



WATER'S EDGE CORPORATE CAMPUS

4692, 4694 & 4696 MILLENNIUM DR | BELCAMP, MD 21017

FOR
LEASE



4696
MILLENNIUM
DRIVE

4694
MILLENNIUM
DRIVE

4692
MILLENNIUM
DRIVE

BUSH RIVER



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Class A office space with scenic waterfront views of Bush River
- Close proximity to Aberdeen Proving Ground
- Easy commute via I-95 to Wilmington DE, Philadelphia PA, Baltimore MD, and Washington DC
- Parking ratio: 4/1,000sf
- Ideal for Government Contractors, Medical, Law, Accounting, or other professional services.

BUILDING:

4692 MILLENNIUM DR

AVAILABLE:

2ND FLOOR: 5,486 SF
3RD FLOOR: 3,226 - 6,534 SF
4TH FLOOR: 9,172 SF

BUILDING SIZE:

79,687 SF

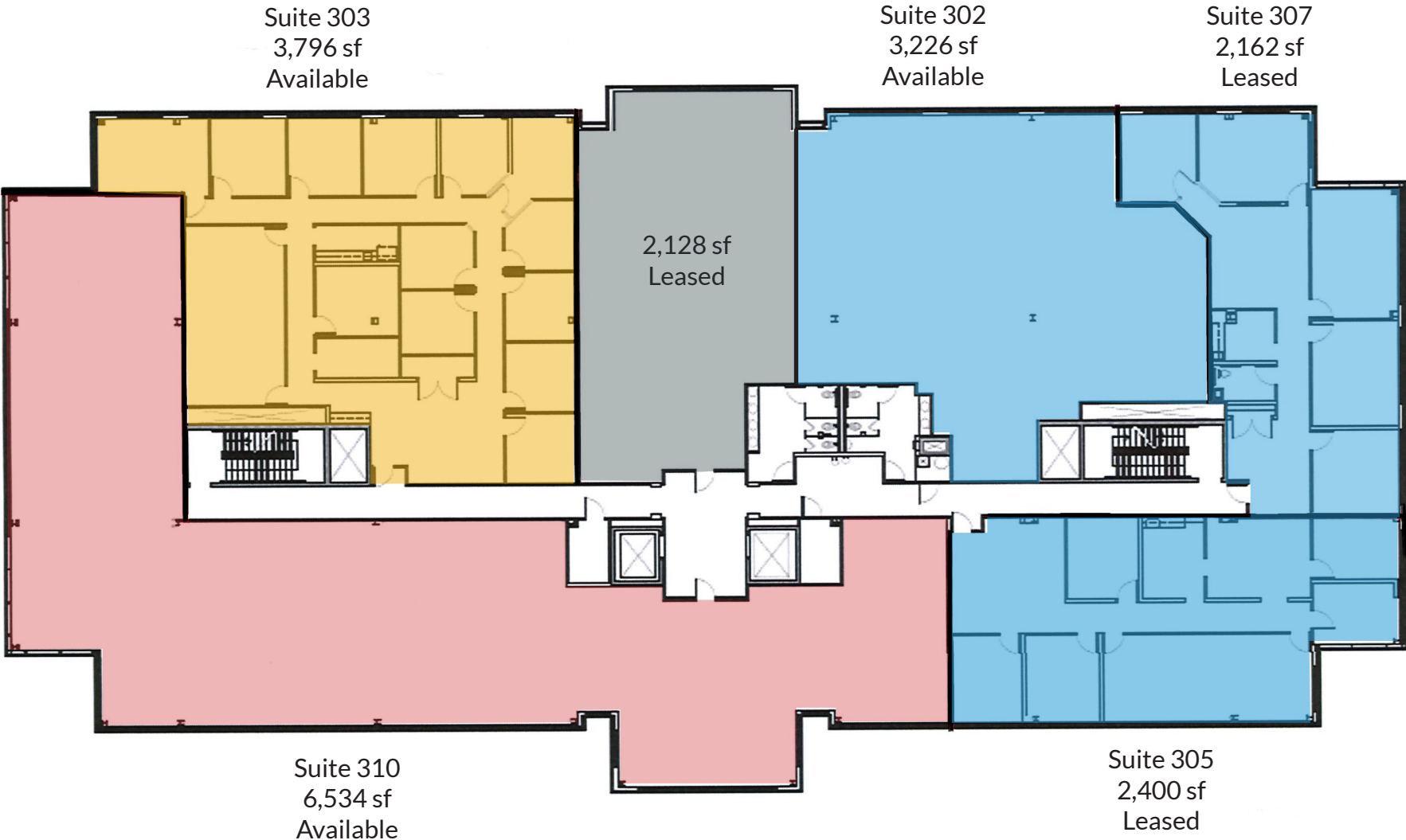
RENTAL RATE:

