

14700 CITICORP DRIVE HAGERSTOWN MD

The Bowman Development Corporation has acquired this premier Washington County, MD, property and is making the facility and land available to lease. The 61.18-acre parcel is strategically located on the Maryland / Pennsylvania line and has exceptional I-81 visibility. The property - formerly the Citicorp campus - consists of three solidly-constructed buildings containing 374,446 square feet of office space. Additionally, the property includes a 58,762 square foot day care center that once served over 400 children. Bowman Development is currently entertaining leasing possibilities for all or part of the property and can fit out the space to suit the tenant's needs.

About Bowman Development

Bowman Development is the real-estate arm of the Bowman Group and is the region's largest and most experienced commercial real estate developer and long-term holder of properties. The company has a long and successful history of working with the State of Maryland and Washington County governments to assist tenants with identifying redevelopment incentive programs. This partnership ensures our tenants can operate successful businesses on the leased property.

About the Bowman Group

With over 65 years in business, the Bowman Group of companies encompasses transportation, real estate development, logistics, leasing, hospitality, and sports/entertainment. The Bowman Family Foundation gives back to the local community with donations exceeding \$500,000/year and is extremely active in the local community.

- www.bowmandevelopment.com
- www.bowmangroupllc.com
- www.jonelbowmanfamilyfoundation.org

The Bowman Group looks forward to partnering with entities who are committing to creating positive and lasting change in our local economy.



Rob Ferree
President
301-582-1555
rferree@dm Bowman.com

Justin Anderson
Leasing
301-582-1555
janderson@dm Bowman.com



Rob Ferree
President
301-582-1555
rferree@dm Bowman.com

Justin Anderson
Leasing
301-582-1555
janderson@dm Bowman.com



HAGERSTOWN
REGIONAL AIRPORT

FOR LEASE
BUILD TO SUIT
14700 CITICORP DRIVE

ACCESS GOING NORTH

PA EXIT-1 - ACCESS FROM THE SOUTH



Rob Ferree
President
301-582-1555
rferree@dmbowman.com

Justin Anderson
Leasing
301-582-1555
janderson@dmbowman.com



Child Care Center

Building 1

Building 2

Building 3

NavMed Systems, Inc.
703-527-7020
www.navmedsystems.net



Rob Ferree
President
301-582-1555
rferree@dm Bowman.com

Justin Anderson
Leasing
301-582-1555
janderson@dm Bowman.com

CAMPUS OVERVIEW

- 61.18 acres of spacious property which includes buildings One, Two & Three plus the Family & Child Care Center
- Full access 24/7/365
- Direct access off I-81 with traffic light control
- Easy access to I-81 & I-70
- Located at PA Exit 1 on I-81 at the PA/MD State Line
- Common area entry lobby
- 374,466 RSF/ 2 stories
- Redundant power with UPS & back up generators
- Zoning: HI- Highway Interchange Zoning
 - Flexible permitted uses including: Office; Industrial; Retail; Hospitality
 - Distribution and Athletic uses
- Multi-building complex
- Adjacent to Hagerstown Regional Airport (HGR) A part 139 facility

HAGERSTOWN SITE PROFILE

	Campus	Bldg # 1	Bldg # 2	Bldg # 3	Child Care Center	After School Center
A. SITE PROFILE	COST CODE:	00038/0000007901	00038/0000007901	00038/0000007901	08371/100020163	08371/100020163
Size (RSF)	423,288	126,127	129,147	109,252	48,162	10,600
Land Size (acres)	61.19					
Total # of Parking Spaces	2,380					
# of Handicap Parking Spaces	75					
# of Visitor Parking Spaces	71					
Other Type	Motorcycle	7				
Employee Appreciation Spaces	Reserved	8				

B. AMENITIES	
ATM	Yes
Cafeteria Full Service (Provider)	Aramark
Catering Services	Yes
Fitness Center	Yes
Mail Services	Yes
A/V Availability	Yes
Total Meeting Capacity	520
Training Rooms (#)	14
Video Conferencing	Yes

C. SPACE & OCCUPANCY	DATA AS OF	8/19/13				
Total Area (SF)	423,288					
Common	113,250					
Offices	223,487					
Amenities	86,551					
Total Seats	2,952					
Workstations	2,812					
COB -44 seats as of Aug 2013						
Offices	140				7	1
Classrooms	29				29	0
Commons	9				4	5
Conference rooms	30	10		10	10	
Restrooms	28	8		10	8	3
Training rooms	14	-		4	10	
Available Land (acres)	42.1 Adjacent for possible purchase					



