



# BOX HILL CORPORATE CENTER

3465 BOX HILL CORPORATE CENTER DRIVE | ABINGDON, MARYLAND 21009

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Ideal location for medical office and defense contractors
- Less than 1 mile from I-95 & easy access to/from Aberdeen Proving Ground
- Located adjacent to the Wegmans anchored Boulevard at Box Hill shopping center with over 300,000 sf of premium retail space and restaurants.
- 5:1 Parking Ratio

AVAILABLE:

SUITE A: 9,500 SF  
SUITE A-2: 20,758 SF

BUILDING SIZE:

97,500 SF

OCCUPANCY:

IMMEDIATE

RENTAL RATE:

\$19.50/SF, NNN



GOOGLE STREET VIEW

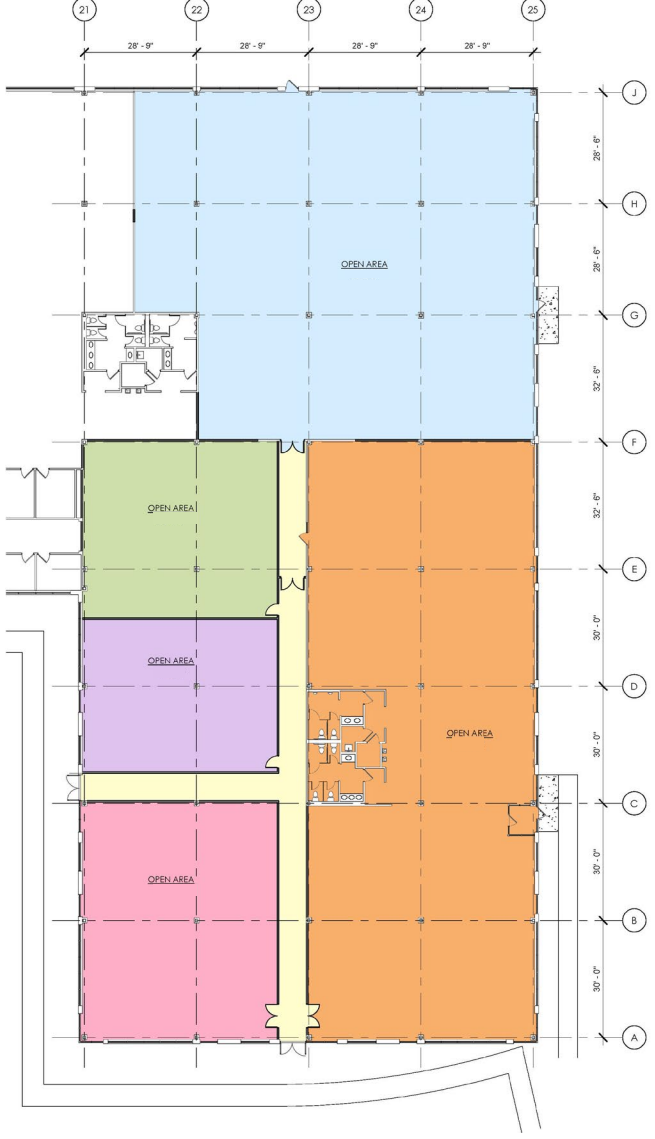
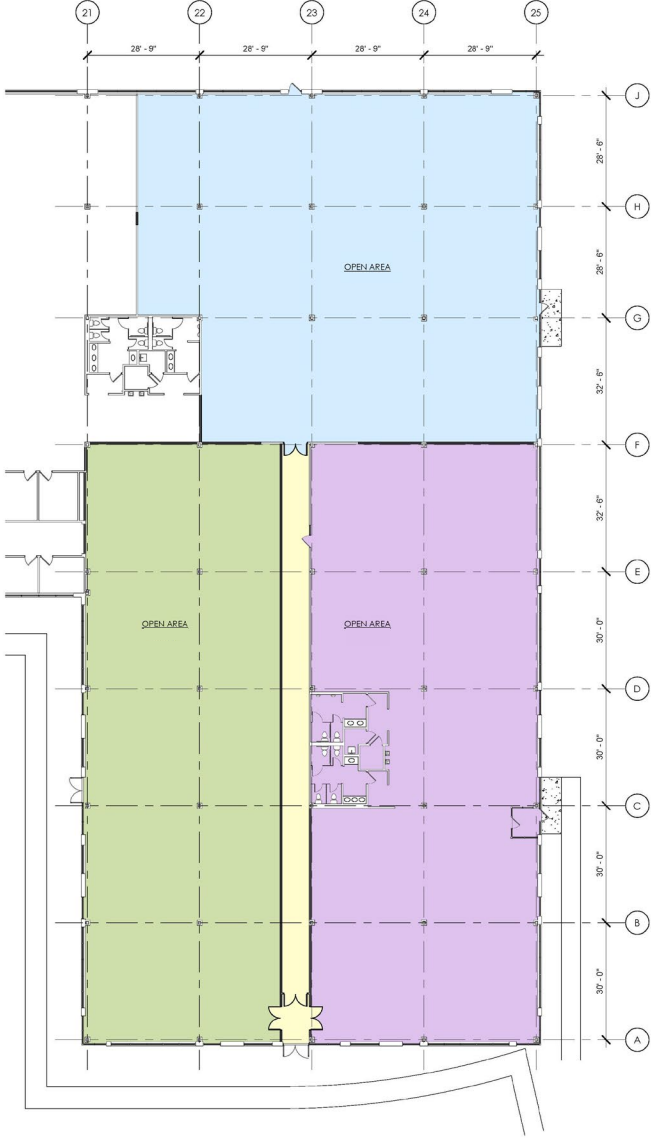
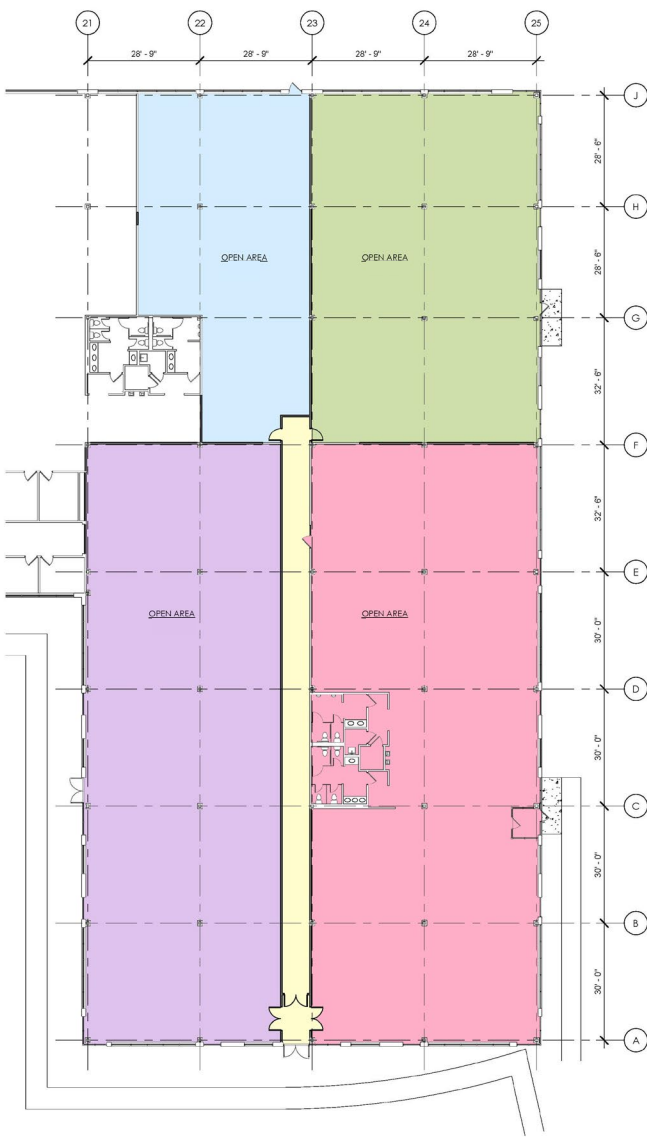
# SITE PLAN

## 1ST FLOOR:

- A** **LOT 8**  
2-STORY OFFICE BUILDING  
20,000 SF
- B** **LOT 9**  
2-STORY OFFICE BUILDING  
34,605 SF
- C** **LOT 10**  
KIDDIE ACADEMY
- D** **LOT 10A:**  
SOCIAL SECURITY ADMINISTRATION  
28,000 SF
- E** **LOT 11**  
MRA/GTA
- F** **LOT 12**  
SAFENET  
97,500 SF
- G** **LOT 13**  
HARFORD GASTROENTEROLOGY  
ASSOCIATES
- H** **LOT 18**  
YMCA

