



CHERRY LANE COURT BUSINESS CENTER

14300 Cherry Lane Ct, Laurel, MD 20707



OFFICE/FLEX SPACE FOR LEASE

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BUILDING OVERVIEW

- Address: 14300 Cherry Lane Court
Laurel, MD
- Year Built: 1987
- RBA: 48,648 SF
- Stories: 2 Levels, both with
on-grade access
- Site Acreage: 2.87 AC
- Parking: 140 Surface spaces;
Ratio: 3.00/1,000 SF
- Zoning I-1 | Light Industrial - Light intensity
manufacturing, warehousing, and
distribution uses

Well Positioned to Serve as Small Business and E-Commerce Hub

- 3.00 parking ratio well above average for
flex/industrial, allows for high density uses
- All units are 100% heated and air-conditioned,
and fully sprinklered
- Office units are 50% cheaper than a traditional
multi-story office building in Laurel – great for
start-ups

CHERRY LANE COURT BUSINESS CENTER

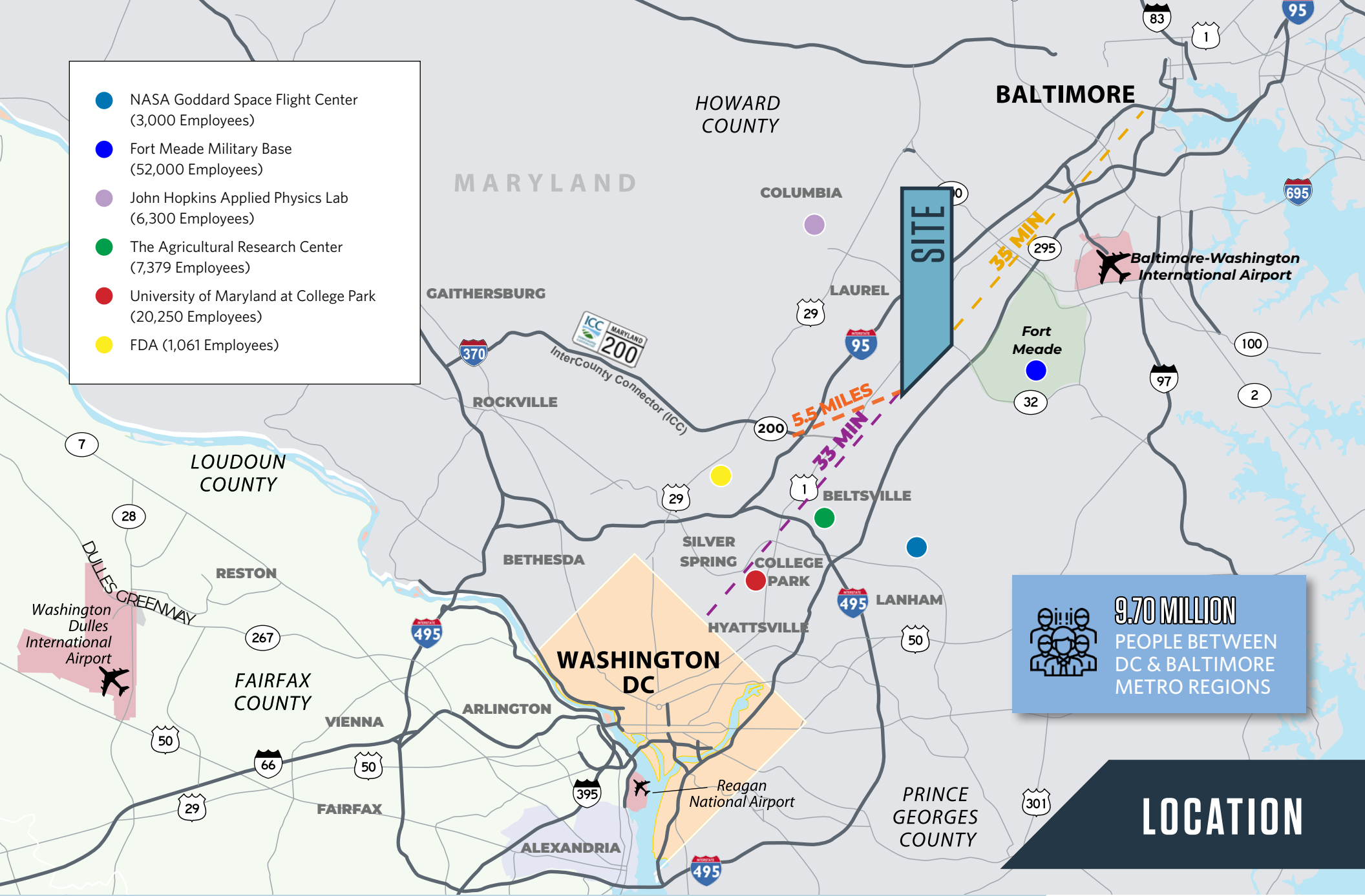
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- NASA Goddard Space Flight Center (3,000 Employees)
- Fort Meade Military Base (52,000 Employees)
- John Hopkins Applied Physics Lab (6,300 Employees)
- The Agricultural Research Center (7,379 Employees)
- University of Maryland at College Park (20,250 Employees)
- FDA (1,061 Employees)



9.70 MILLION
PEOPLE BETWEEN
DC & BALTIMORE
METRO REGIONS

LOCATION

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LAUREL PARK STATION (FUTURE)

