



Colliers

3031

Your sign here

Your sign here

For Lease

Up to 13,500 SF

Transit Business Park

3031 Washington Blvd.
Baltimore, MD 21230

Brian Watts

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Colliers International

6700 Alexander Bell Drive
Suite 200
Columbia, MD 21046
P: +1 410 319 2411

Property Features.



Amazing corporate visibility and signage opportunity on a back-light Pylon Sign

Available Space:	5,250 SF - 13,500 SF
Building Size:	23,828 SF
Built:	1990
Parking Ratio:	1.73/1,000
Ceiling Height:	16' clear
Loading:	7 Docks & 1 Drive-in
Access:	.5 miles to I-95



Suite Details.

Suite C

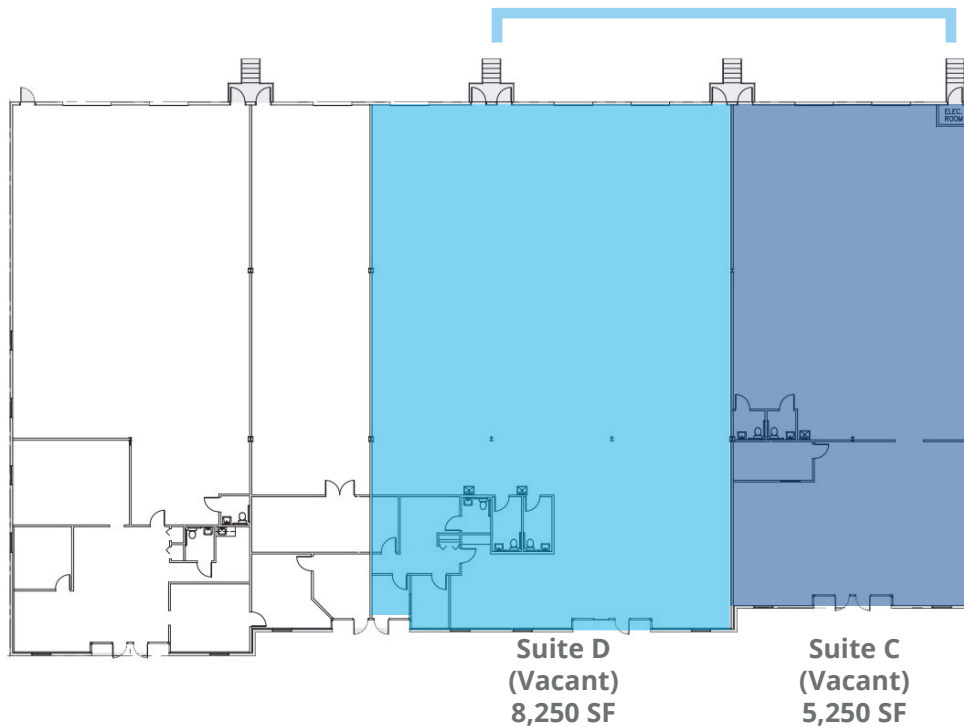
Available SF:	5,250 SF
Office:	1,500 SF Open floor plan
Loading Docks:	2 Docks 1 is Ramped

