

WOODLANDS

PARK 

CLASS A OFFICE SPACE FOR LEASE



1302, 1304, 1306 CONCOURSE DRIVE, LINTHICUM, MD

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WOODLANDS PARK I, II &

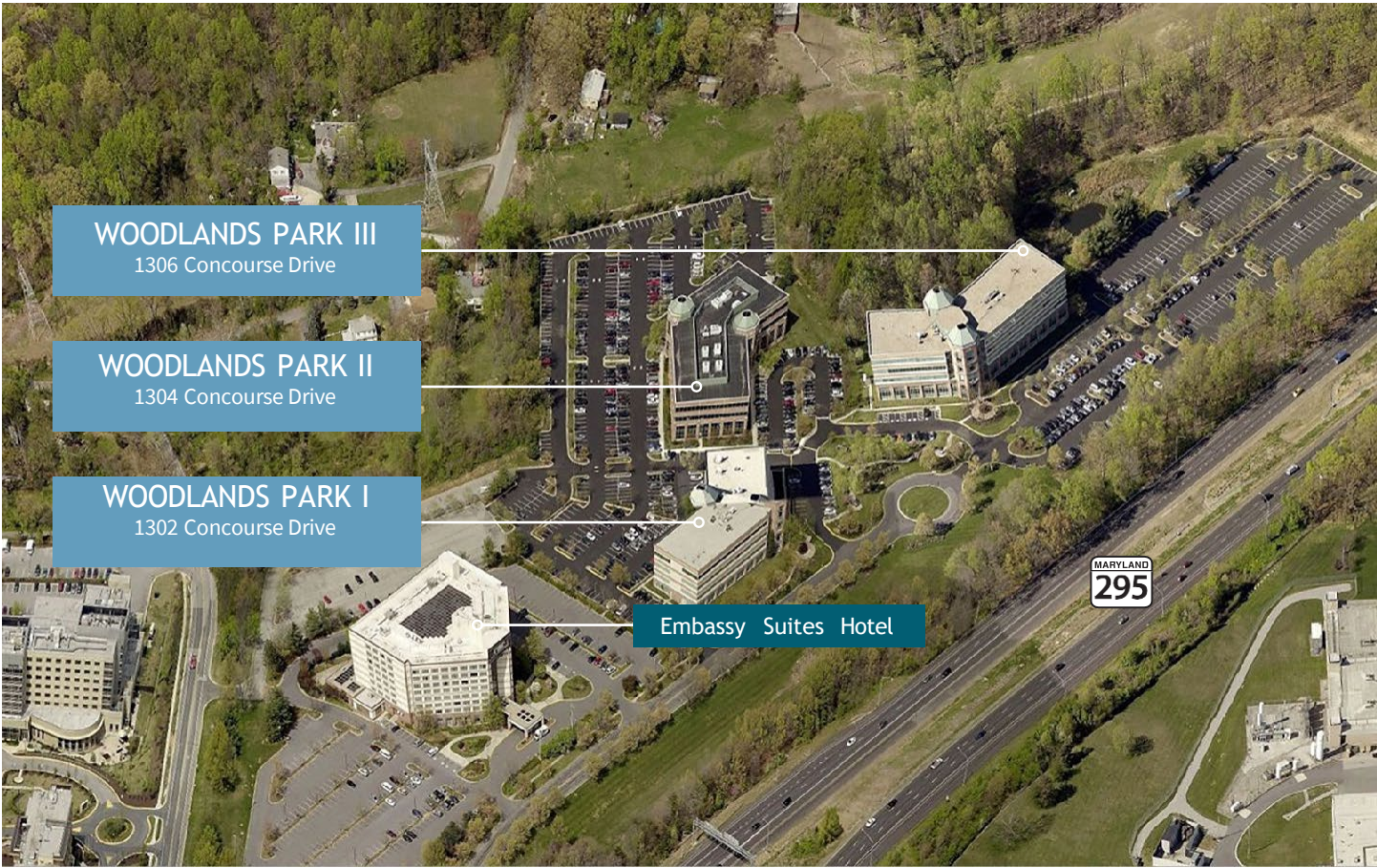
III is a class A office park ideally located near BWI Airport with easy access to Baltimore and Washington, DC.