\$24.00/SF, FULL SERVICE



FLOOR PLAN: 4692

3rd Floor



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BUILDING:

4694 MILLENNIUM DR

AVAILABLE:

1ST FLOOR: 1,393 - 2,570 SF
2ND FLOOR: 1,996 - 3,351 SF
3RD FLOOR: 5,638 - 14,806 SF
SUITE LOSS: 1,953 SF

BUILDING SIZE:

100,379 SF

RENTAL RATE:

\$24.00/SF, FULL SERVICE



FLOOR PLAN: 4694

1st Floor



FLOOR PLAN: 4694

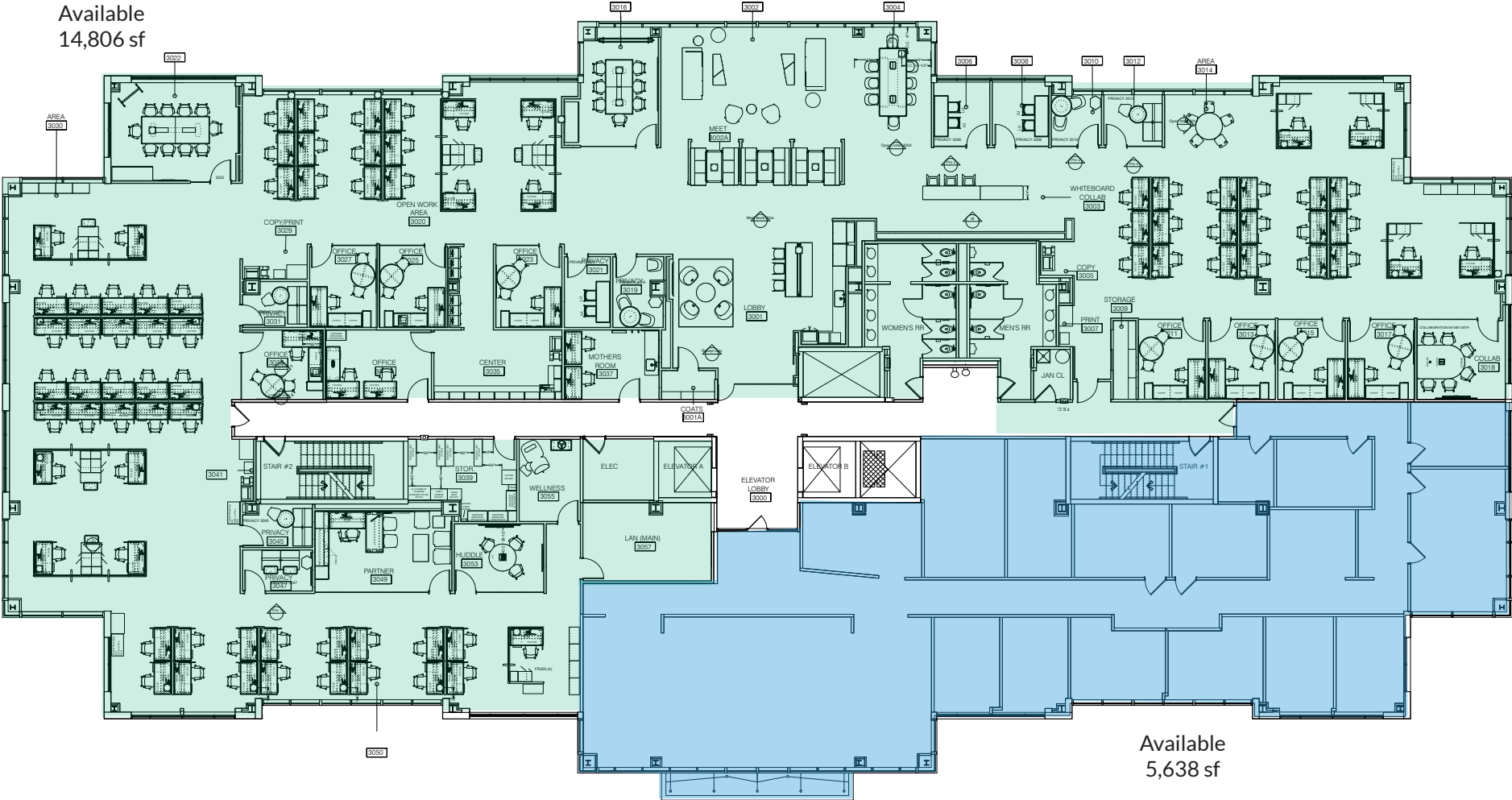
2nd Floor



FLOOR PLAN: 4694

3rd Floor

Available
14,806 sf



Available
5,638 sf

FLOOR PLAN: 4694

5th Floor



PROPERTY OVERVIEW

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BUILDING:

