



**CUSHMAN &  
WAKEFIELD**

CONFIDENTIAL OFFERING MEMORANDUM

# 7050 HI TECH DRIVE

AVAILABLE FOR SALE OR LEASE



HANOVER, MARYLAND

# Executive Summary

## 7050 HI TECH DRIVE, HANOVER, MARYLAND

Cushman and Wakefield is pleased to present an attractive two-story office building in the Baltimore Washington Corridor. 7050 Hi Tech Drive is a Class A suburban office building home to several tenants with the opportunity for an owner occupant to purchase an income producing asset. The building has been well maintained since its purchase from shell condition by an owner-occupant. There are seven existing suites and a diversity of income from government contractor and service oriented tenants. The lack of available land and the cost of building new construction will prohibit new development in one of the best submarkets in the eastern United States. This building is available at a significant discount to reproduction costs and offers income to accompany an owner-occupant purchaser.

### INVESTMENT HIGHLIGHTS



#### **STABLE IN-PLACE CASH FLOW WITH SPACE AVAILABLE FOR AN OWNER / OCCUPANT**

- ±84% average annual occupancy since 2021
- Currently 80% occupied with 2.6 Years WALT and go-forward 12 Month projected contractual NOI of ±\$300K
- Up to 7,657 RSF of available space with additional opportunities in the next two (2) years



#### **HIGHEST PERFORMING SUBMARKET IN THE REGION**

- BWI Submarket - 6.95 MSF & 92.1% occupied
- Proximity to major regional tenant demand drivers such as Fort Meade / CyberCommand / NSA and Social Security Agency & Center for Medicare/Medicaid Services
- Amenity-rich location less than 1.5 miles from Arundel Mills Mall (MD's Largest shopping mall) among many others



#### **HIGHLY EDUCATED MARYLAND WORKFORCE**

- Immediate access to one of the most educated workforces in the US (Anne Arundel & Howard Counties - ~ 50% of residents have achieved bachelor's degree or higher)
- Maryland consistently ranks among the highest quality states to hire highly educated employees
  - **#1** Tech Talent Pipeline (per Business Facilities)
  - **#2** Professional & Technical Workers (per US Dept. of Commerce)
  - **#3** Technology & science workforce (per Milken Institute)
  - **#5** Highest concentration doctoral scientists & engineers (Per National Science Foundation & US Census Bureau)



# Site Plan



BALTIMORE AND OHIO RAILROAD R/W



7050 Hi Tech Drive is a 6.21 acre parcel. The offering also includes 7011 Hi Tech Drive. It is a 5.81 acre parcel across the street to the southeast. The 7011 Hi Tech Drive parcel is currently raw land assessed at \$20,000.

HI TECH DRIVE

LA



# Market Overview

## THE BALTIMORE METROPOLITAN OFFICE MARKET - MULTI & SINGLE STORY PRODUCT

The Baltimore Metropolitan Office Market contains 78.9 MSF of office space and is comprised of seven (7) submarkets: Suburban North (Towson/I-83), Suburban West (Reisterstown Road/Woodlawn), Howard County (Columbia & Columbia perimeter), Harford County, BWI Airport, Greater Annapolis, and Downtown Baltimore. The Baltimore Metropolitan office market overall vacancy rate is 16.3% as of Q4 2024, with suburban submarkets outperforming CBD submarket. The Baltimore Metro market remains driven by the education, medical and government (eds, meds, and feds sectors) which provides stability during economic uncertainty and downturns.