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



LOBBY 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

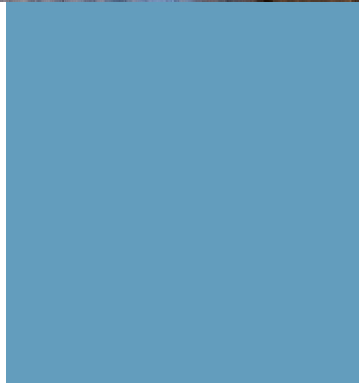
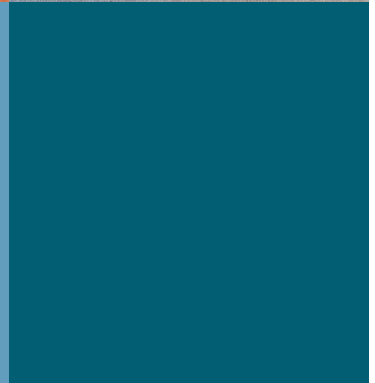
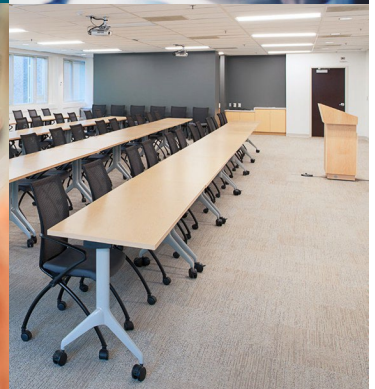
10 MINUTES TO BWI AIRPORT AND TRAIN STATION

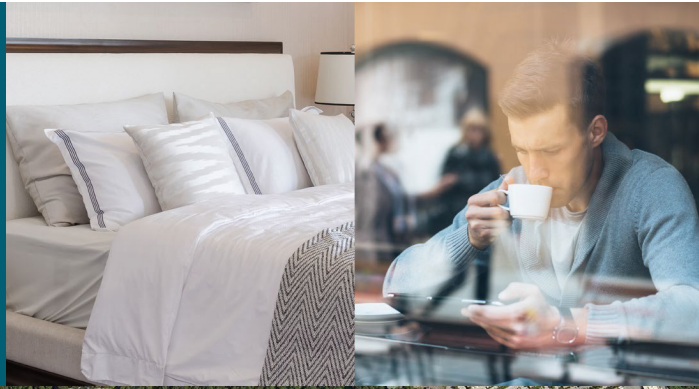
Only a short drive away from the airport and Acela served train station, this location offers many services such as hotels, restaurants and other transportation services.



