the entire second level of the building.
- Located within Hopkins Business Center, a two-story, multi-tenant commercial property.
- Surrounded by a variety of nearby services, restaurants, and established commercial businesses.
- Close to Waugh Chapel Town Center, providing convenient access to additional retail, dining, and services.
- Accessible from I-97 and MD 450 via Crain Highway (MD Route 3).



OFFERING

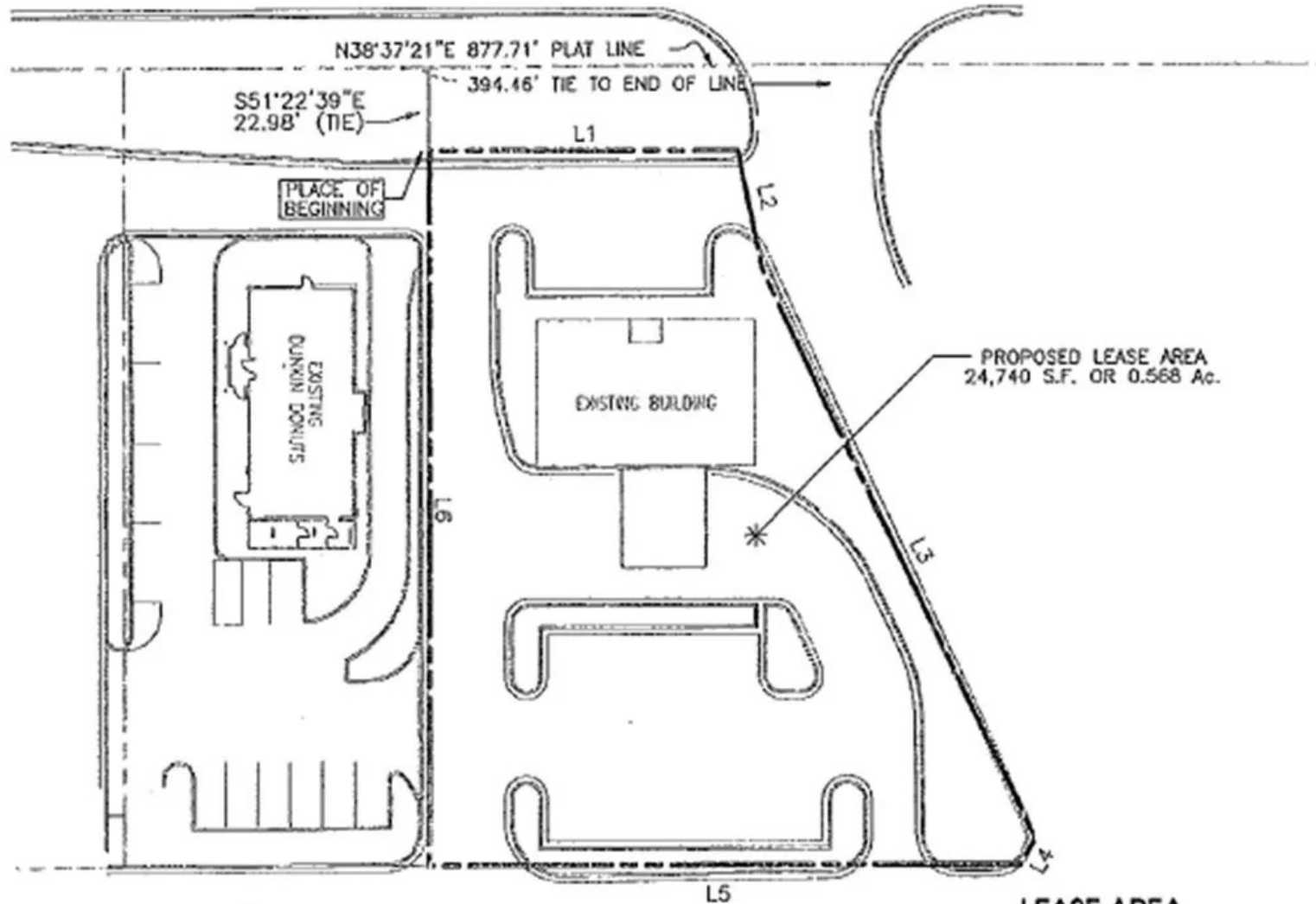


FOR LEASE

RETAIL OFFICE SPACE

Space Size	+/- 2,500 SF
Lease Price	\$27.50 SF/yr
Lease Type	NNN



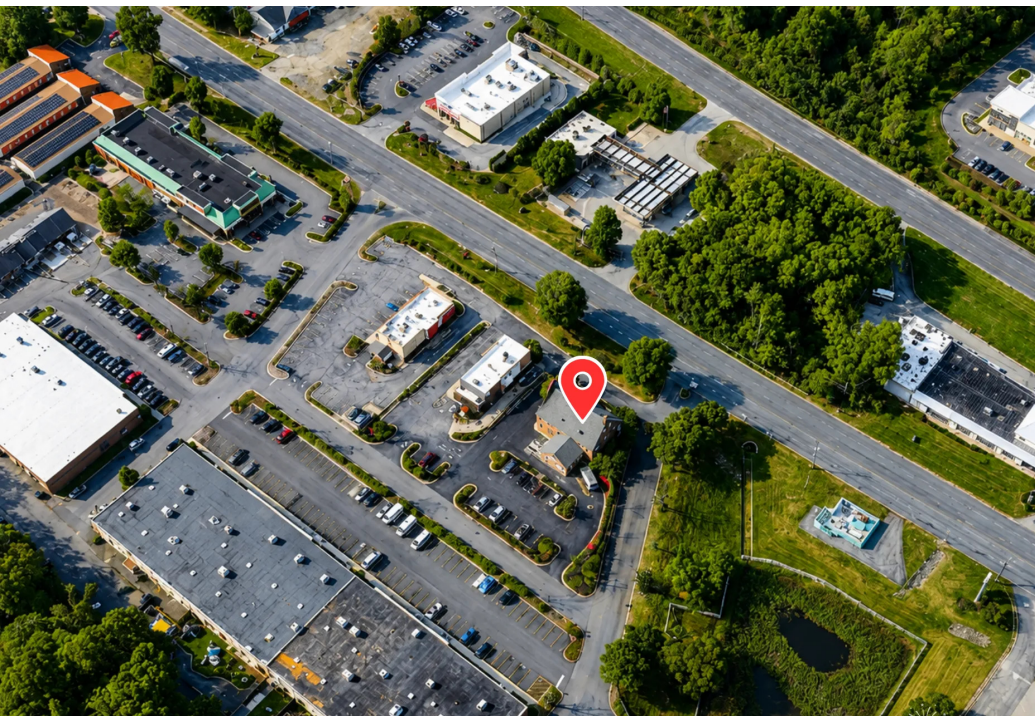


HOPKINS ROAD
ASSOCIATES
3832/452
TAX MAP 36, GRID 18, PARCEL 379
LOT 2
HOPKINS ROAD ASSOCIATES
PROPERTY PLAT
3733/512

LEASE AREA METES & BOUNDS

LINE	BEARING	DISTANCE
L1	N38°50'39"E	86.82'
L2	S63°07'55"E	33.75'
L3	S76°58'58"E	173.78'
L4	S21°22'09"E	8.00'
L5	S38°38'18"W	165.03'
L6	N51°18'35"W	196.97'

AERIAL PHOTOS



RETAILER MAP



Waugh Chapel Towne Centre



CONTACT

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