

FOR LEASE



Carroll County, Maryland



LONDONTOWN BUSINESS CENTER

1332 LONDONTOWN BLVD
ELDERSBURG, MARYLAND 21784



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MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 10175 Little Patuxent Parkway, Suite 460 | Columbia, Maryland 21044 • www.MACKENZIECOMMERCIAL.com

FOR LEASE

 Carroll County, Maryland

LONDONTOWN BUSINESS CENTER

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HIGHLIGHTS

- ▶ Newly renovated lobby, bathrooms, and common areas; extensive glass line
- ▶ Close to major routes with great visibility; near various amenities and restaurants
- ▶ Plenty of parking
- ▶ Attractive rental rates

AVAILABLE: \$19 PER SF FULL SERVICE

- ▶ Suite 108 B: 660 sf
- ▶ Suite 108 E & F: 1,000 sf
- ▶ Suite 112: 700 sf
- ▶ Suite 120: 6,257 sf
- ▶ Suite 200: 1,500 sf - 8,341 sf
- ▶ Suite 205: 2,400 sf

EXECUTIVE OFFICE SPACE

- ▶ Suite 115: 100-400 sf
- ▶ Executive-style office offering short-term options
- ▶ Rental includes private office and access to shared conference room, break room, and reception area
- ▶ All utilities and internet included



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SITE PLAN

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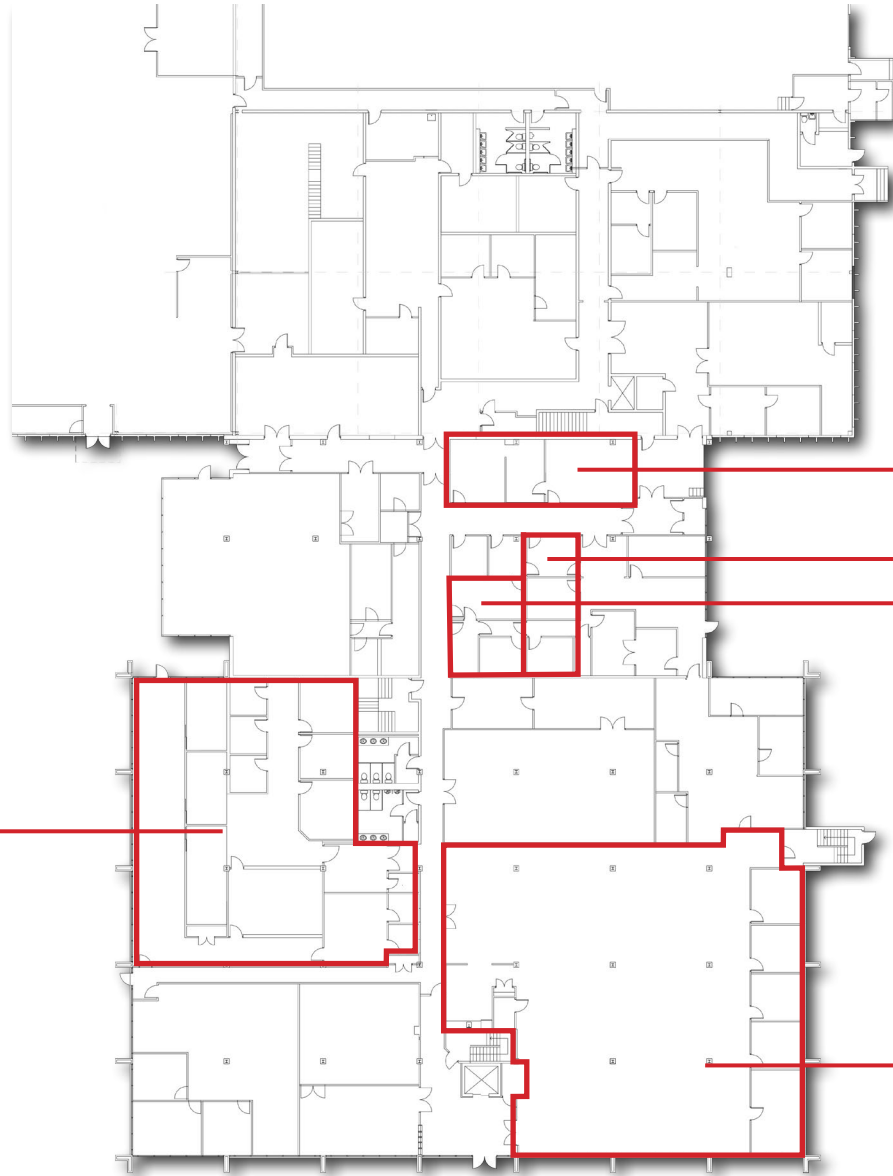
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FLOOR PLAN - FIRST FLOOR