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

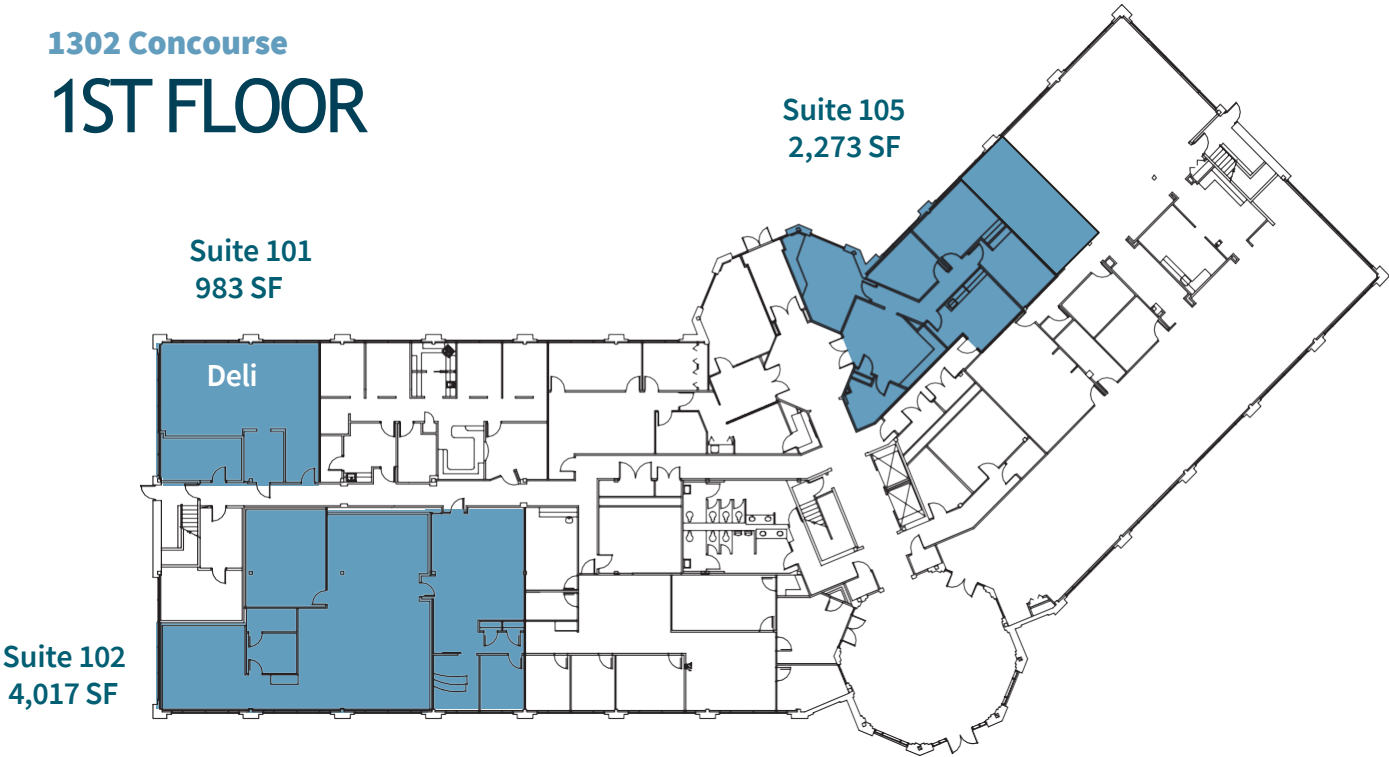
Building	Suite	Size
1302 Concourse	Suite 100	983 RSF
1302 Concourse	Suite 102	4,017 RSF
1302 Concourse	Suite 105	2,273 RSF
1302 Concourse	Suite 300	8,417 RSF
1302 Concourse	Suite 301	3,457 RSF
1302 Concourse	Suite 302	1,768 RSF
1302 Concourse	Suite 303	3,319 RSF
1302 Concourse	Suite 304	6,046 RSF
1306 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 330	1,627 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