Rob Ferree
 President
 301-582-1555
 rferree@dmbowman.com

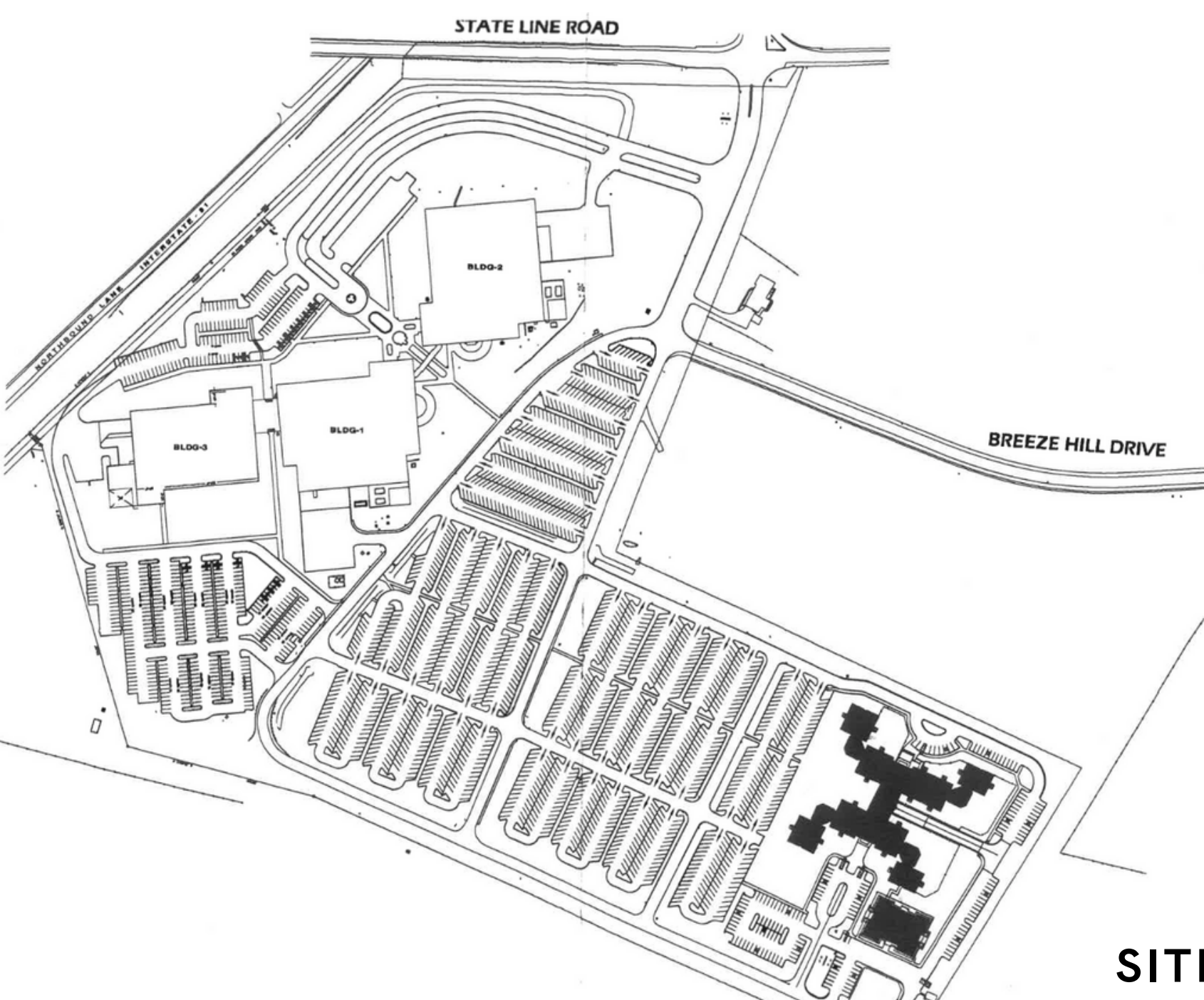
Justin Anderson
 Leasing
 301-582-1555
 janderson@dmbowman.com