1332 LONDONTOWN BOULEVARD | ELDERSBURG, MARYLAND 21784

 - AVAILABLE



○ Suite 108 E&F: 1,000 sf

○ Suite 108B: 660 sf

○ Suite 112: 700 sf *Combined: 1360 sf*

○ Suite 115: 100 - 400 sf
Executive Offices

○ Suite 120: 6,257

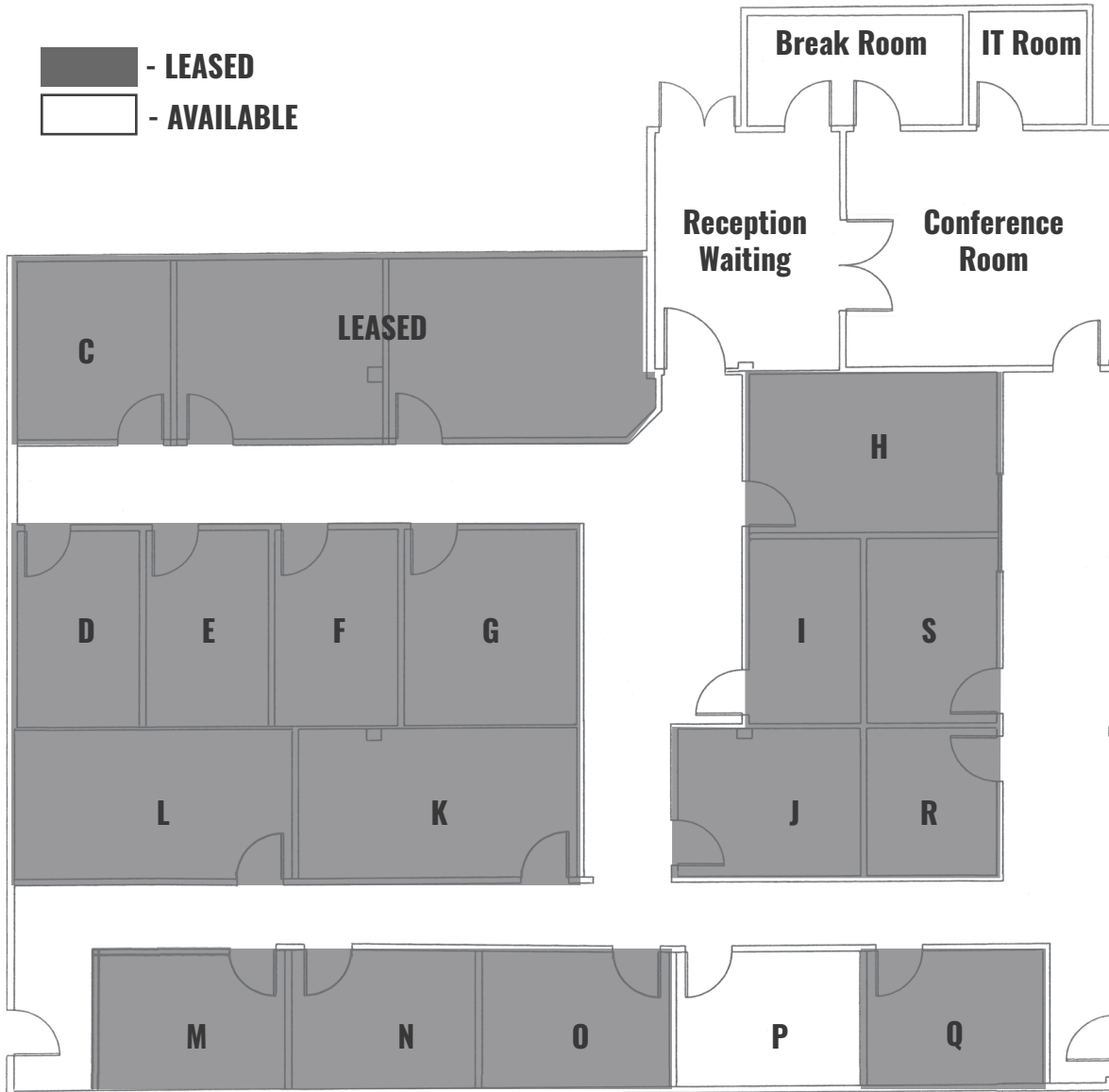
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FLOOR PLAN: EXECUTIVE OFFICE SPACES

