

# FOR SALE



2391 BRANDERMILL BOULEVARD, GAMBRILLS, MD 21054



**Class A office/  
Medical  
opportunity for  
investor/ User**

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# PROPERTY DESCRIPTION

Presenting a prime investment or owner user opportunity in the prestigious Central Anne Arundel area. This modern 45,126 SF office building, constructed in 2015, offers a compelling proposition. Boasting contemporary design and a strategic location, this property is a standout choice for an owner user or investors seeking a lucrative addition to their portfolio in this thriving market. Currently at 60% occupancy, there is substantial room for growth and a strong foundation for maximizing returns. Boasting contemporary design and a strategic location, this property is a standout choice for investors seeking a lucrative addition to their portfolio in this thriving market.

# HIGHLIGHTS

- Class A 45,126 SF office building
- Great User/ investor opportunity



# OFFERING



# FOR SALE OFFICE SPACE

Building Size	45,126 SF
Price	Subject to Offer
Year Built	2015
Building Class	A





# RETAILER MAP





## DEMOGRAPHICS



### 2024 SUMMARY

	0.3 MILES	0.5 MILES	1 MILE
Population	1,452	4,552	11,371
Households	573	1,813	4,262
Average Household Size	2.5	2.5	2.7
Average Age	36	36	37
Average Household Income	\$133,251	\$137,743	\$177,860



11,371

Population



2.7

Average HH Size



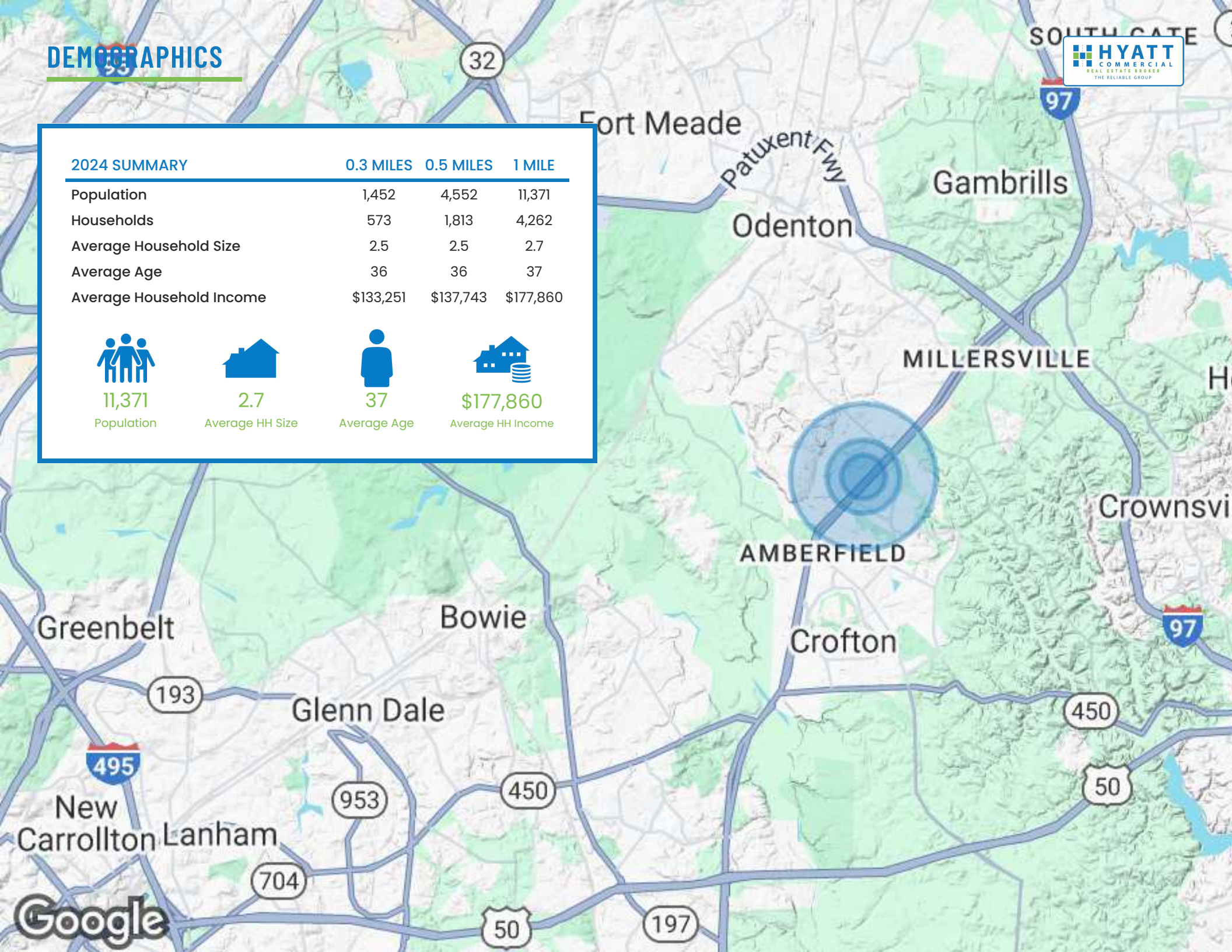
37

Average Age



\$177,860

Average HH Income







## CONTACT

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