

# WOODLANDS

PARK 

CLASS A OFFICE SPACE FOR LEASE



1302, 1304, 1306 CONCOURSE DRIVE, LINTHICUM, MD

[WWW.WOODLANDSPARKBALTIMORE.COM](http://WWW.WOODLANDSPARKBALTIMORE.COM)

# WOODLANDS PARK I, II &

**III** is a class A office park ideally located near BWI Airport with easy access to Baltimore and Washington, DC.

The project consists of three buildings each with inviting atrium lobbies and high-end finishes throughout. The buildings sit on 26 acres of beautifully landscaped and wooded property. Although set back in a park-like setting, Woodlands Park has approximately 1,300 feet of direct frontage along Route 295 and is located minutes from BWI Airport, numerous hotels, restaurants, Baltimore City, Fort Meade, Columbia and Washington, D.C.

## SUITES AVAILABLE

Suites from 2,000 –  
16,000 square feet





Three building office park



Building Lobby



# RECENT UPGRADES

While the properties have been superbly maintained by prior ownership, the new owner is committed to enhancing the properties even more. The following projects were completed in 2017:

## WOODLANDS PARK I

 **UPGRADES**  
3rd & 4th floor

 **RESTROOM UPGRADES**  
4th floor

 **DELI UPGRADES**  
1st floor - flooring & furniture

## WOODLANDS PARK II

 **LOBBY UPGRADES**  
1st floor

## WOODLANDS PARK III

 **RESTROOM UPGRADES**  
10 restrooms including showers for fitness room

 **FITNESS CENTER & CAFÉ**  
WiFi enabled;  
Showers & Lockers

 **CONFERENCE CENTER**  
Relocated

# 10 MINUTES TO BWI AIRPORT AND TRAIN STATION

Only a short drive away from the airport and Acela served train station, this location offers many services such as hotels, restaurants and other transportation services.



# BUILDING AMENITIES

Atrium lobby's

Embassy Suites Hotel in walking distance

Fitness Center

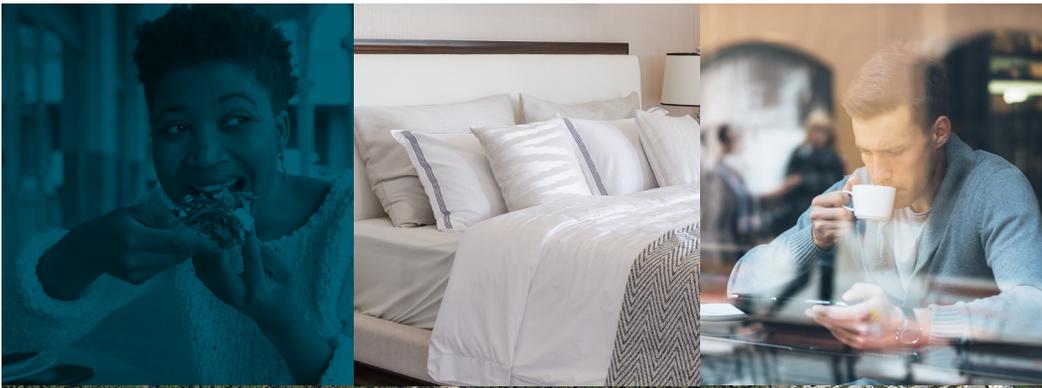
Conferencing facility, seats 133

Upscale vending & deli on-site

24/7 key fob access

4/1,000 SF free surface parking





# LOCAL AMENITIES

## DINING

1. Cracker Barrel
2. Ruby Tuesday
3. Wendy's
4. Deli and Cafe
5. Starbucks
6. Chili's
7. Maiwand Kabob
8. Italia's Corner
9. Domino's Pizza
10. McDonald's
11. Bob Evan's
12. Dunkin Donuts
13. Chick fil A
14. Chipotle
15. Potbelly's
16. El Toro Bravo / Urban BBQ

## HOTELS

17. Hilton Embassy Suites
18. The Westin Baltimore
19. Sheraton BW Airport
20. Staybridge Suites
21. Candlewood Suites
22. DoubleTree by Hilton
23. Springhill Suites
24. Extended Stay America
25. Hilton Garden Inn
26. Hyatt Place
27. Residence Inn
28. Holiday Inn
29. Homewood Suites
30. Courtyard Baltimore
31. Fairfield Inn