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 - LEASED
 - AVAILABLE

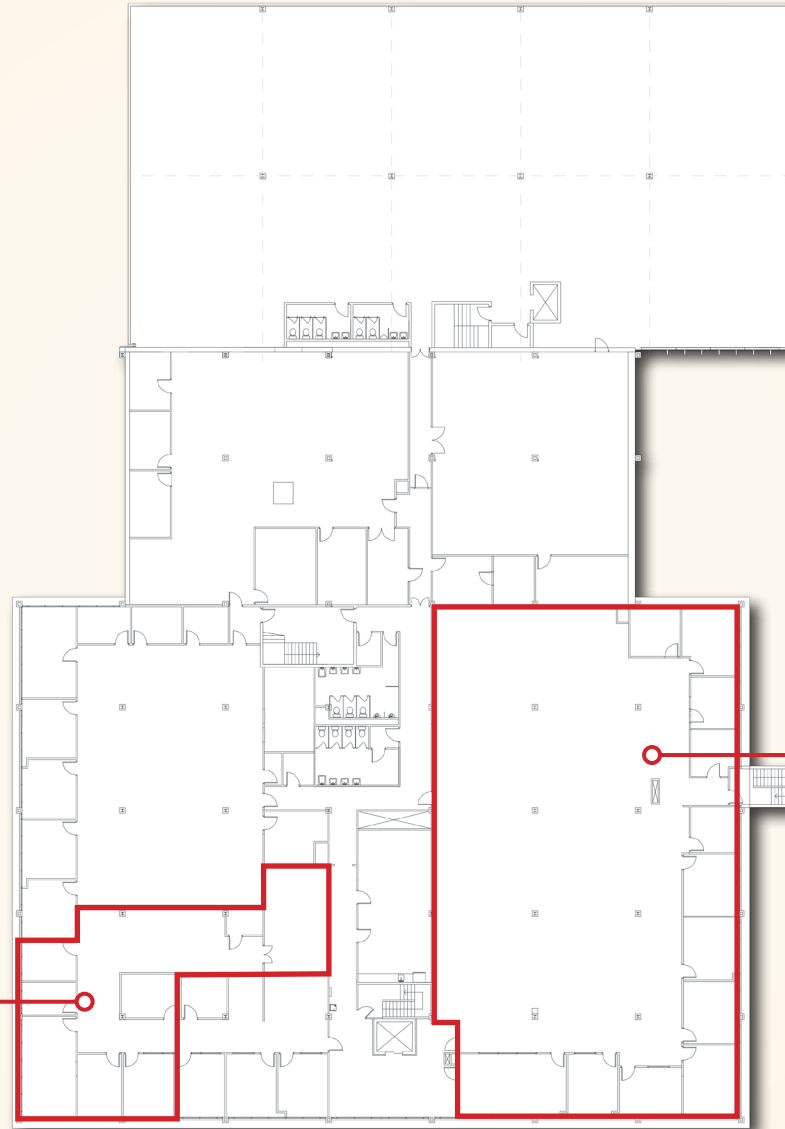


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FLOOR PLAN: 2ND FLOOR

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Suite 205: 2,400 sf

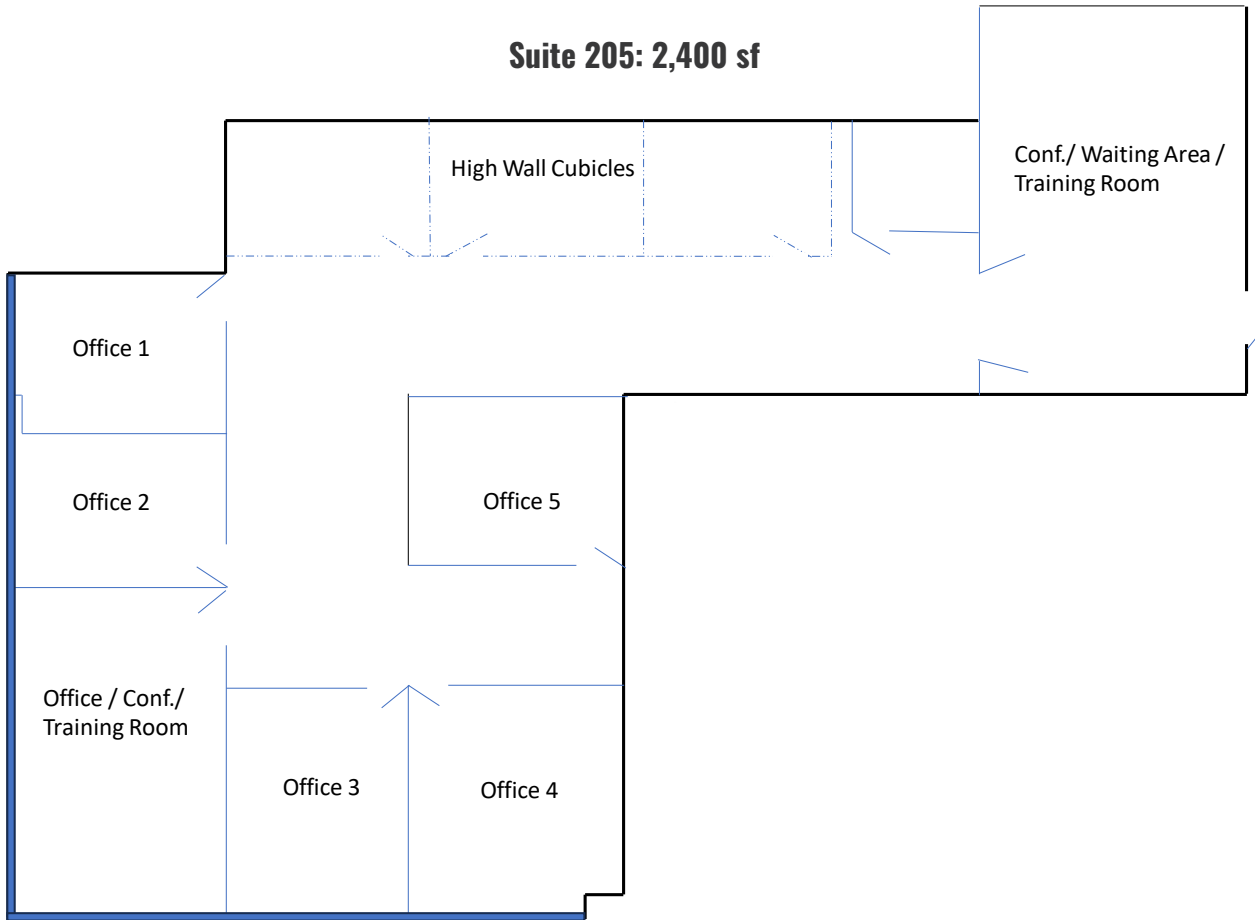
Suite 200: 1,500 sf - 8,341 sf

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SUITE 205

