

# 45310 Abell House Lane



## STATS

---

**Building Size:** 81,007 SF

---

**Building Type:** Class A

---

**Stories:** 3

---

**Parking Ratio:** 4/1,000 SF  
**Free Onsite Parking**

---

**Loading Dock:** Yes

---

**Atlantic Broadband Fiber Available**



## AMENITIES

---

Walking distance to hotel, restaurants and retail

---

Fitness center

---

Onsite property management

# 45310 Abell House Lane



## LOCATION

Conveniently located on Route 235

NAS Patuxent River Main Gate	4 miles
Washington, DC	65 miles



## CONTACT

**Chris Finley**  
443.285.5442 | [chris.finley@copt.com](mailto:chris.finley@copt.com)  
**Greg Prossner**  
443.285.5710 | [greg.prossner@copt.com](mailto:greg.prossner@copt.com)



Corporate Headquarters  
6711 Columbia Gateway Drive, Suite 300  
Columbia, MD 21046  
443.285.5400 | [copt.com](http://copt.com) | NYSE: CDP