



LONDONTOWN BUSINESS CENTER

1332 LONDONTOWN BLVD | ELDERSBURG, MARYLAND 21784

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

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
- Executive Office Space - Suite 115:
 - Starting at \$400/Mo
 - Executive-style office offering short-term options
 - Rental includes private office and access to shared conference room, break room, and reception/waiting area
 - All utilities and internet included

AVAILABLE:

SUITE 108 E & F: 1,000 SF ±
SUITE 114: 850 SF ±
SUITE 115: 100-400 SF ±
SUITE 120: 7,250 SF ±
SUITE 200: 1,500-8,341 SF ±

ZONING:

I-1 (LIGHT INDUSTRIAL DISTRICT)

RENTAL RATE:

\$24.50/SF, FS



GOOGLE STREET VIEW

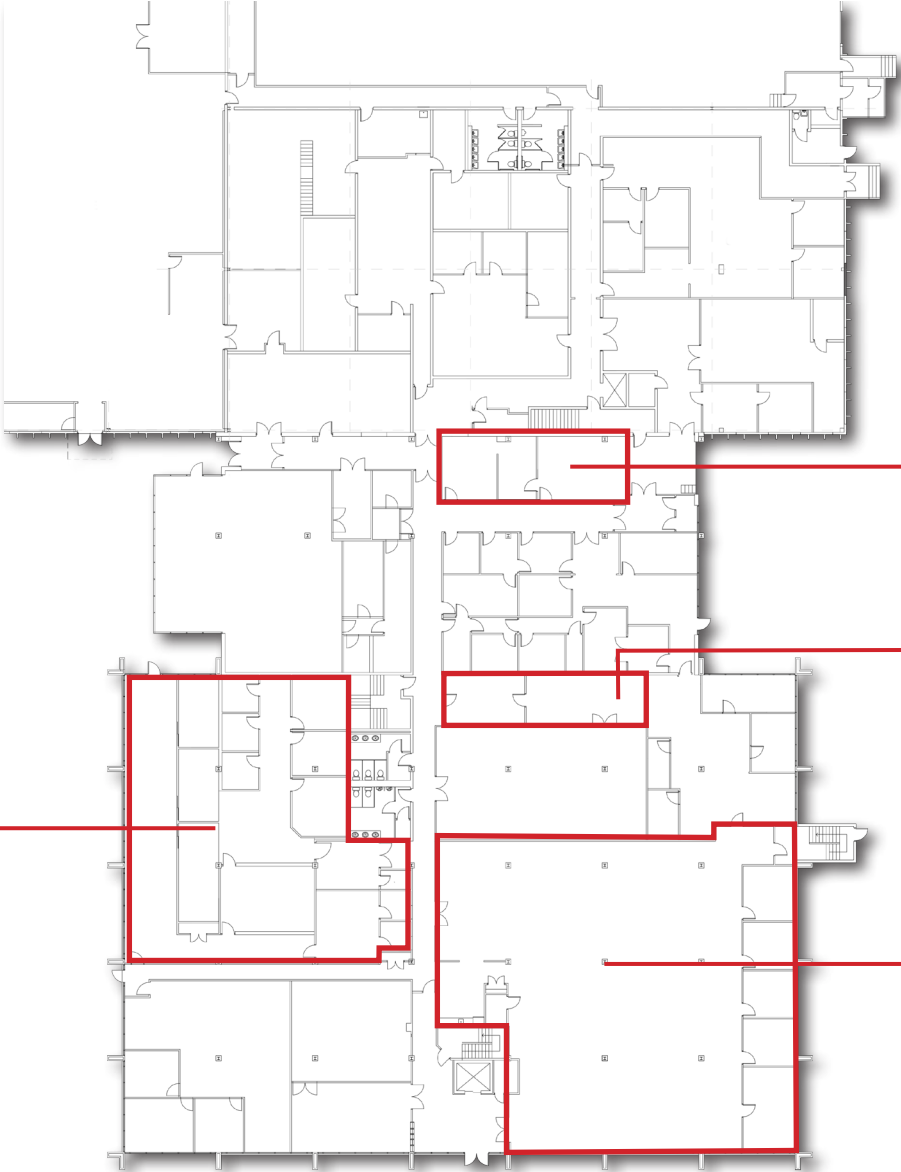


SITE PLAN



FLOOR PLAN - 1ST FLOOR

 - AVAILABLE



○ Suite 108 E&F: 1,000 sf

○ Suite 114: 850 sf

○ Suite 115: 100 - 400 sf
Executive Offices

○ Suite 120: 7,250 sf

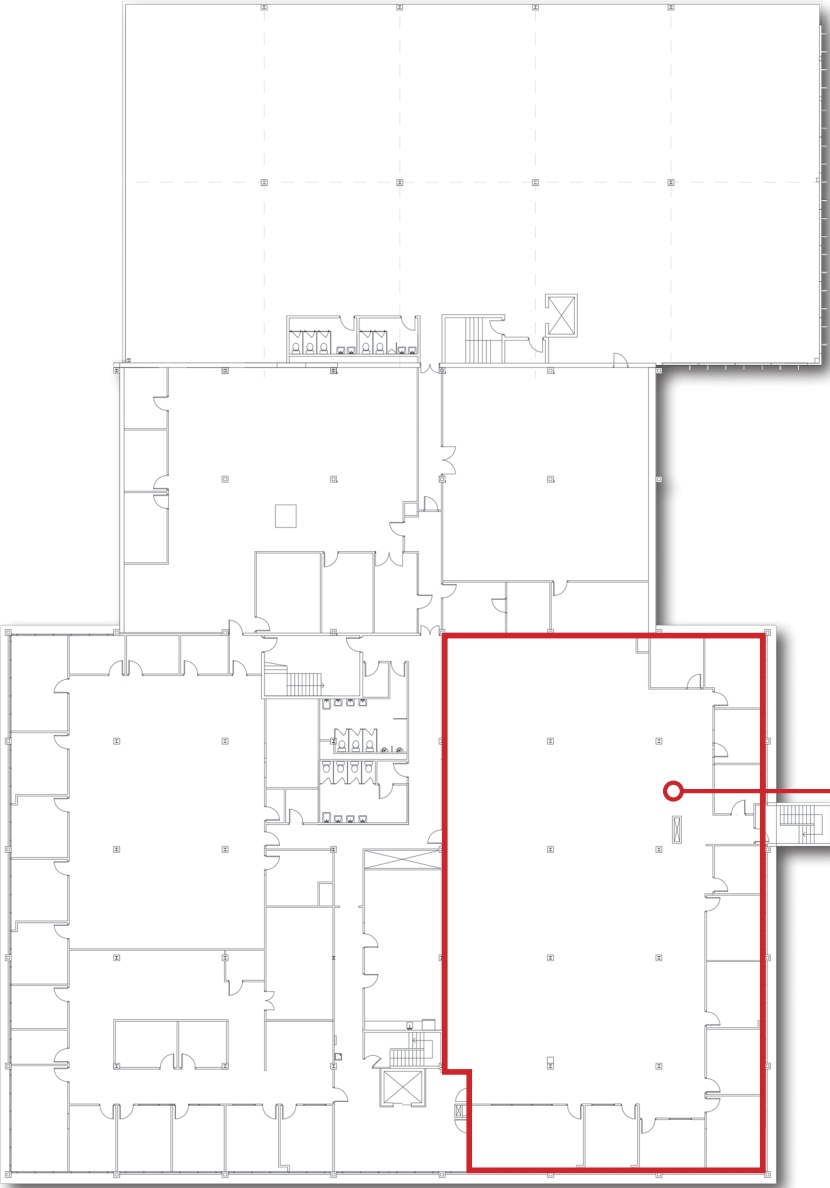
FLOOR PLAN - EXECUTIVE OFFICE SPACES

 - LEASED
 - AVAILABLE



FLOOR PLAN - 2ND FLOOR

 - AVAILABLE

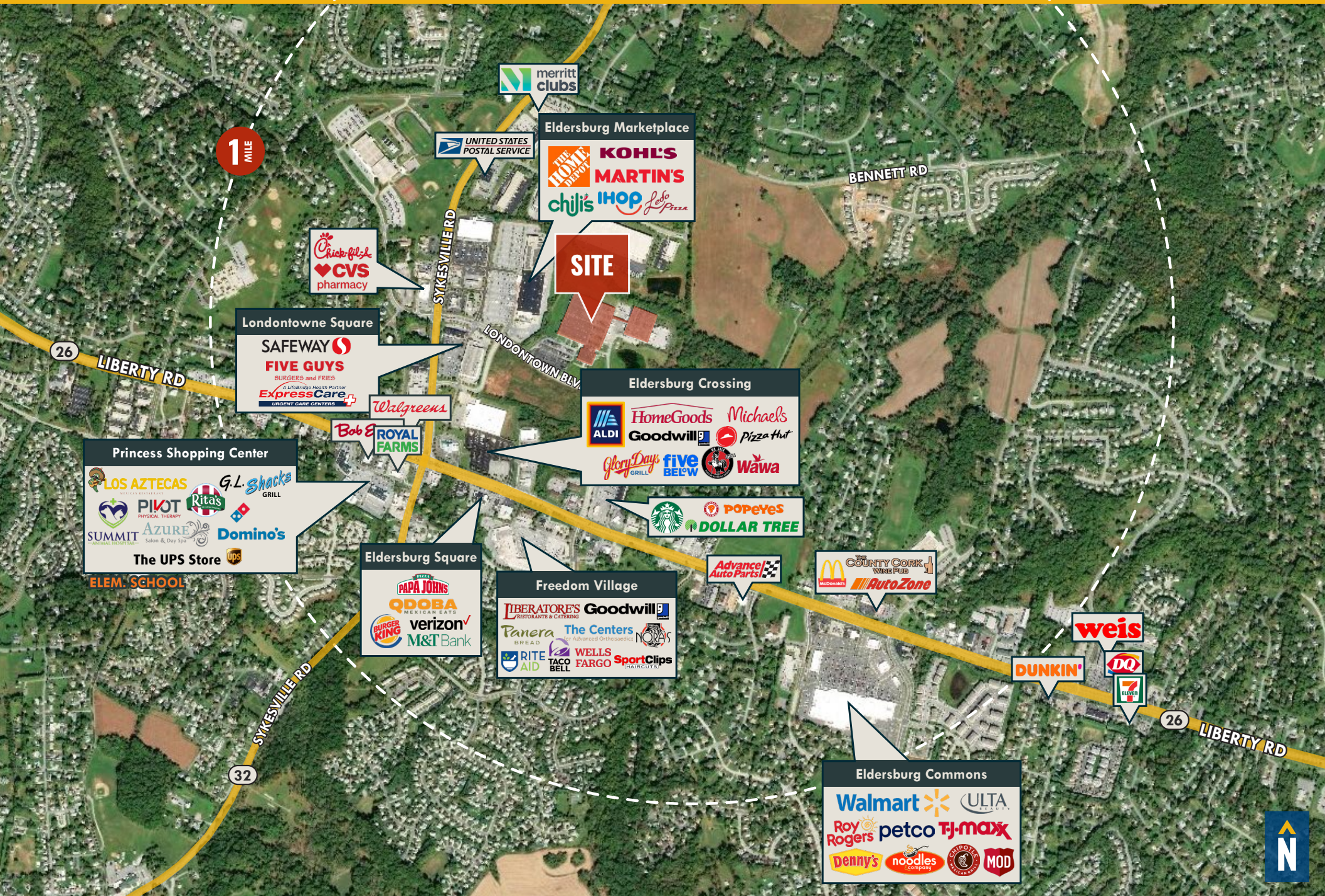


Suite 200: 1,500 sf - 8,341 sf

2ND FLOOR



ELDERSBURG TRADE AREA



1 MILE

merritt clubs

UNITED STATES POSTAL SERVICE

Eldersburg Marketplace
THE HOME DEPOT
KOHL'S
MARTIN'S
chijis IHop Lido Pizza

BENNETT RD

Chick-fil-A
CVS pharmacy

SITE

SYKESVILLE RD

Londontowne Square
SAFeway
FIVE GUYS
BURGERS and FRIES
ExpressCare URGENT CARE CENTERS

LONDONTOWN BLVD

Eldersburg Crossing
ALDI
HomeGoods
Michael's
Goodwill
Pizza hut
Glory Days GRILL
five BELW
Wawa

26 LIBERTY RD

Princess Shopping Center
LOS AZTECAS
G.L. Shacks GRILL
PIKOT PHYSICAL THERAPY
Ritas
SUMMIT AZURE Salon & Day Spa
Domino's
The UPS Store
ELEM. SCHOOL

Walgreens
Bob B ROYAL FARMS

Starbucks
POPEVES
DOLLAR TREE

Eldersburg Square
PAPA JOHN'S
QDOBA MEXICAN EATS
BURGER KING
verizon
M&T Bank

Freedom Village
LIBERATORE'S RESTAURANTS & CATERING
Goodwill
Panera BREAD
The Centers for Advanced Orthopedics
RITE AID
TACO BELL
WELLS FARGO
SportClips HAIRCUTS