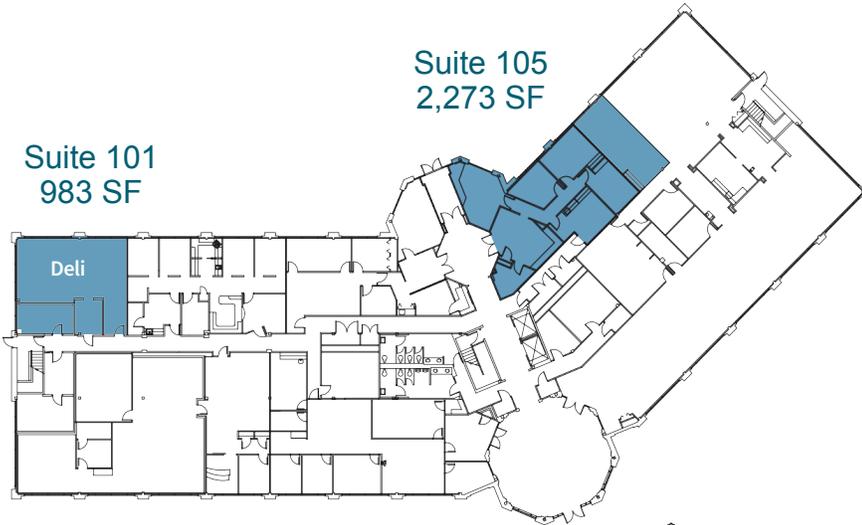
# AVAILABLE SPACES

Building	Suite	Size
1302 Concourse	Suite 100	983 RSF
1302 Concourse	Suite 105	2,273 RSF
1302 Concourse	Suite 200	7,010 RSF
1302 Concourse	Suite 300	8,417 RSF
1302 Concourse	Suite 303	3,319 RSF
1302 Concourse	Suite 304	6,046 RSF
1306 Concourse	Suite 100	12,746 SF
1306 Concourse	Suite 101	3,901 RSF
1306 Concourse	Suite 102	1,158 RSF
1306 Concourse	Suite 201	7,075 RSF
1306 Concourse	Suite 205	2,345 RSF
1306 Concourse	Suite 400	5,659 RSF
1306 Concourse	Suite 440	10,362 RSF
1306 Concourse	Suite 500	5,525 RSF