4696 MILLENNIUM DR

AVAILABLE:

1ST FLOOR: 4,700 SF
2ND FLOOR: 4,088 - 17,724 SF
3RD FLOOR: 5,254 - 7,215 SF
4TH FLOOR: 5,547 - 14,008 SF
5TH FLOOR: 11,584 SF
SUITE CORE: 1,494 SF

BUILDING SIZE:

123,000 SF

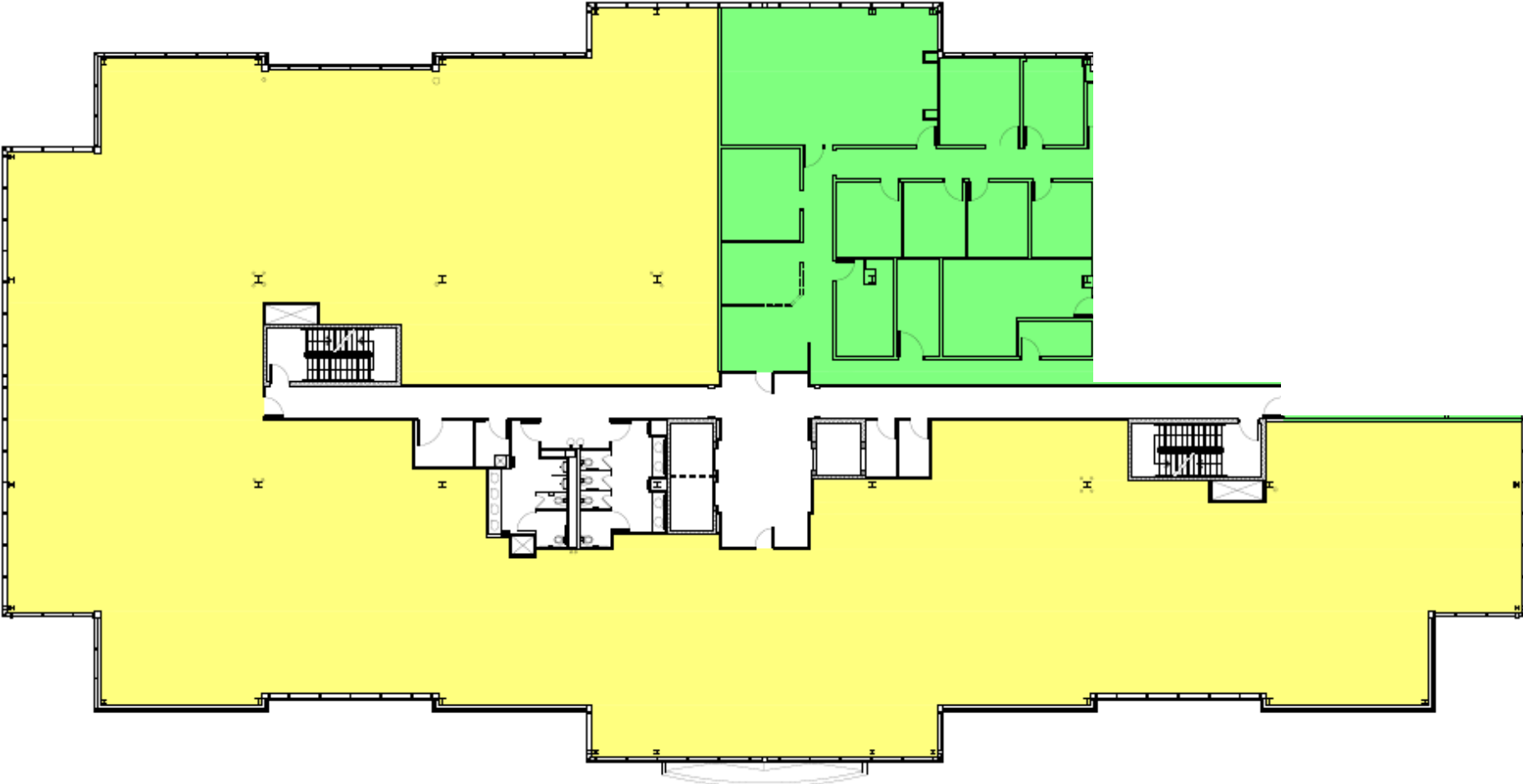
RENTAL RATE:

