

modern, waterfront corporate campus | easy commute to Baltimore, Wilmington, Philadelphia & Washington, D.C.



for lease

4692 Millennium Drive, Bel Camp, MD 21017



office building: 79,885 SF

- » Lease rate: \$24 per sf
- » First floor office suites; five available; approx. size of each office:

Suite#	Useable SF	Rentable SF
100	3,140	3,517
102	972	1,089
103	3,100	3,472
104	821	920
110	1,395	1,562

property type

General office

highlights

- » Includes electric and water/sewer
- » 24 Hour building Access
- » Use of the Fitness Center and conference facility
- » Ample Parking with 319 on-site parking spaces
- » Immediate Availability



1920 Rock Spring Road, Suite 101, Forest Hill, MD 21050
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www.bcvcommercial.com





contact your agents today

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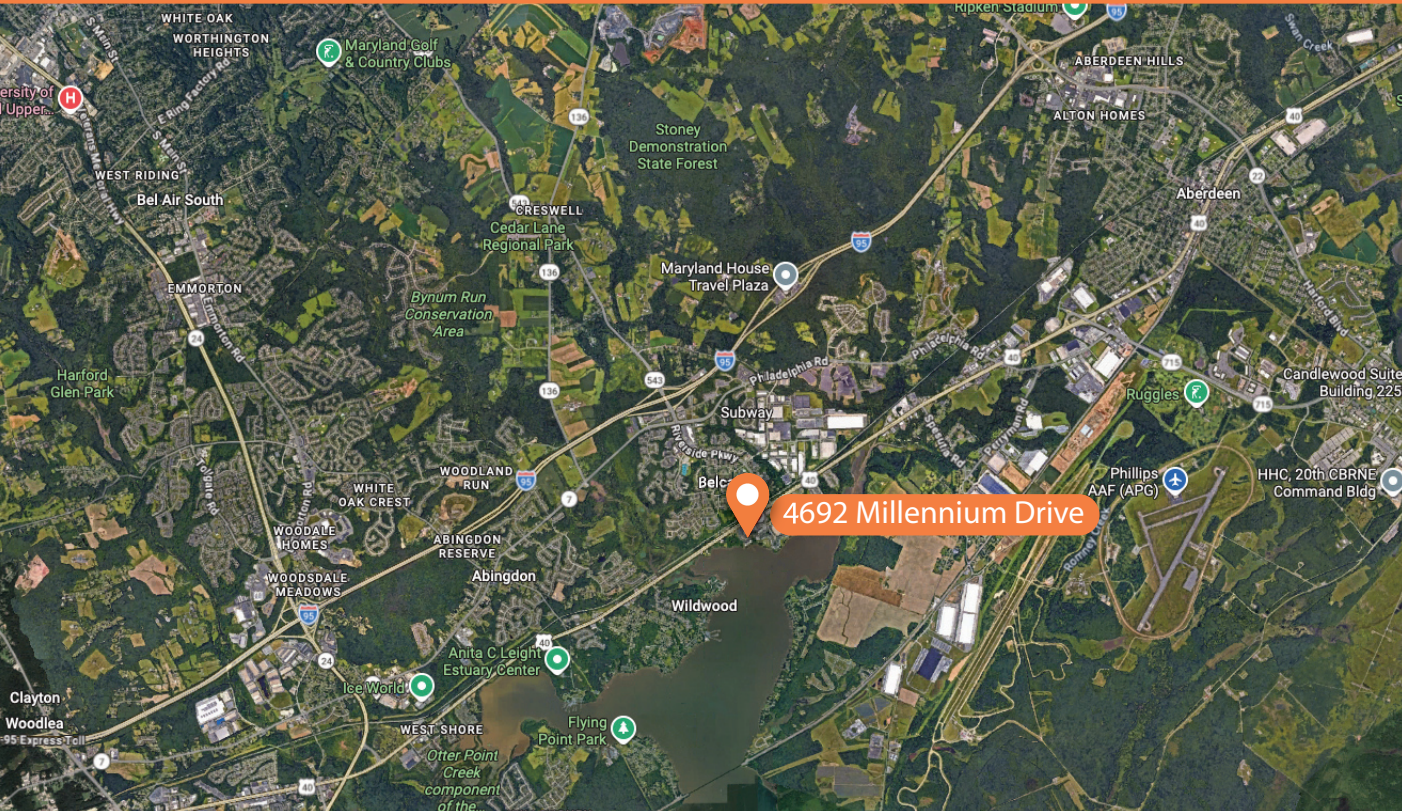
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Demographics:

population 2024

» 2 Mile: 15,351

» 5 Mile: 78,074

population growth 2020-2024

» 2 Mile: 0.7%

» 5 Mile: 0.8%

average age

» 1 Mile: 39.3

» 5 Mile: 39.3

2024 total households

» 2 Mile: 5,913

» 5 Mile: 29,611

median income

» 2 Mile: \$89,134

» 5 Mile: \$90,017

average household size

» 2 Mile: 2.5

» 5 Mile: 2.6



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Overall environment: Water's Edge Corporate Campus spans 43 acres along the Bush River, giving many offices waterfront views and a parklike feel. Buildings are designed to LEED standards, with one achieving LEED Gold certification, and include features such as fiberoptic wiring, afterhours security, and an on-site deli. The location sits less than a mile from Aberdeen Proving Ground and offers quick access to Route 40 and I95, making it ideal for government contractors and professional services.

Water's Edge in Belcamp, MD offers Class A office space in a modern, waterfront corporate campus designed for professional tenants who want high-quality amenities, strong regional access, and a scenic setting.

Campus-wide amenities

- » Scenic waterfront views
- » On-site deli and nearby restaurants
- » Fitness center with personal training
- » State-of-the-art conference rooms
- » Brand new meeting and events facility with private dining club

Who this space fits best

Water's Edge is especially well suited for:

- » Government contractors needing proximity to APG
- » Medical, legal, accounting, and other professional service firms
- » Organizations wanting Class A space with strong amenities and parking



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