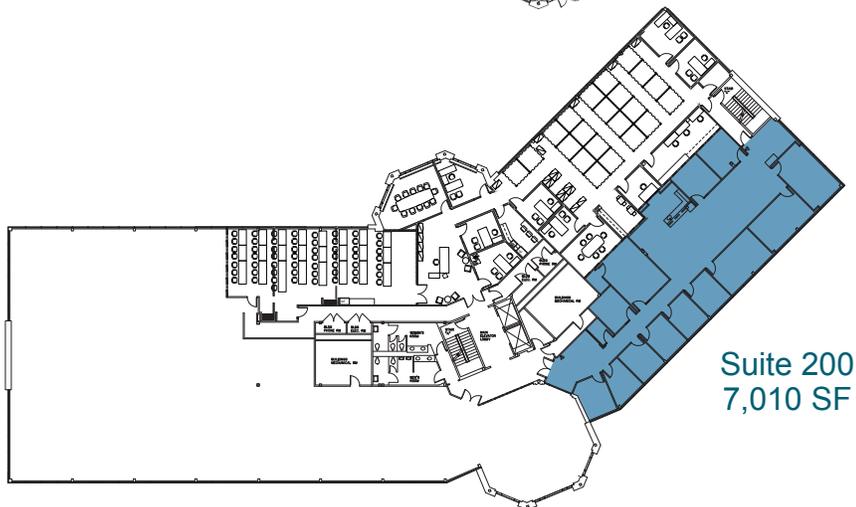


# AVAILABILITIES - 1302 CONCOURSE

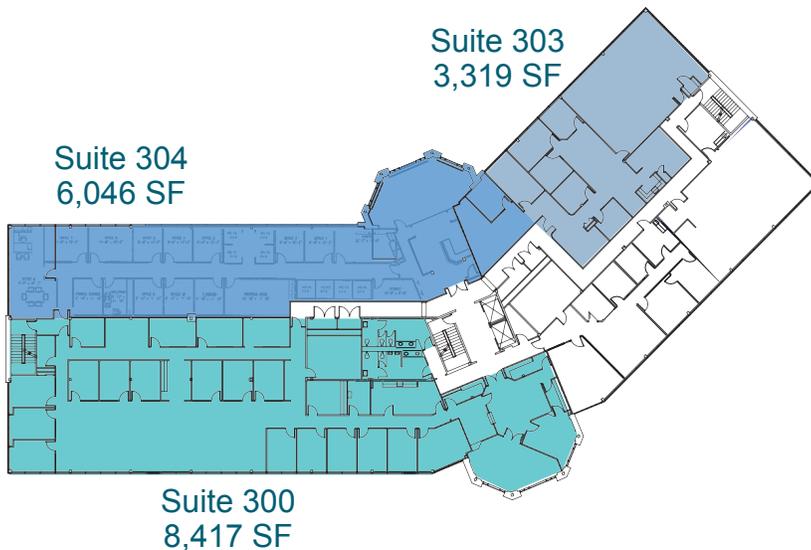
## 1302 Concourse 1st FLOOR



## 1302 Concourse 2ND FLOOR



## 1302 Concourse 3RD FLOOR



# AVAILABILITIES - 1306 