\$24.00/SF, FULL SERVICE



FLOOR PLAN: 4696

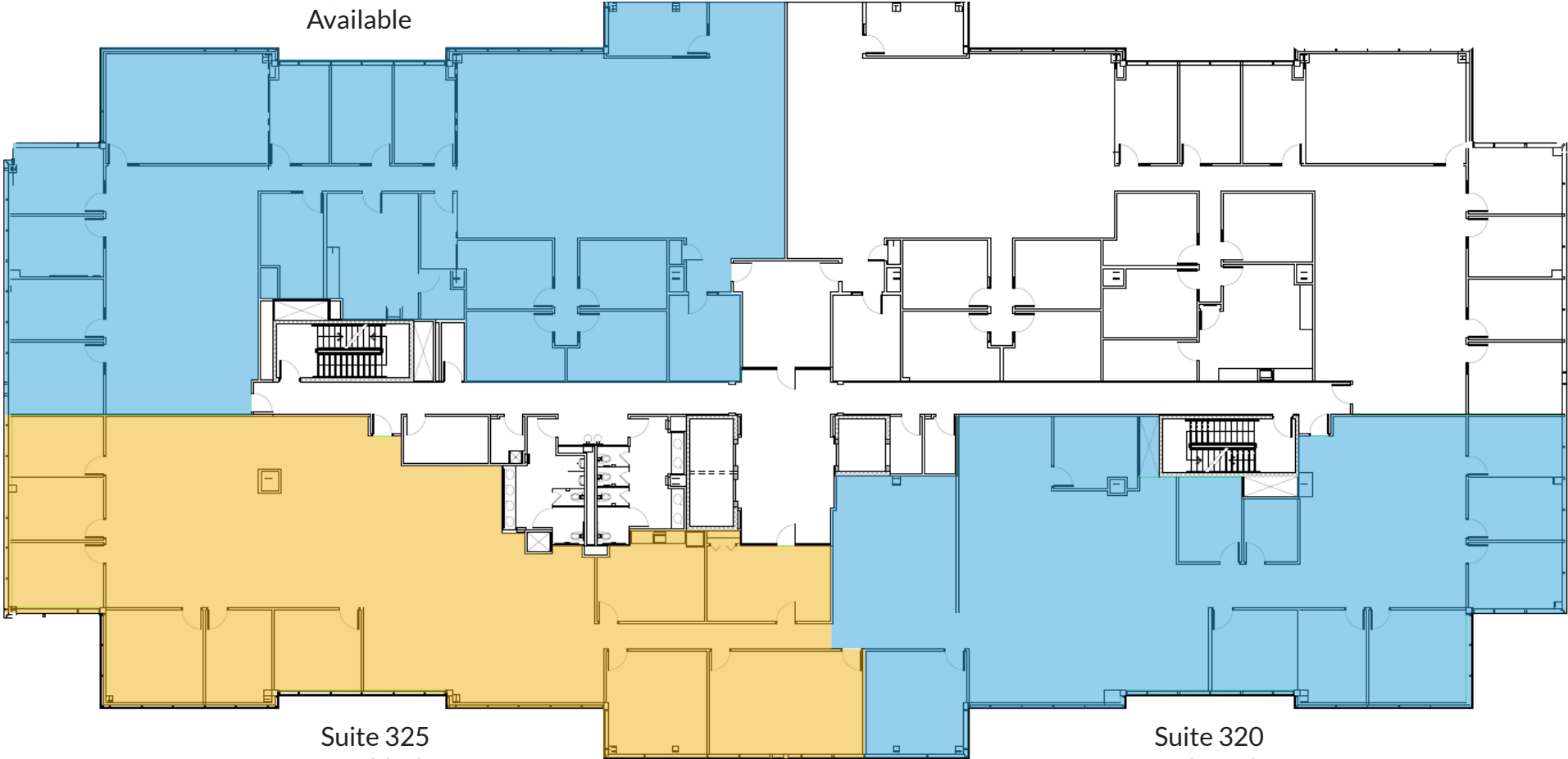
2nd Floor



FLOOR PLAN: 4696

3rd Floor

Suite 350
7,215 sf
Available



Suite 325
5,588 sf
Available

Suite 320
5,254 sf
Available

FLOOR PLAN: 4696

5th Floor



Suite 550
11,584 sf
Available

DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



5,084

24,440

76,292

DAYTIME POPULATION



4,564

19,783

66,080

AVERAGE HOUSEHOLD INCOME



\$103,915