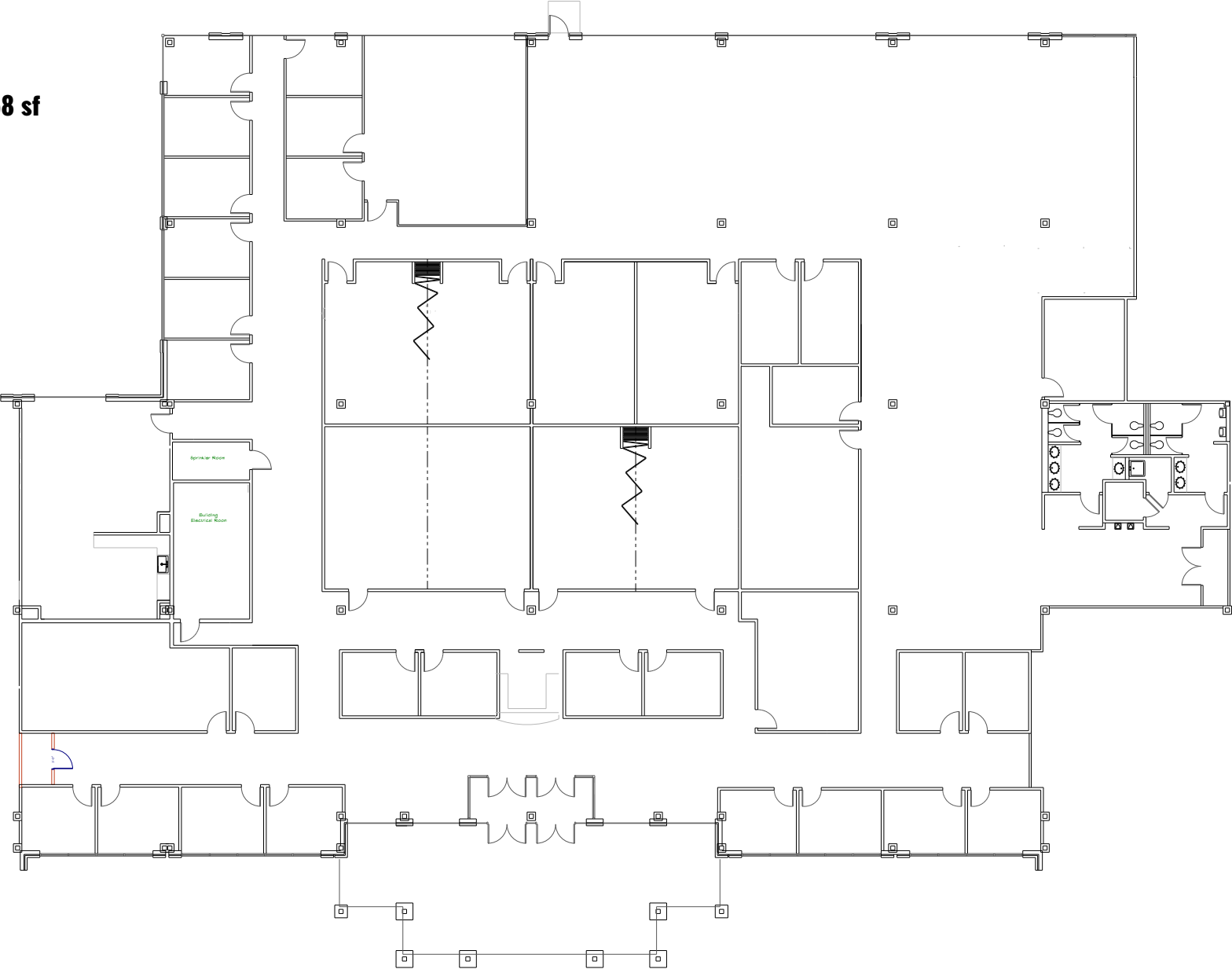


# FLOOR PLAN: LAYOUT OPTIONS



# FLOOR PLAN: SUITE A-2

20,758 sf



# SURROUNDING AMENITIES



Constant Friendship Shopping Center

Gabe's PIZZA  
DSW DESIGNER SHOE WAREHOUSE  
planet fitness  
BOLLI'S HomeGoods  
Bank of America  
DOLLAR TREE  
JIMMY JOHN'S