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2ND FLOOR

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ELDERSBURG TRADE AREA

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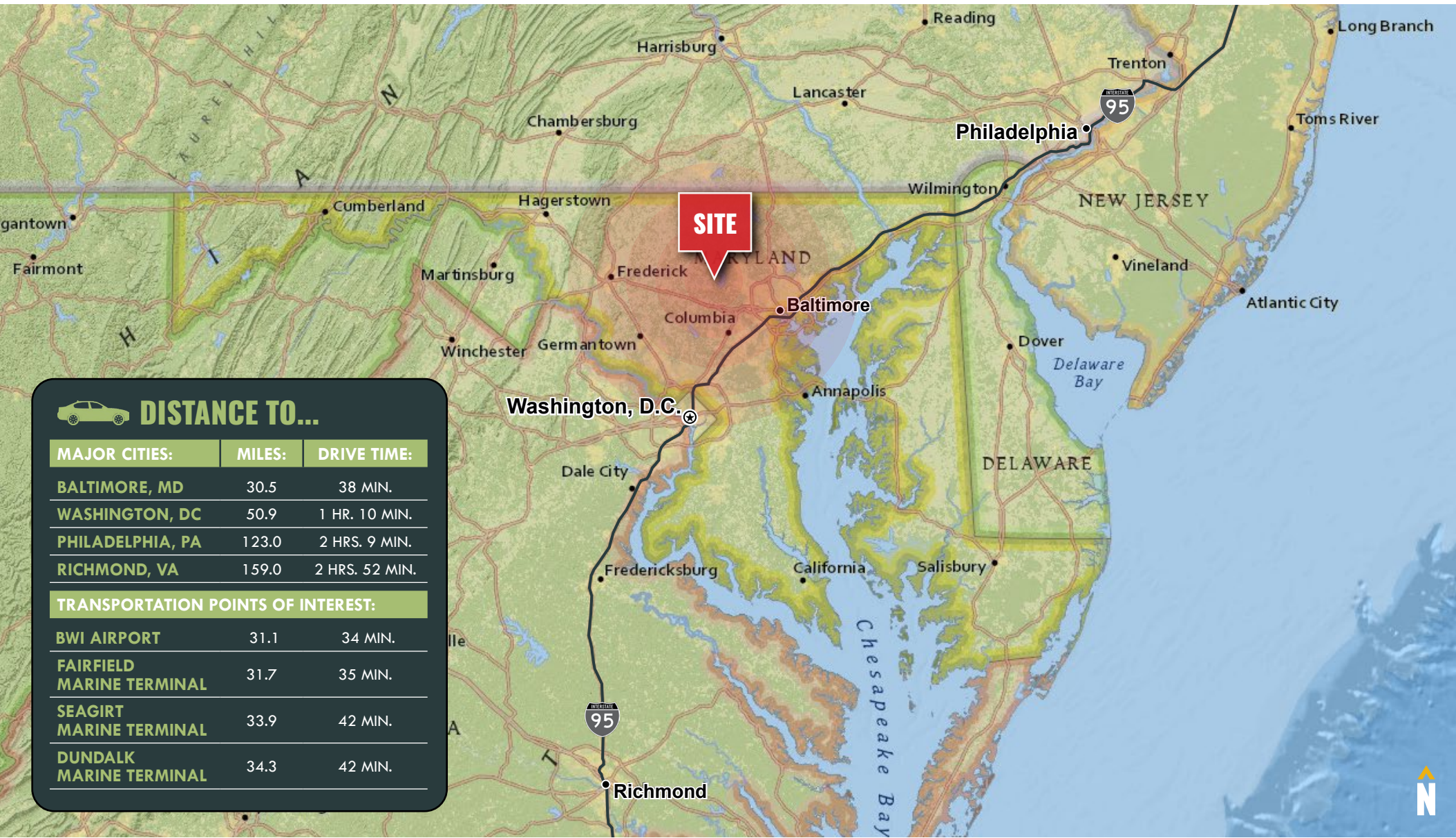


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LOCATION

LONDONTOWN BUSINESS CENTER | 1332 LONDONTOWN BOULEVARD | ELDERSBURG, MARYLAND 21784



DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	30.5	38 MIN.
WASHINGTON, DC	50.9	1 HR. 10 MIN.
PHILADELPHIA, PA	123.0	2 HRS. 9 MIN.
RICHMOND, VA	159.0	2 HRS. 52 MIN.

TRANSPORTATION POINTS OF INTEREST:	MILES:	DRIVE TIME:
BWI AIRPORT	31.1	34 MIN.
FAIRFIELD MARINE TERMINAL	31.7	35 MIN.
SEAGIRT MARINE TERMINAL	33.9	42 MIN.
DUNDALK MARINE TERMINAL	34.3	42 MIN.

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