



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

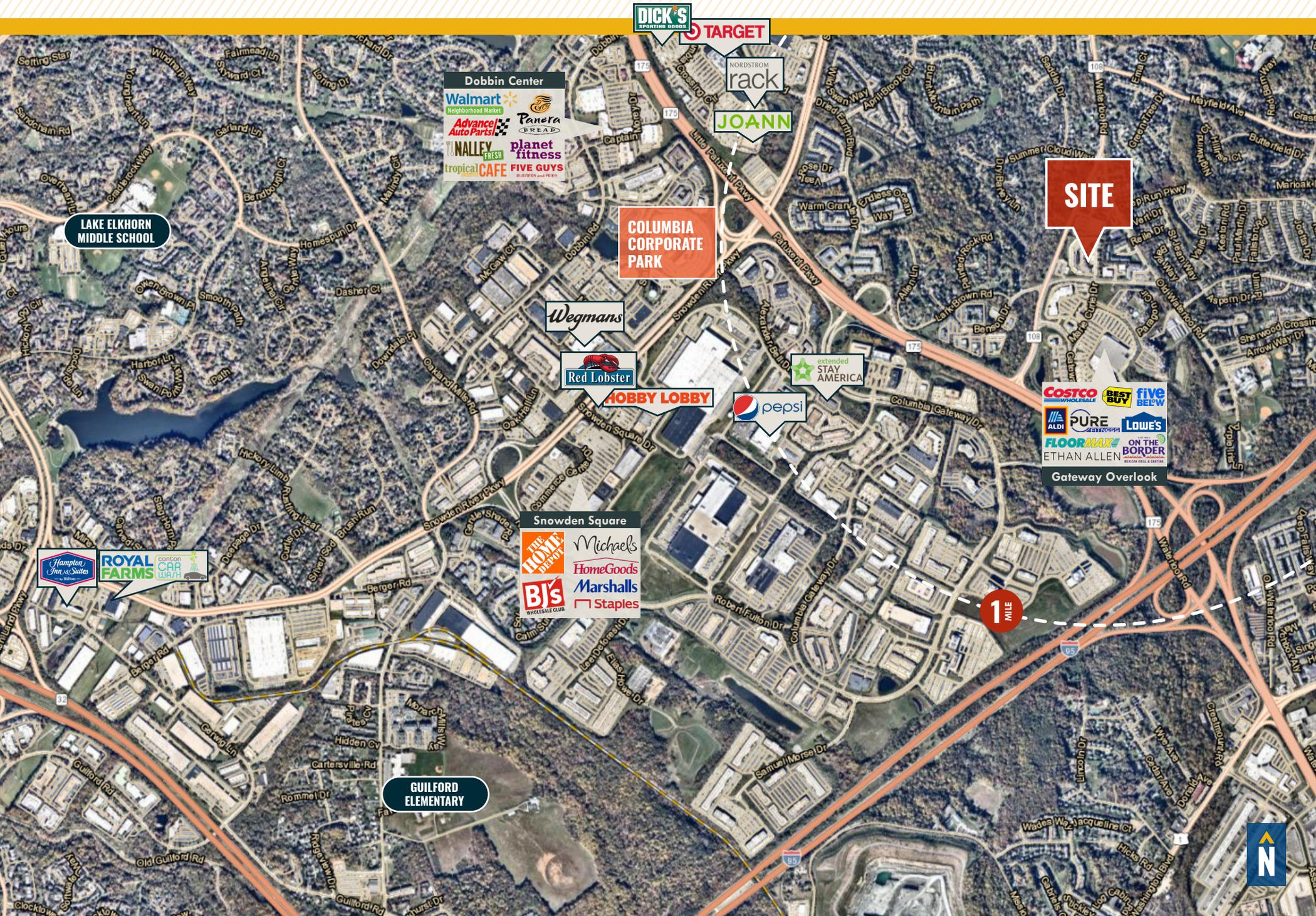
(2) Class II biosafety cabinets	(3) Standard microscopes
(2) -80degC freezers	(1) Coulter counter
(1) 20kW diesel backup generator	(1) 18.2 Mohm 1 ultrapure water generator
(1) Beckman Infrared Spectrophotometer	(1) Beckman Refrigerated centrifuge
VWR Laboratory Benches	(2) CO2 incubators
(2) 2 PCR cabinets	(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