	Campus	Bldg # 1	Bldg # 2	Bldg # 3	Child Care Center	After School Center
D. SITE INFRASTRUCTURE						
# of Buildings	5					
# of Stories		2	2	2	1	1
Year Built		1986	1990	1996	1997	1990
Structure		Steel Framed	Steel Framed	Steel Framed	Steel Framed	Steel Framed
Façade		Brick Veneer	Brick Veneer	Brick Veneer	Cedar Siding	Brick Veneer
Interior Walls		Gypsum Walls	Gypsum Walls	Gypsum Walls	Gypsum on wood studs	Gypsum on wood studs
Roof Type		Ballasted single ply rubber	Ballasted single ply rubber	Ballasted singly ply rubber	Shingle	Shingle
Roof Installation Date		1986	1990	1996	1997	1990
Roof Warranty Expiration		Expired Unknown	Expired Unknown	Expired Unknown	2007/2017	2005
Column Spacing		30' centers	30' centers	30' centers	N/A	N/A
Floor Load Capacity (lbs/sf)		250 psf	250 psf	250 psf	Slab on grade	Slab on grade
# of Loading Docks		4	4	1	1	0
# of Passenger Elevators		1- 4000 # Cap	1-3500 # Cap	1-3500 # Cap	N/A	N/A
# of Freight Elevators		1- 10000 # Cap	1- 10000 # Cap	1 - 10000 # Cap	N/A	N/A
Slab to Slab Dimension		15' - 0"	15'-0"	15'-0"	N/A	N/A
Raised Floor Height / Type is Tate		14"	14"	14"	N/A	N/A
Type of Systems furniture		Steelcase / Teknion	Steelcase	Steelcase / Teknion	N/A	N/A
Sprinklered/Bldg		Dry	Dry	Wet	Wet	Wet
Fire Protection/Computer Rm		Pre-Action	Pre-Action	Wet		
PA System?		Yes	Yes	Yes	No	No
UPS						
Size/Manufacturer		Leibert, 2-375KW modules parallel redundant	Leibert, Single Module 450KW (original)	Leibert, Single Module 375KW (original)	N/A	N/A
Quantity		2	1	1		
UPS age		3	16	14		
Items covered by UPS		Tech/Lan/Sw Rms, all Critical Workstation Outlets	Tech/Lan/Sw Rms, all Critical Workstation Outlets	Tech/Lan/Sw Rms, all Critical Workstation Outlets		
Current Load		110KW	135KW	56KW		
Duration at Full Load		15 minutes	15 minutes	15 minutes		
Battery Type		Gel/Sealed	Wet Cell	Gel/Sealed		
Battery Install Date		Sep-09	Apr-04	Mar-12		
GENERATOR						
Size/Manufacturer		Caterpillar - 2@1000KW	Caterpillar - 2@1000KW	Caterpillar - 1 @ 1000KW	N/A	N/A
Quantity		2	2	1		
Items covered by Generator		Total Bldg Load	Total Bldg Load	Total Bldg Load		
Current Load		565KW	450KW	650KW		
Load Shedding Capabilities		Yes	Yes	Yes		
Fuel Tanks - Type		UST	UST	UST		
Total Fuel Tank Capacity (# gal)		8,000 per unit	8,000 per unit	6,000		
Duration Full Load		5 days	5 days	4 days		
Tank monitoring		Yes	Yes	Yes		
Back-up water source available?		No	No	No		
HVAC System - Enter type		160 Water source heat pumps(2009)/ 2 cooling towers (original)	155 Water source heat pumps (2008)/ cooling towers (2008)	108 VAV systems with redundant 435 ton chillers	2 - H. B. Smith G02B W9; 1,941,000 BTU/HR Boilers Installed 1997 - 7 Rooftop Units - Cooling Only	Weil McClain Boiler 310 Ultra 310,000 BTU/HR Installed 2008 5 Split System AC UNITS
Roof top age & size		N/A	N/A	1 @ 16 yrs 25 Tons; 1 @ 3 yrs 25 Tons	RTU's A & D - 16 yrs - 45 Tons; RTU C1 - 16 yrs 30 Tons; RTU C2 - 16 yrs 25 Tons; RTU E - 16 yrs 27 Tons; RTU K - 16 yrs - 20 Tons; RTU B - +1 yr 45 Tons; Total 237 Tons	22 yrs old Three @ 75 Tons each; Two at 5 Tons each; Total 32.5 Tons
Cooling tower quantity & size		2 - 500 Ton	2 - 500 Ton	2 - 458 Ton	N/A	N/A
CER Cooling		Dedicated	Dedicated	Dedicated	N/A	N/A
BMS/EMS remote dial up?		Yes	Yes	Yes	Yes	Yes
Equipment monitored remotely		Yes	Yes	Yes	Yes	Yes
Additional Infrastructure		Tech & LAN rooms cooled by redundant Leibert A/C units (5)	Tech & LAN rooms cooled by redundant Leibert A/C units (4)	Tech & LAN rooms cooled by redundant Leibert A/C units (8)	N/A	N/A
Leibert AC age		Two @ 26 yrs; One @ 22 yrs; Two @ 14 yrs	Four @ 16 yrs	Two @ 15 yrs; Five @ 15 yrs; One @ 5 yrs	N/A	N/A



