



# Patapsco Business Center

812 W. Patapsco Avenue  
Baltimore, MD 21230

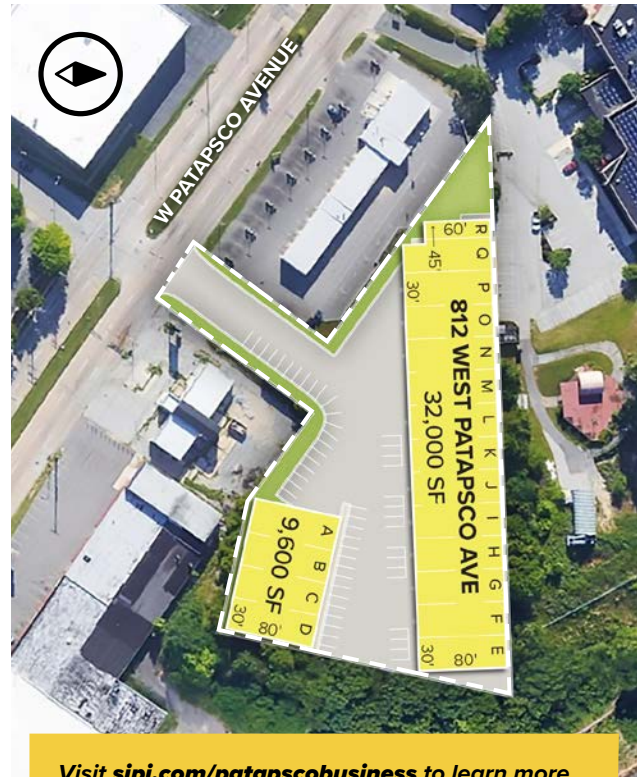
Patapsco Business Center is a 41,600 square foot single-story flex/R&D building located on Patapsco Avenue in Baltimore City, MD. The building is situated just minutes from downtown Baltimore via MD 295.

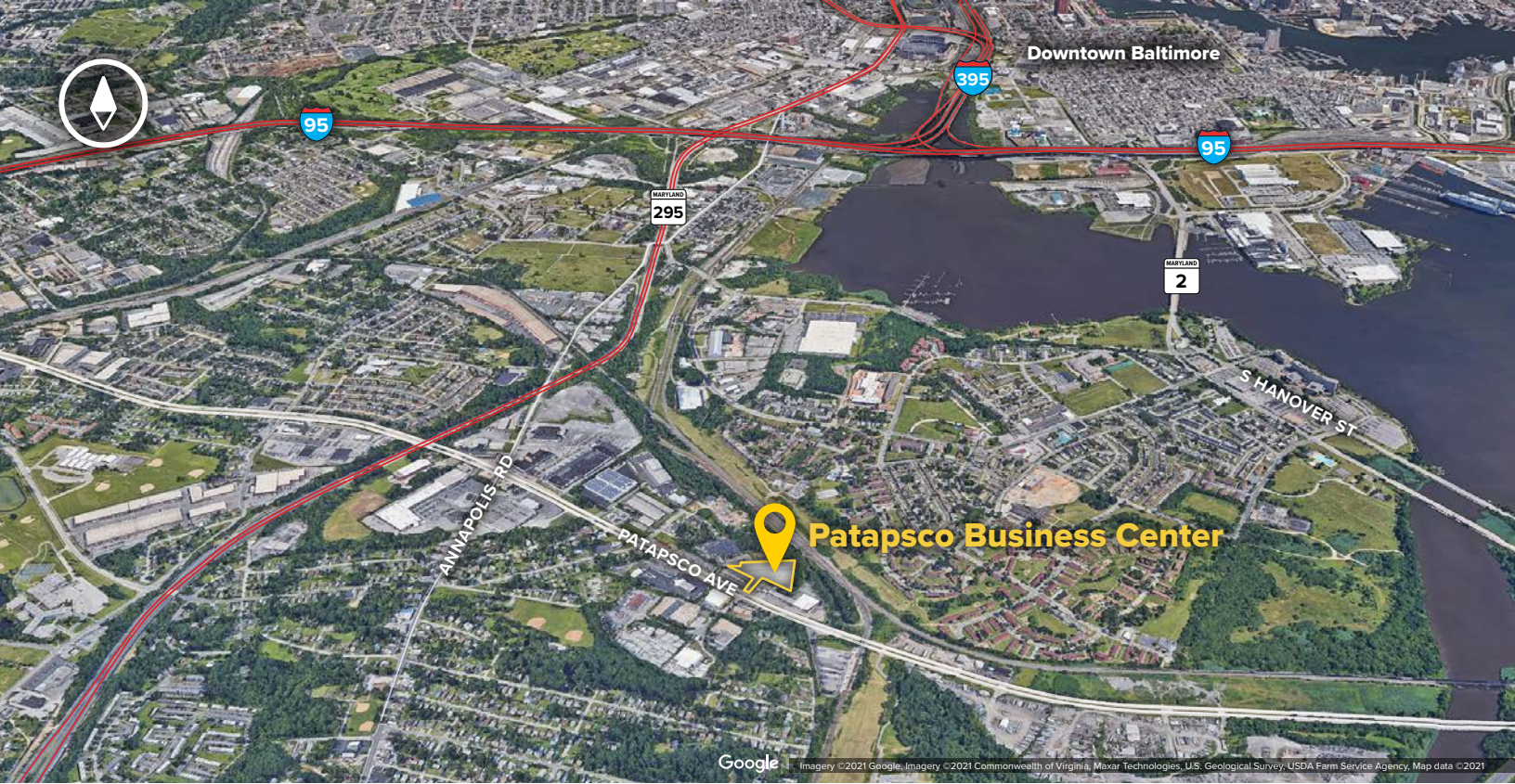
## Flex/R&D Space

812 W. Patapsco Avenue	Suites A-D	9,600 SF
812 W. Patapsco Avenue	Suites E-R	32,000 SF

## Flex/R&D Specifications

Suite Sizes	2,400 up to 32,000 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Heat	Gas
Roof	EPDM rubber
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	M-2-1





**Distances to:**

- Annapolis, MD (Downtown) ..... 22 miles
- Baltimore, MD (Downtown) ..... 4 miles
- BWI Airport ..... 6 miles
- Interstate 95 ..... 2 miles
- MD 295 ..... 2 miles
- Interstate 695 ..... 4 miles
- Washington, D.C. .... 36 miles



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# Contact Us

For additional leasing information or to schedule a tour, contact:

**Claire Cobert**

Leasing Representative

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**Corporate Headquarters:**

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