Suite D

Available SF:	8,250 SF
Office:	800 SF
Loading Docks:	3 Docks 1 is Ramped



Loading Docks



Suite D
(Vacant)
8,250 SF

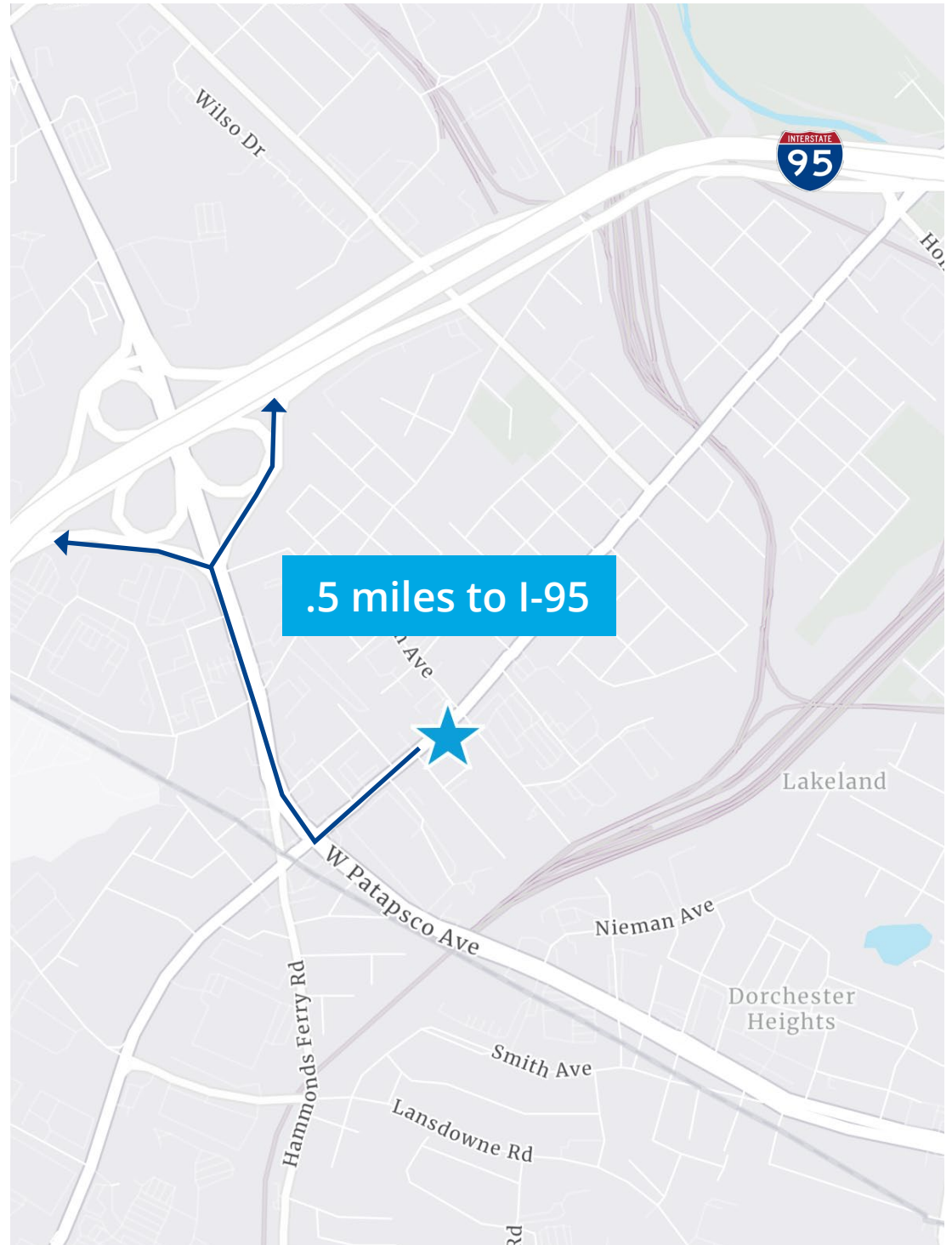
Suite C
(Vacant)
5,250 SF



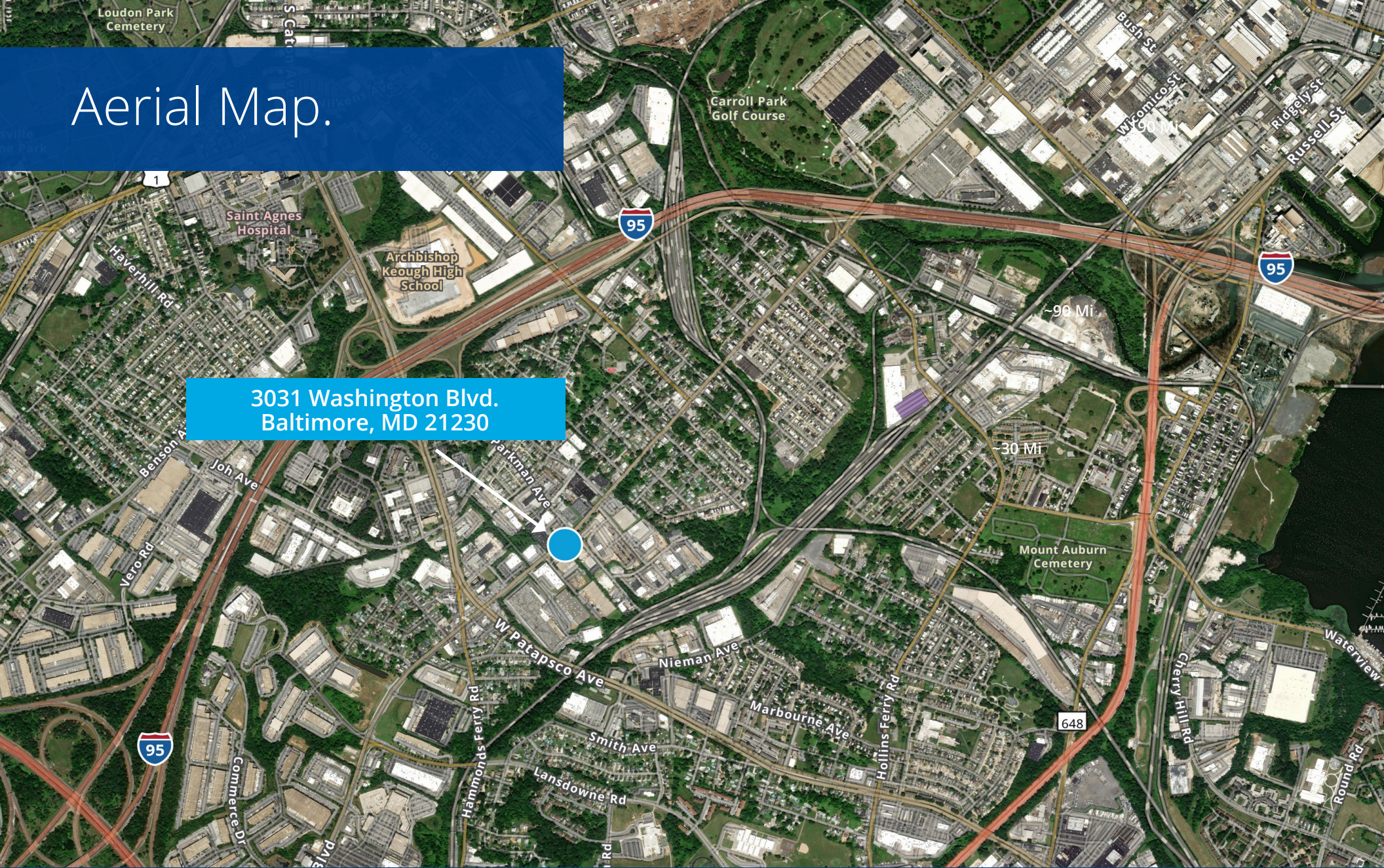
Prime Access.

Key Drive Times

I-95	.5 miles
I-695	2.5 miles
Port of Baltimore	5.4 miles
BWI Airport	9.1 miles
Washington, DC	32 miles
Philadelphia, PA	92.5 miles
New York, NY	193 miles



Aerial Map.



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