EXXON

Wawa

PNC BANK

Panera BREAD

CONARD'S

Wegmans

Boulevard at Box Hill

LOFT at home  
Lemon N' Ginger ASIAN GRILLE  
SAPA BAR & BOUTIQUE  
SUBWAY

UPTOWN CREAMSKATE  
ITALIAN WINERY  
OLD NAVY

KIDDIE ACADEMY  
EDUCATIONAL CHILD CARE

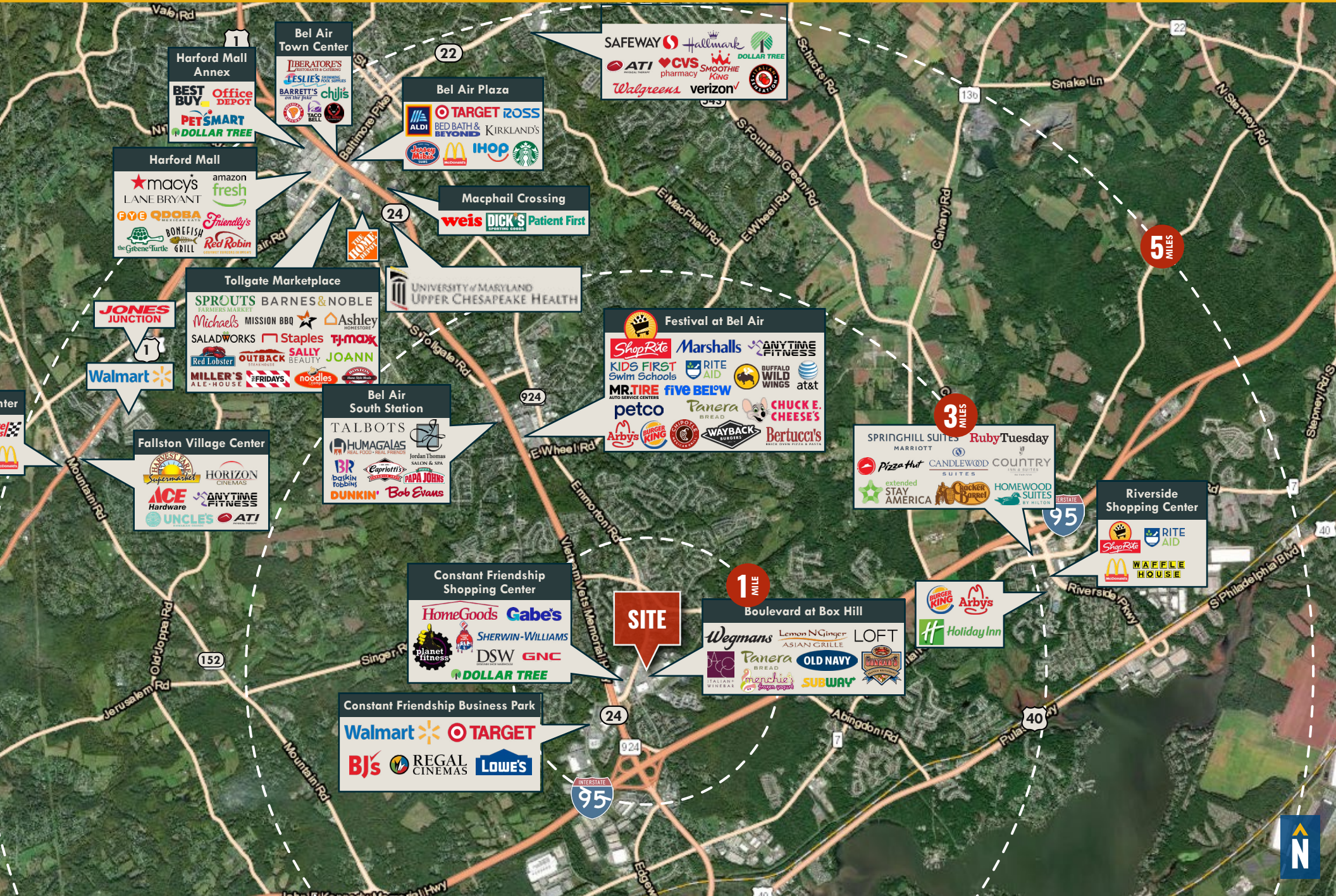
the Y

ENCLAVE at BOX HILL

SITE



# TRADE AREA



# FOR MORE INFO CONTACT:



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