Rob Ferree
 President
 301-582-1555
 rferree@dmbowman.com

Justin Anderson
 Leasing
 301-582-1555
 janderson@dmbowman.com



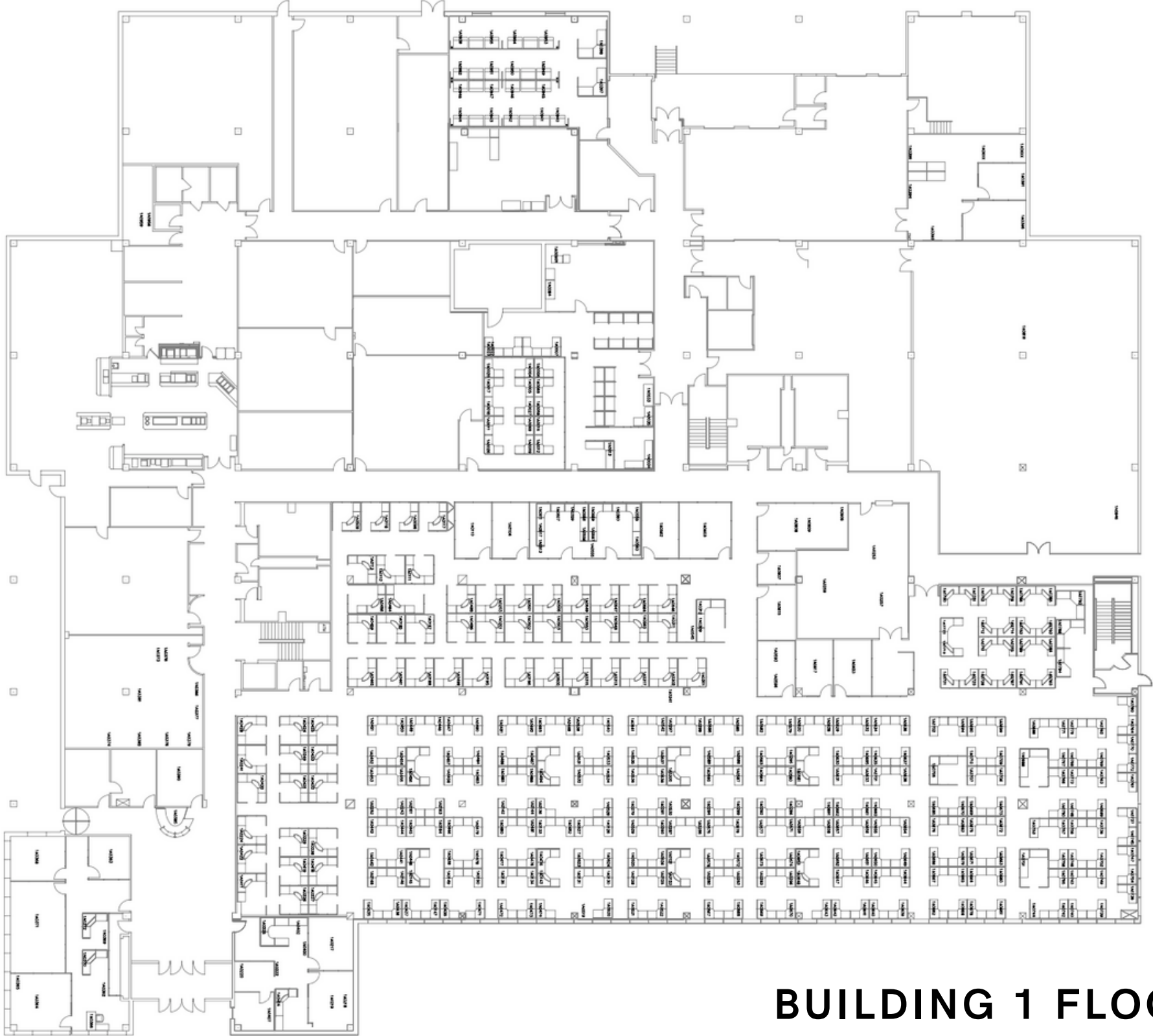