\$121,710

\$114,627

NUMBER OF HOUSEHOLDS



1,984

9,280

29,282

MEDIAN AGE

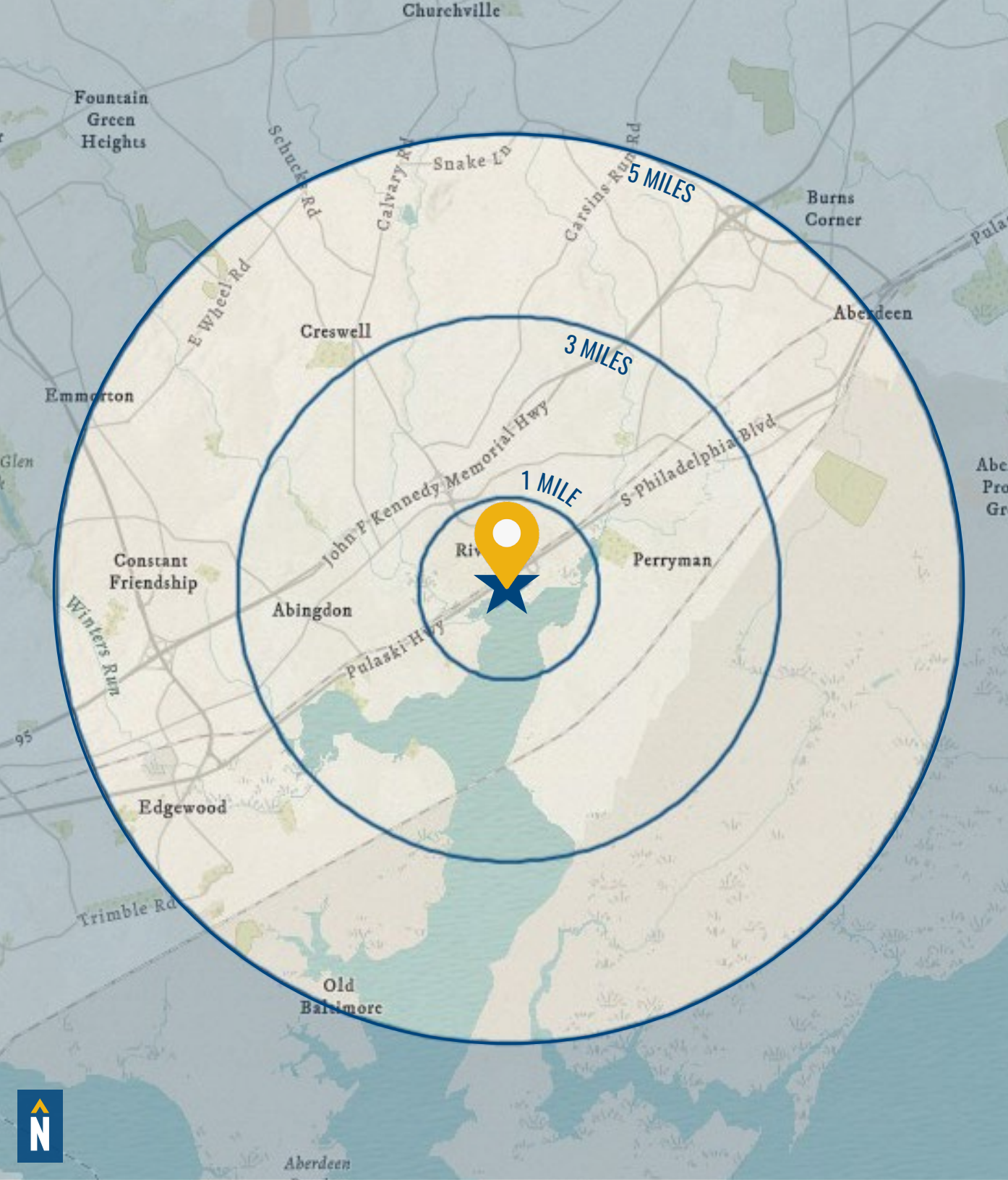


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[FULL DEMOS REPORT](#)



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OFFICES IN:

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BALTIMORE

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LUTHERVILLE

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