- 63 AC Mixed-Use
- 1,000 Residential Units
- 127,000 SF Retail
- 650,000 SF Commercial Space
- 22 AC Walking Trails

TOWN CENTER LAUREL

• Re-development of Laurel Mall

MARYLAND CITY PLAZA

EVOLUTION

- 340 Luxury Multifamily Units
- High End Amenities & Modern Interiors

LAUREL LAKES CENTER

14300 CHERRY LANE CT

KONTERRA TOWN CENTER (FUTURE)

- 488 AC
- 1.5M SF retail
- 3.8M SF office
- 4,500+ Single Family Homes
- 600 Room Hotel

MARKET AERIAL

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| LAUREL SHOPPING CENTER |

Giant
Advance Auto Parts
HomeGoods
BAM! BOOKS-A-MILLION
Capital One
HARBOR FREIGHT TOOLS
Quality Tools at an unbeatable Low Price



DOMINION
ELECTRIC SUPPLY COMPANY, INC.
Bray & Scarff
APPLIANCE & KITCHEN SPECIALISTS

| TOWN CENTER AT LAUREL |

Public Storage
MISSION BBQ
Burlington
REGAL CINEMAS
UNITED STATES POSTAL SERVICE
noodles company
Harris Teeter
Tavern
AAA

40,000 AADT
BALTIMORE AVENUE

20,000 AADT

SITE

SITE AERIAL

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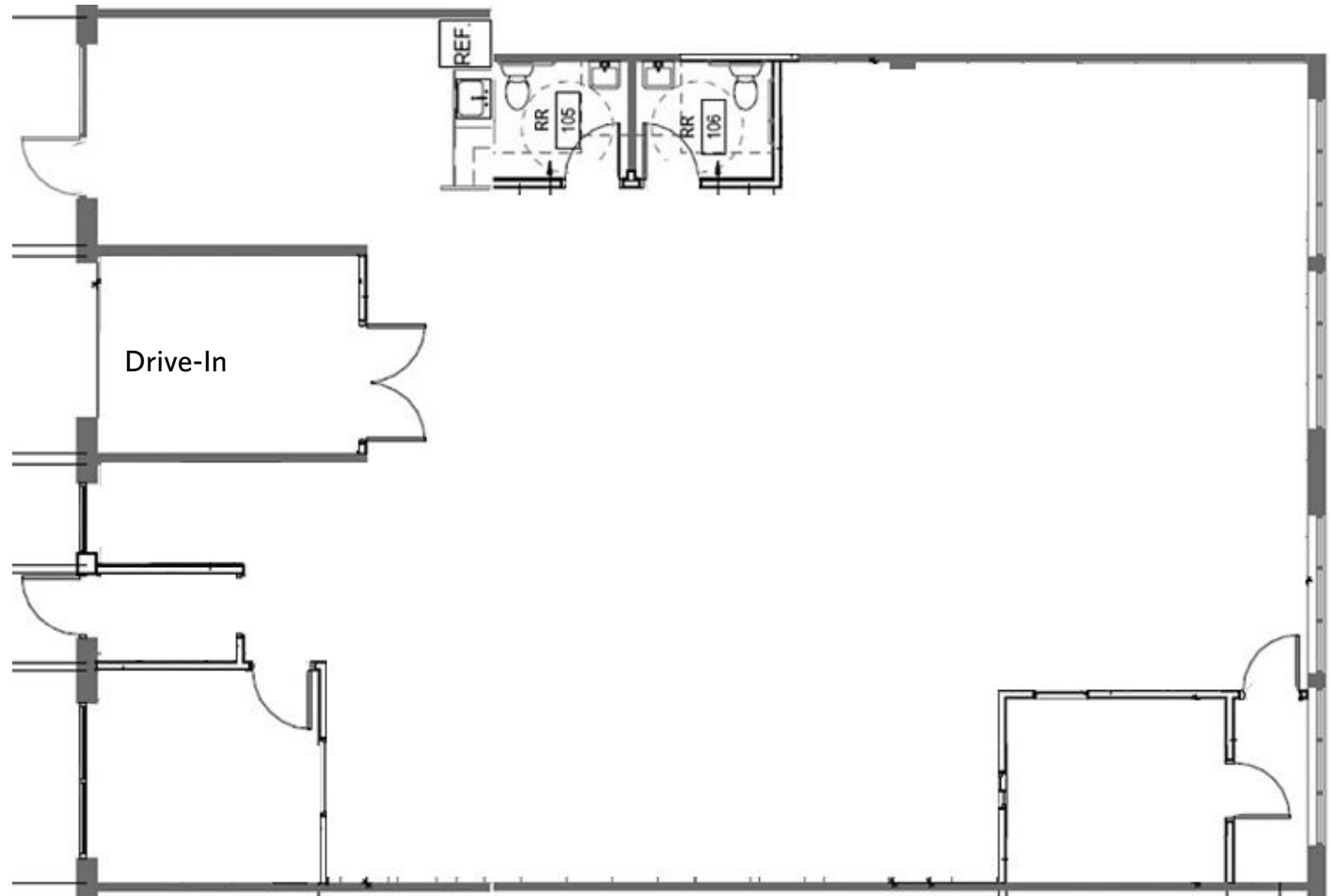
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SUITE 205-206

3,000 SF



FLOOR PLAN

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