CONCOURSE

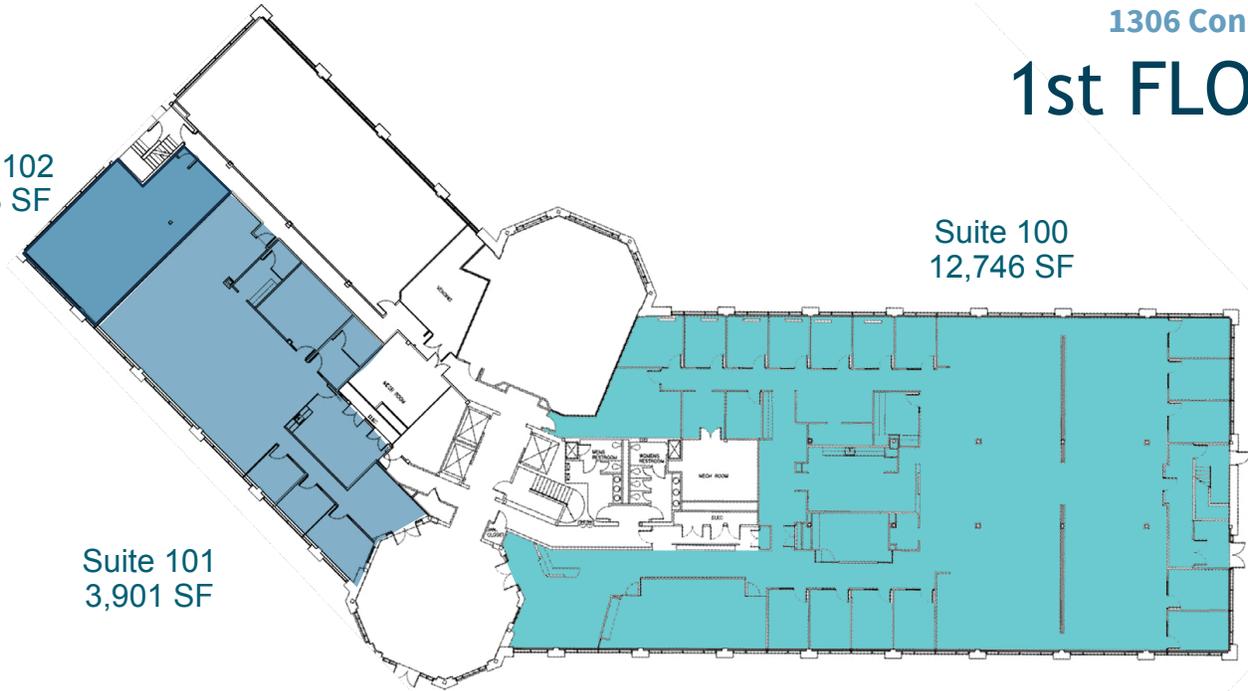
1306 Concourse

## 1st FLOOR

Suite 102  
1,158 SF

Suite 100  
12,746 SF

Suite 101  
3,901 SF

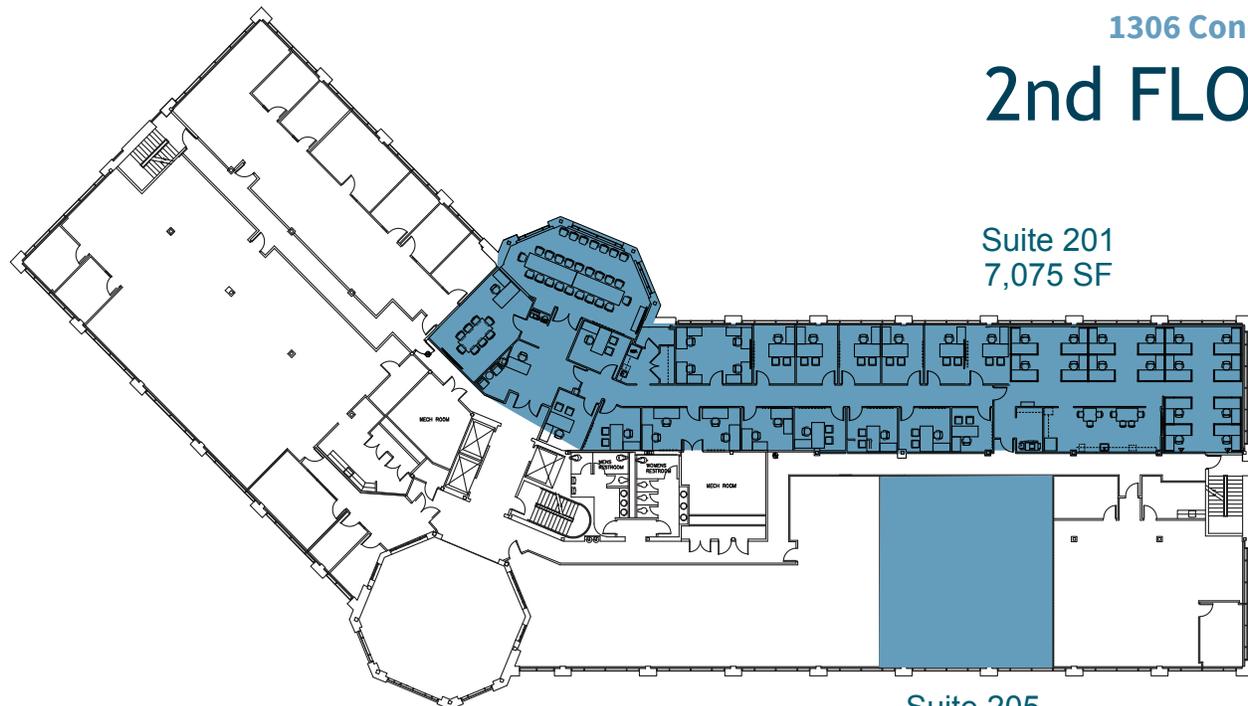


1306 Concourse

## 2nd FLOOR

Suite 201  
7,075 SF