### NORTHERN BALTIMORE - WASHINGTON CORRIDOR OFFICE SUBMARKET

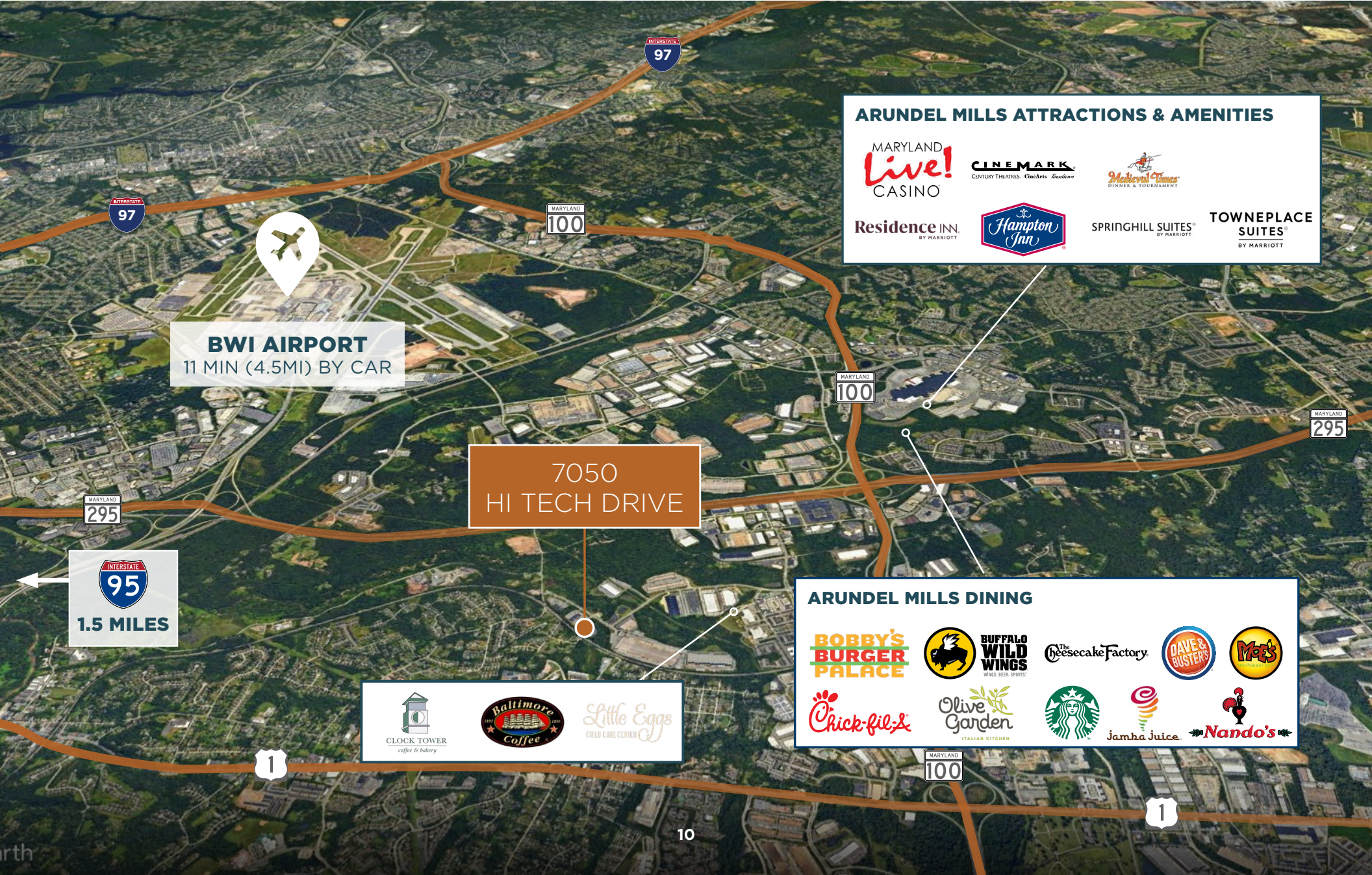
7050 Hi Tech Drive is located in Howard County and is situated in the Northern Baltimore-Washington Corridor (“NBW Corridor”) office sub-market. The NBW Corridor is comprised of Howard and Anne Arundel (BWI & Greater Annapolis Area) Counties and contains 33.3 MSF of office space with average rents of \$26.22 PSF. This market has a current vacancy rate of 12.30% and experienced 670K SF of positive net absorption in 2024.

Since the COVID-19 pandemic, the NBW Corridor has significantly outperformed the broader Baltimore Office market. The tenant base is primarily driven by government contractors, who locate in the NBW Corridor due to its proximity to Fort Meade, which houses the NSA and Cyber Command.





# Nearby Amenities



**BWI AIRPORT**  
11 MIN (4.5MI) BY CAR

7050  
HI TECH DRIVE

**ARUNDEL MILLS ATTRACTIONS & AMENITIES**

MARYLAND **Live!** CASINO

CINEMARK CENTURY THEATRES. *Classics. Audiences.*

Medieval Times DINNER & TOURNAMENT

Residence INN BY MARRIOTT

Hampton Inn

SPRINGHILL SUITES BY MARRIOTT

TOWNEPLACE SUITES BY MARRIOTT

**ARUNDEL MILLS DINING**

BOBBY'S BURGER PALACE

BUFFALO WILD WINGS WING, BEER, OPTIC

The Cheesecake Factory

DAVE & BUSTER'S

Moe's

Chick-fil&

Olive Garden ITALIAN KITCHEN

Starbucks

Jamba Juice

Nando's

CLOCK TOWER office & bakery

Baltimore Coffee

Little Eggs CHILD CARE CENTER

INTERSTATE 95  
1.5 MILES

INTERSTATE 97

INTERSTATE 97

MARYLAND 100

MARYLAND 100

MARYLAND 295

MARYLAND 295

1

MARYLAND 100

1

10



# 7050 HI TECH DRIVE



## CONTACTS

### **CHARLES FENWICK**

Managing Director

+1 410 953 6693

[charles.fenwick@cushwake.com](mailto:charles.fenwick@cushwake.com)

### **SCOTT MATTHEWS**

Senior Director

+1 410 953 6697

[scott.matthews@cushwake.com](mailto:scott.matthews@cushwake.com)

### **DAWES MILCHLING**

Senior Associate

+1 443 835 5251

[david.milchling@cushwake.com](mailto:david.milchling@cushwake.com)

