



ANNAPOLIS
JUNCTION
BUSINESS PARK

Working with Nature

Annapolis Junction Business Park

8193 Dorsey Run Road - Annapolis Junction, MD



123,000 SF 2 story Class A Office Building

Flexibility to accommodate secure or non-secure users

Certified LEED Gold for Core and Shell

30,000 SF AVAILABLE

KEY CHARACTERISTICS

- Proximate to Ft. Meade/NSA - within 7,000 linear feet to the front gate
- Secure environment with a very competitive rent structure
- Incorporates the AT/FP requirements into the design and construction
- Flexible floor plan with column-free perimeter with ribbon window
- 4.2 parking spaces per 1,000 rentable square feet
- The Building achieves twenty-four percent (24%) higher efficiency than the standard basis used by USGBC.



KONTERRA REALTY

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Master planned Annapolis Junction Business Park is a superb business campus in a tree-lined setting. It was conceived and developed to bring your work environment into responsible harmony with nature and to facilitate quick, convenient access to the adjacent Ft. Meade / NSA. Annapolis Junction Business Park is located in the southwest quadrant of the nexus of the Baltimore-Washington Parkway and MD Route 32. Annapolis Junction Business Park is conveniently located adjacent to the Savage (Annapolis Junction) MARC train station and local bus system service. The park is programmed to deliver Class A office space with state-of-the-art, large bandwidth-communication infrastructure, and with the flexibility to provide secure facilities.