Suite 205  
2,345 SF



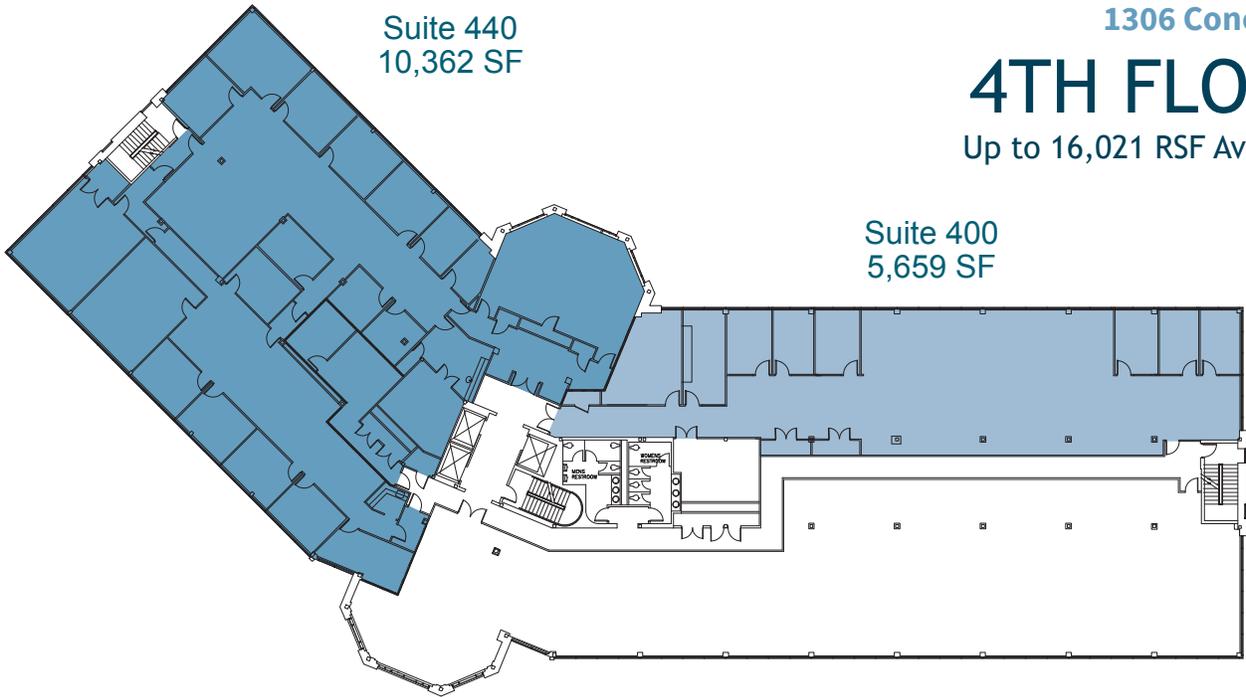
Suite 440  
10,362 SF

1306 Concourse

# 4TH FLOOR

Up to 16,021 RSF Available

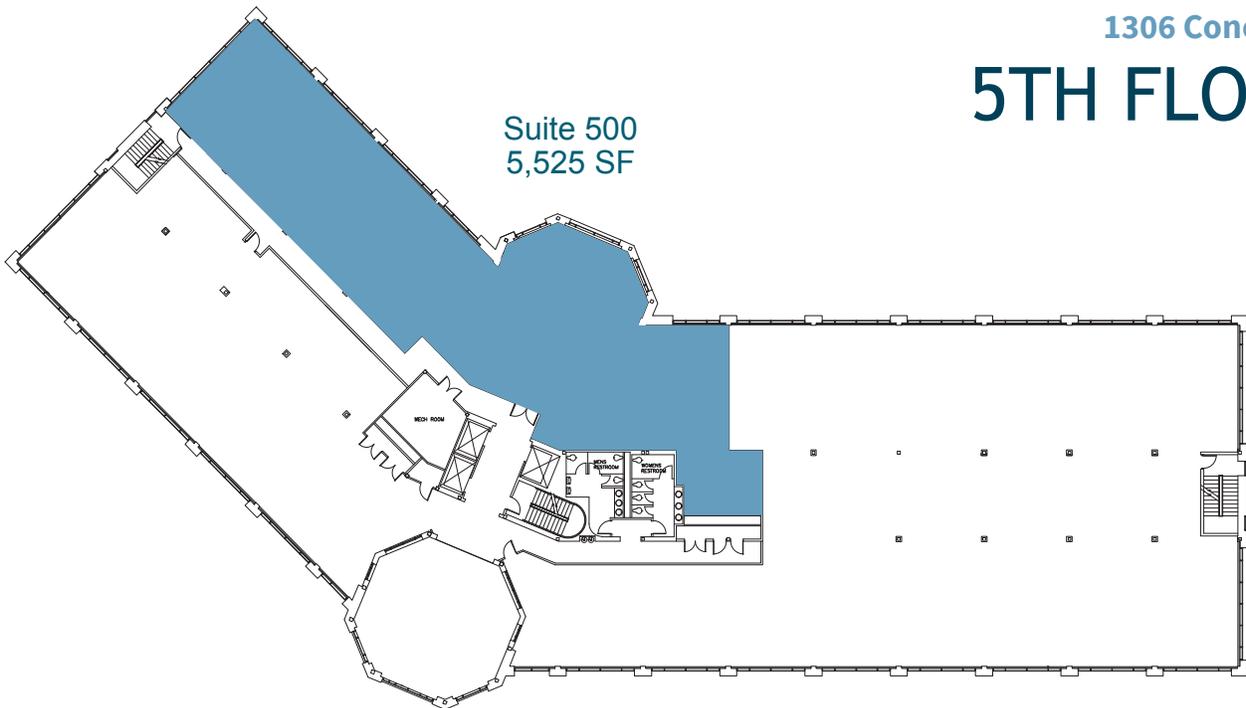
Suite 400  
5,659 SF

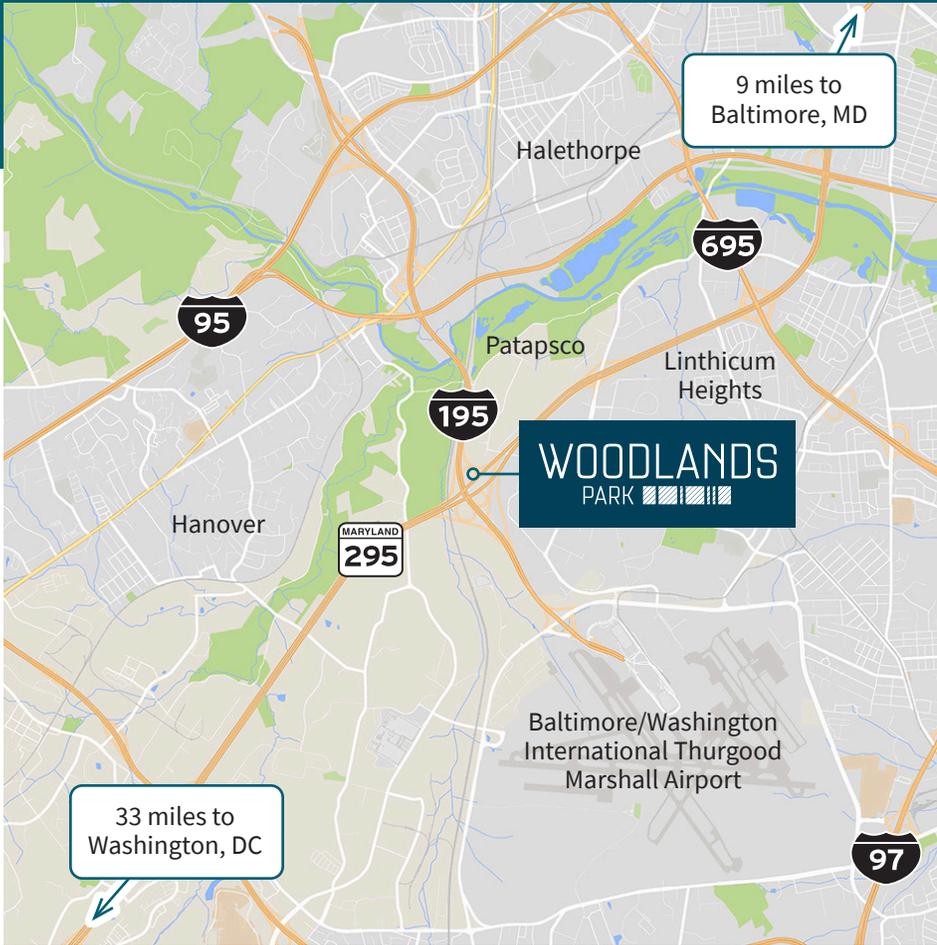


1306 Concourse

# 5TH FLOOR

Suite 500  
5,525 SF





## EXCELLENT ACCESS

Located near the intersection of Route 295 (BW Parkway) and nearby I-195, I-95 and I-97.

## CONTACT

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