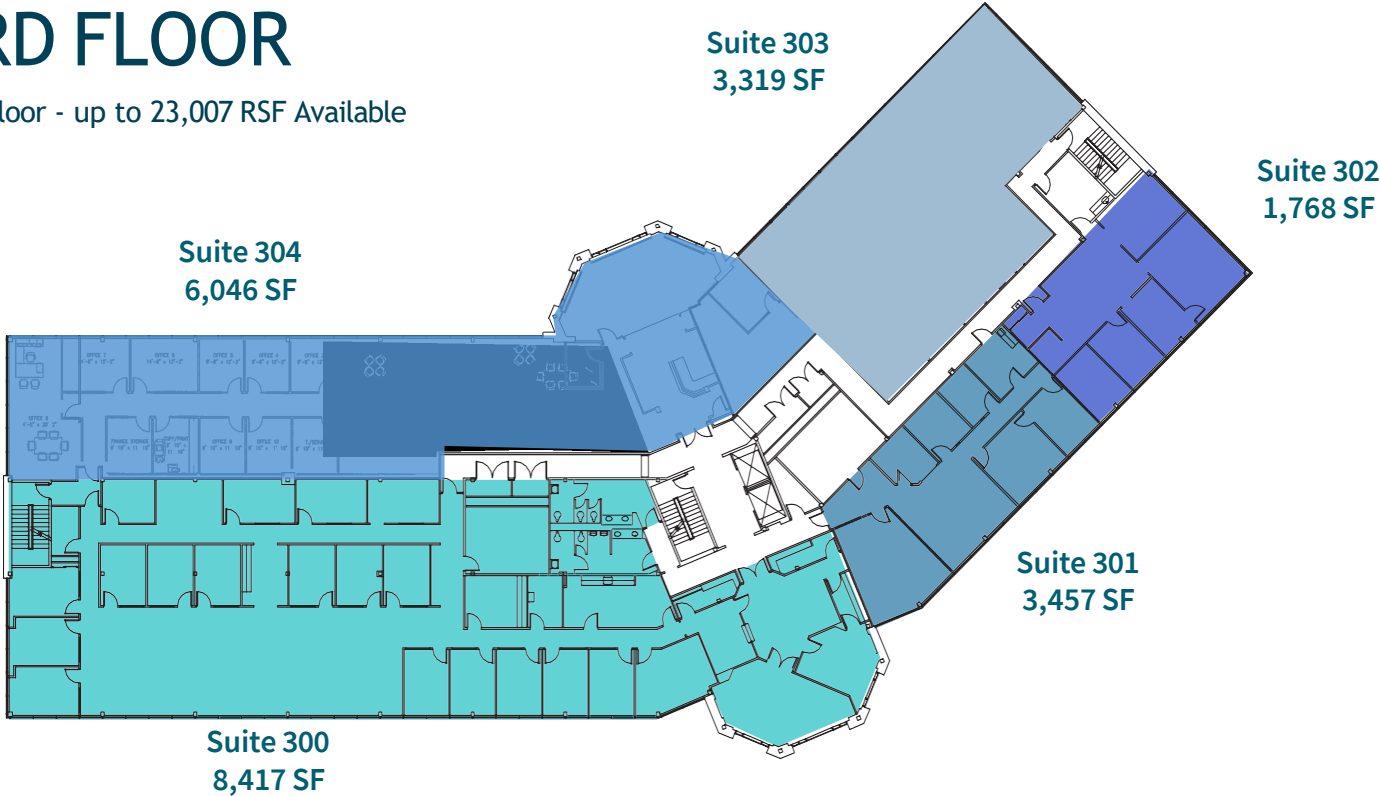
1ST FLOOR



1302 Concourse

3RD FLOOR

Full Floor - up to 23,007 RSF Available



AVAILABILITIES - 1306 CONCOURSE

Suite 102
1,158 SF

Suite 101
3,901 SF

1306 Concourse
1st FLOOR

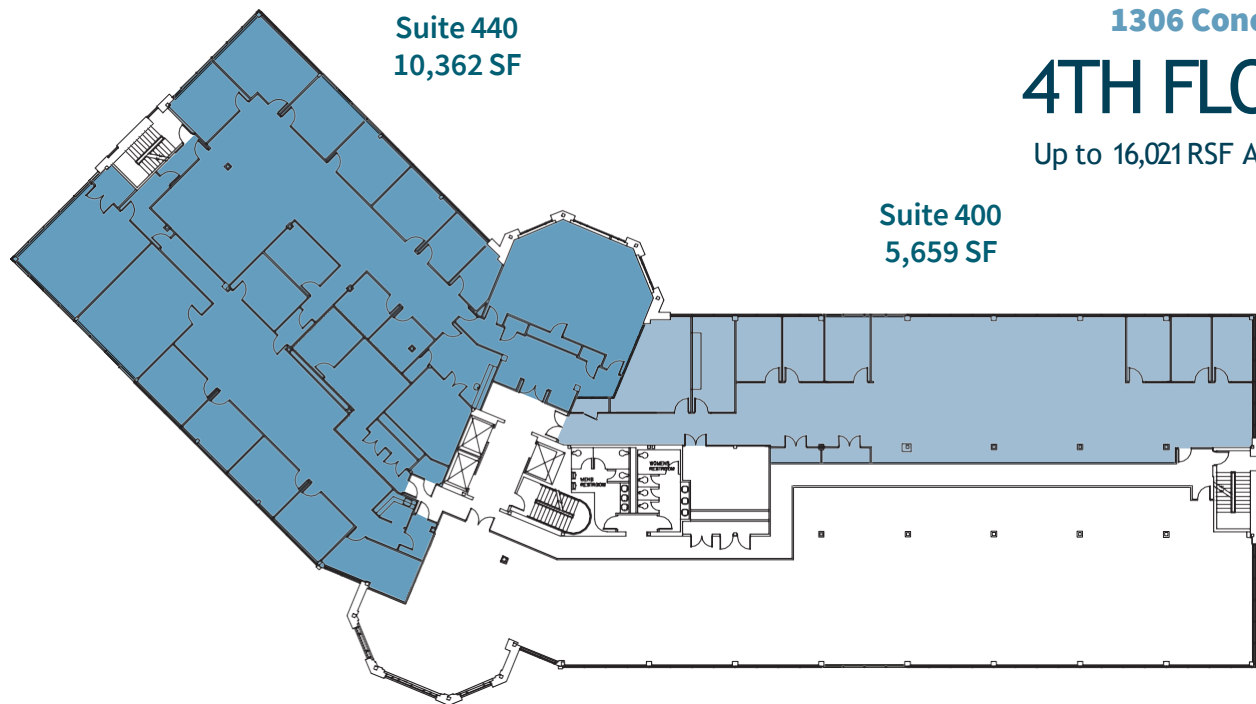
Suite 201
7,075 SF

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1306 Concourse
2ND FLOOR