LAKE ELKHORN MIDDLE SCHOOL

Hampton Inn & Suites
ROYAL FARMS
carbon CAP
LIFE

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

COLUMBIA CORPORATE PARK

Wegmans

Red Lobster
HOBBY LOBBY

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

DICK'S SPORTING GOODS
TARGET

NORDSTROM
rack
JOANN

pepsi

extended STAY AMERICA

SITE

COSTCO WHOLESALE
BEST BUY
five BE'W
ALDI
PURE FITNESS
LOWE'S
FLOORMAX
ON THE BORDER
ETHAN ALLEN
RESIDUAL GOLF & GOLFING
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

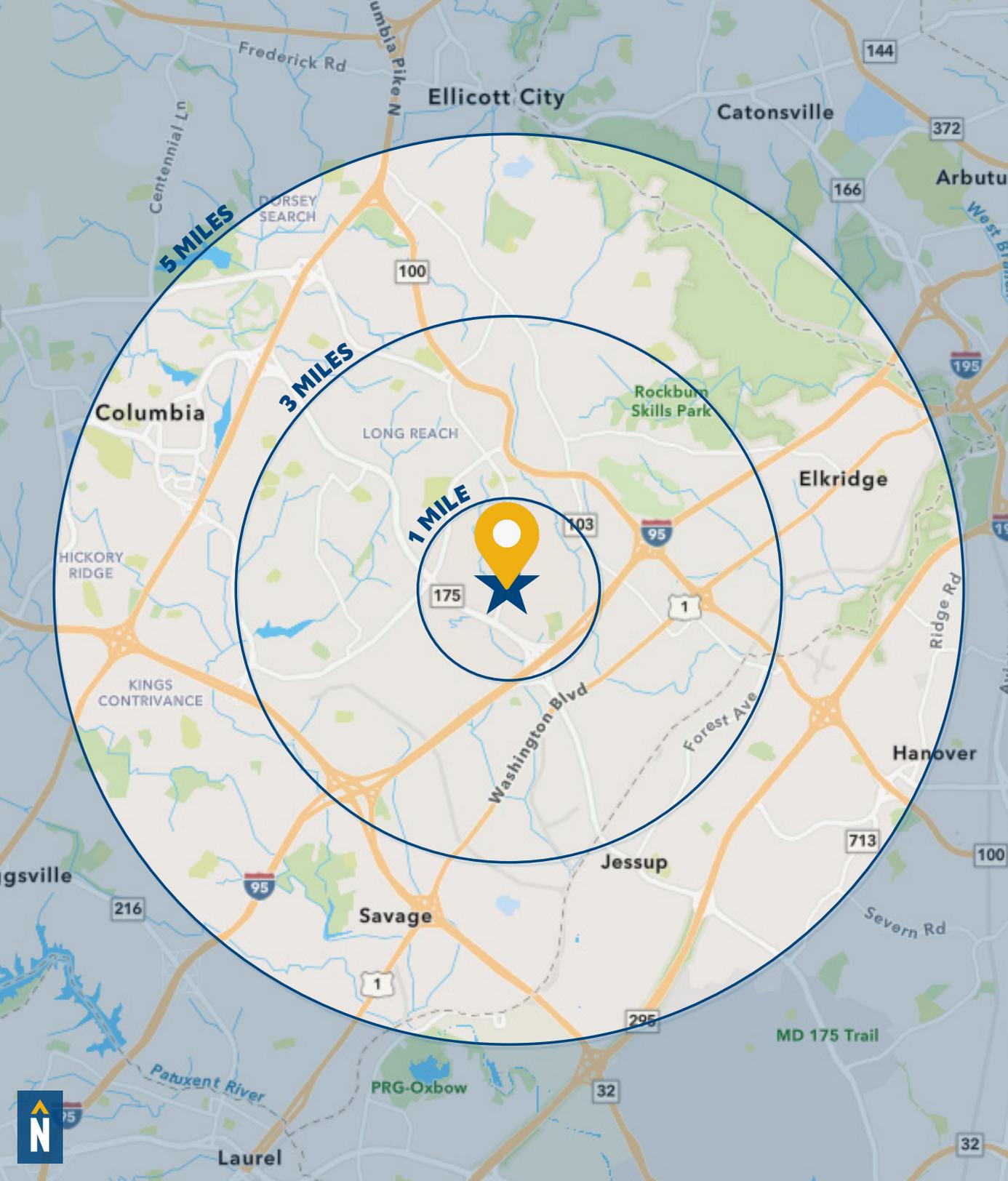


36.3

36.9

37.7

[FULL DEMOS REPORT](#)



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