Advance Auto Parts

McDonald's
COUNTY CORK WINE PUB
AutoZone

SYKESVILLE RD
32

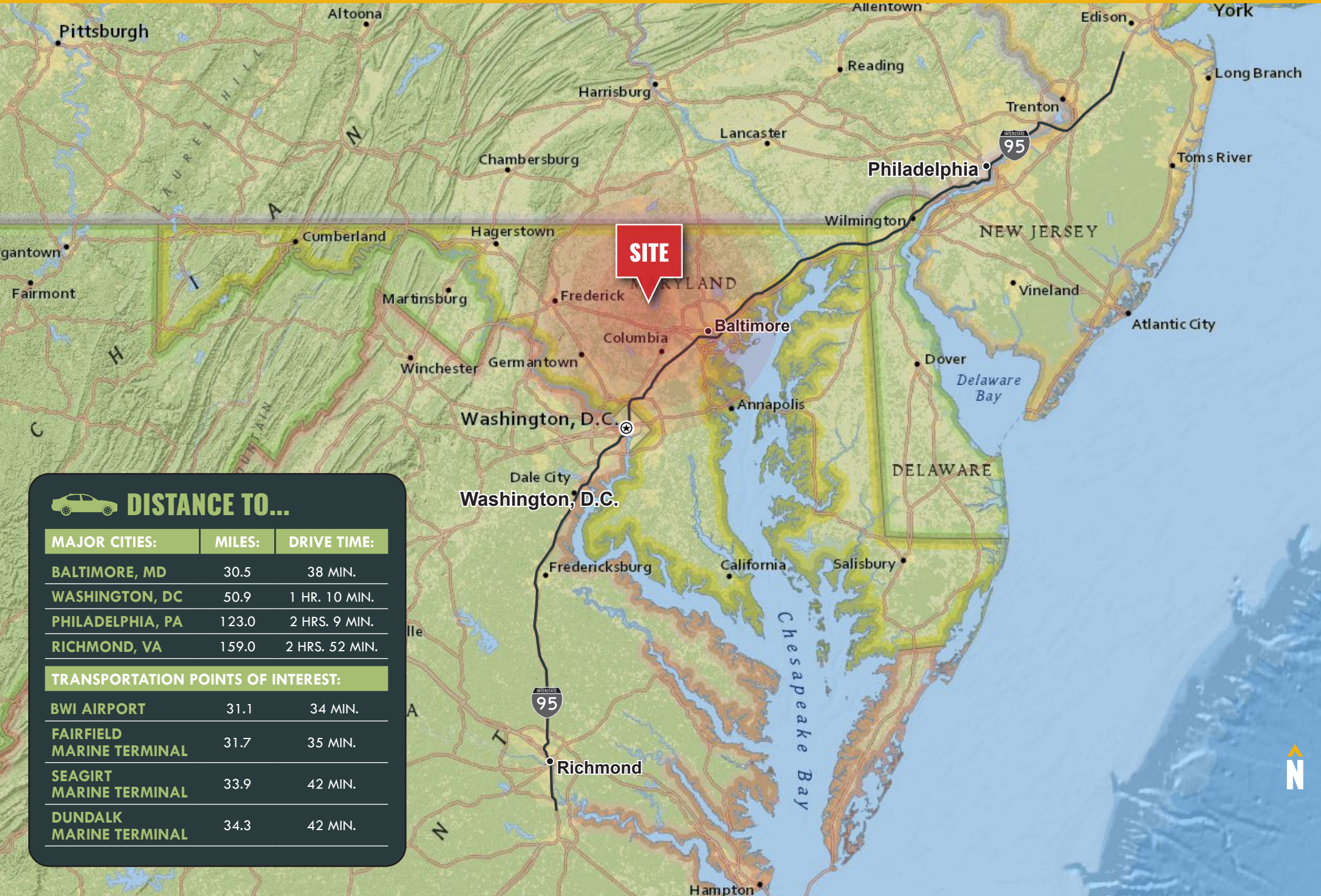
Eldersburg Commons
Walmart
ULTA
Roy Rogers
petco
TJ-maxx
Denny's
noodles company
CHIPOTLE MEXICANO
MOD

weis
DUNKIN'
DQ
7 ELEVEN

26 LIBERTY RD



LOCATION



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.

FOR MORE INFO **CONTACT:**



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