Suite 330
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Suite 440
10,362 SF

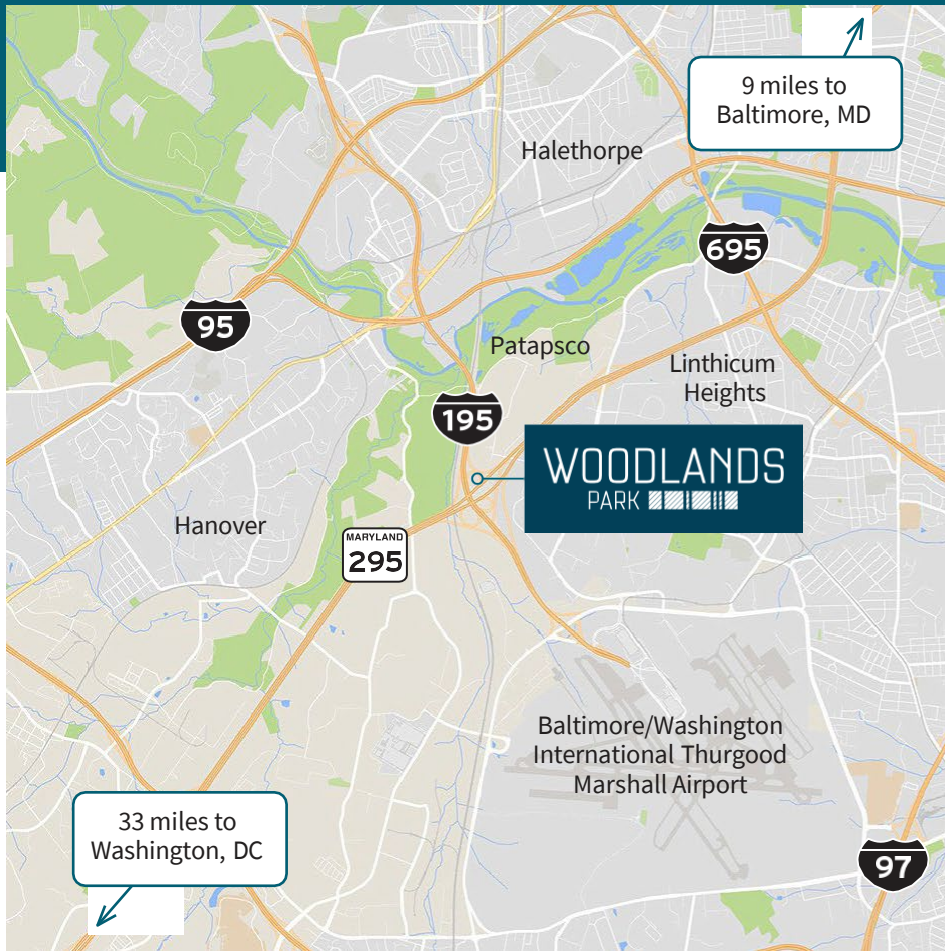
1306 Concourse
4TH FLOOR
Up to 16,021 RSF Available

Suite 400
5,659 SF



Suite 500
5,525 SF

1306 Concourse
5TH FLOOR



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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