



FOR **SUBLEASE**

# CHARTWELL PROFESSIONAL PARK

8170 LARK BROWN ROAD | ELKRIDGE, MARYLAND 21075



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Lab Space, turn key and impeccably maintained
- First floor, direct access space
- Ample Parking
- Amenity rich area
- Prime Location, immediate access to Rts. 108, 175, and I-95
- Miscellaneous lab equipment: PCR, electrophoresis, osmometer, swinging-bucket centrifuge, dishwasher, sinks, glassware, pipettors, disposables, desks, chairs, conference table, etc

AVAILABLE:	SUITE 101: 2,000 SF ±
BUILDING SIZE:	8,000 SF ±
YEAR BUILT:	2004
STORIES:	2
PARKING:	3.75/1,000 SF
ZONING:	B1 (BUSINESS LOCAL)



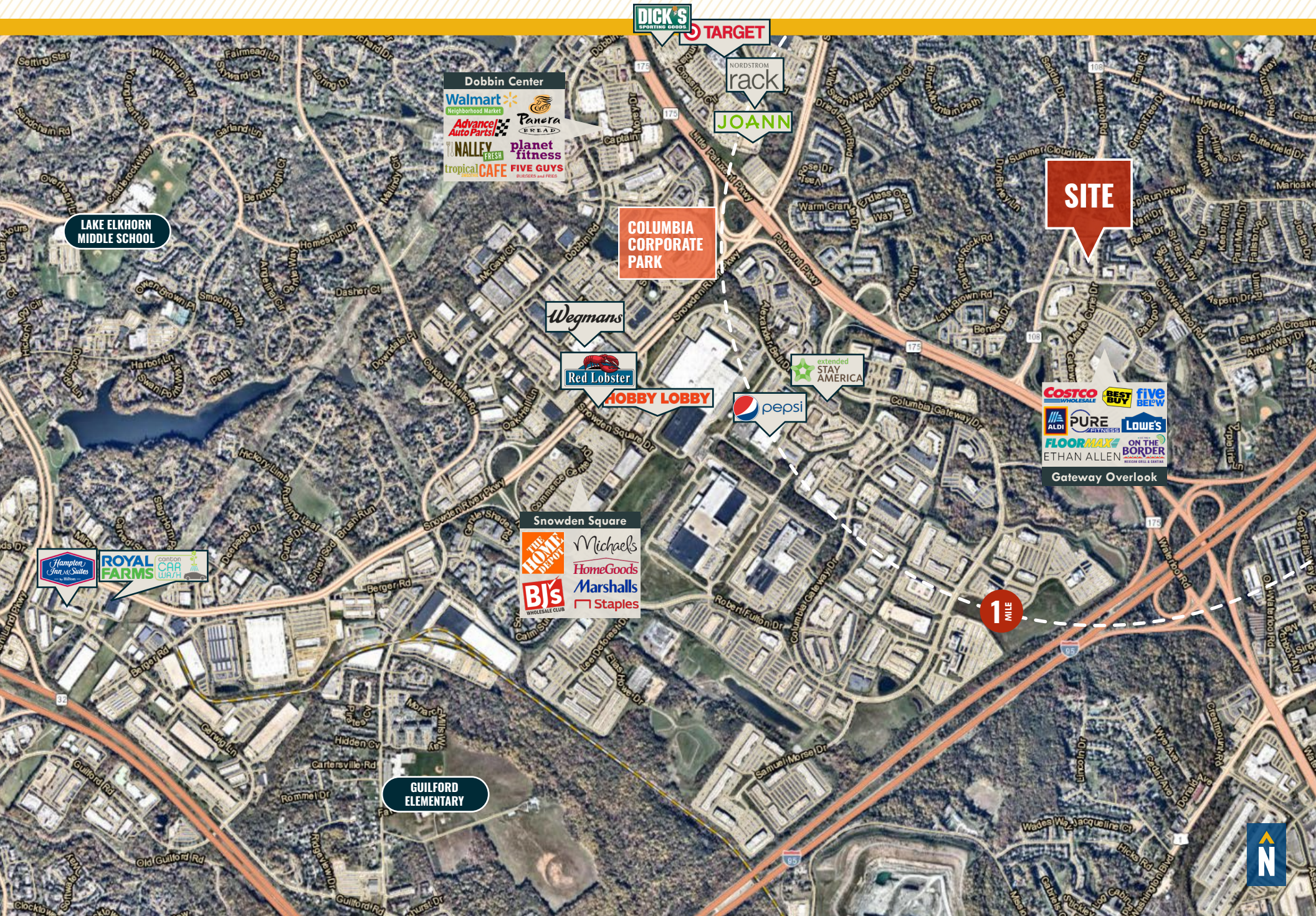
### Included Lab Equipment

(2) Class II biosafety cabinets	(3) Standard microscopes
(2) -80degC freezers	(1) Coulter counter
(1) 20kW diesel backup generator	(1) 18.2 Mohm 1 ultrapure water generator
(1) Beckman Infrared Spectrophotometer	(1) Beckman Refrigerated centrifuge
VWR Laboratory Benches	(2) CO2 incubators
(2) 2 PCR cabinets	(1) Eyewash/shower station
(1) Kodak Image Station 4000mm Pro	(1) Leica-Reichert Polyvar 2 Fluorescence microscope
(1) Yamato Autoclave	(1) Liquid Nitrogen storage tank
(1) Becton Dickinson FacsCalibur Flow cytometer w/sorter	



GOOGLE STREET VIEW

# MARKET AERIAL



Hampton Inn & Suites  
ROYAL FARMS  
CARSON CAPSULES

LAKE ELKHORN  
MIDDLE SCHOOL

Dobbin Center  
Walmart  
Advance Auto Parts  
Panera Bread  
planet fitness  
tropical CAFE  
FIVE GUYS

COLUMBIA CORPORATE PARK

Wegmans

Red Lobster

HOBBY LOBBY

pepsi

extended  
STAY  
AMERICA

Snowden Square  
THE HOME DEPOT  
Michaels  
HomeGoods  
Marshall's  
BJ's WHOLESALE CLUB  
Staples

DICK'S  
SPORTING GOODS  
TARGET

NORDSTROM  
rack

JOANN

SITE

COSTCO WHOLESALE  
BEST BUY  
five BEEW  
ALDI  
PURE FITNESS  
LOWE'S  
FLOOR MAX  
ON THE BORDER  
ETHAN ALLEN  
Gateway Overlook

1  
MILE

GUILFORD  
ELEMENTARY



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



13,394

85,041

202,669

## DAYTIME POPULATION



17,719

101,515

232,280

## AVERAGE HOUSEHOLD INCOME



\$167,252

\$166,508

\$170,290

## NUMBER OF HOUSEHOLDS



4,807

30,787

75,336

## MEDIAN AGE



36.3

36.9

37.7

FULL DEMOS REPORT



# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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