SITE PLAN



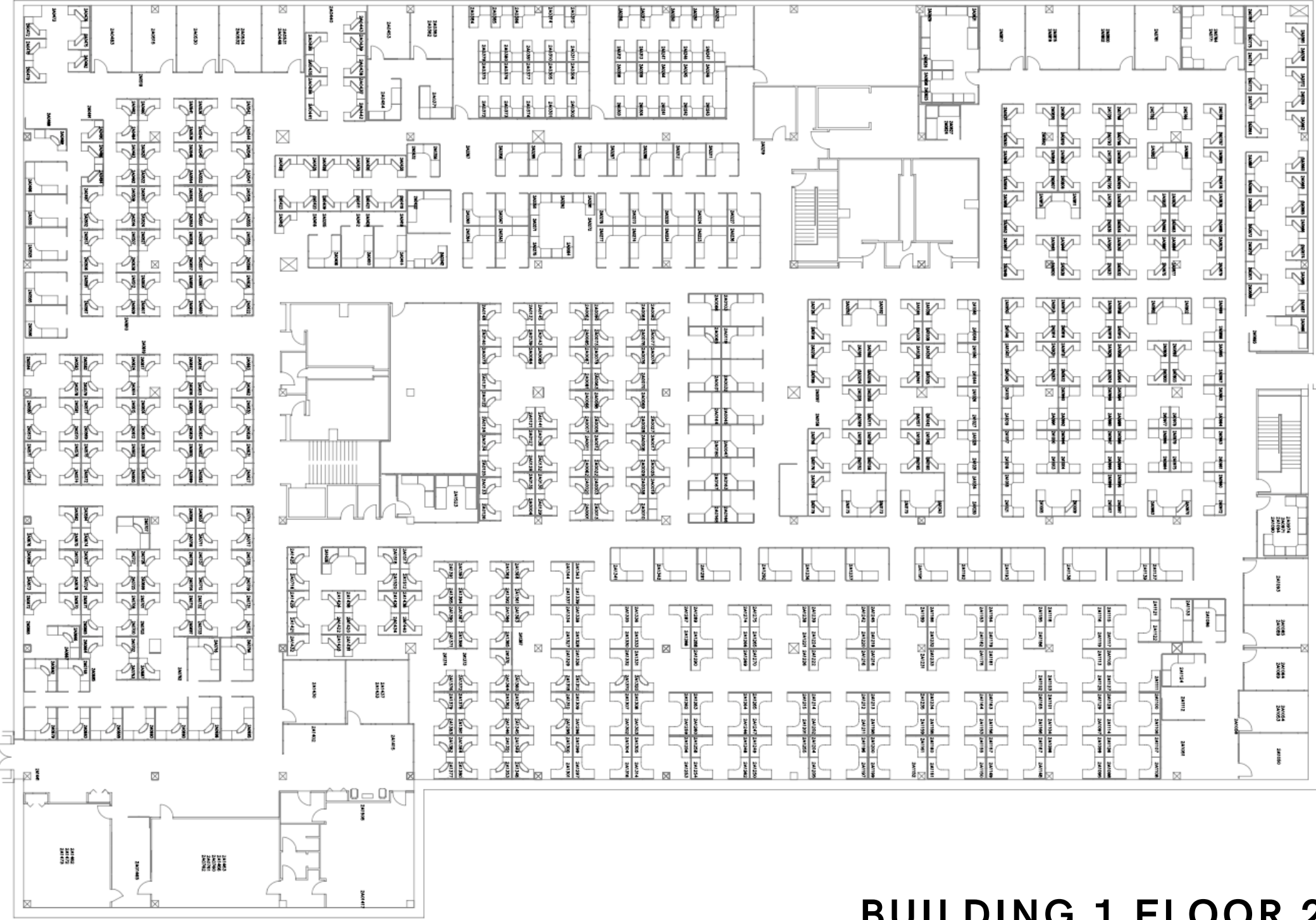
Rob Ferree
President
301-582-1555
rferree@dm Bowman.com

Justin Anderson
Leasing
301-582-1555
janderson@dm Bowman.com

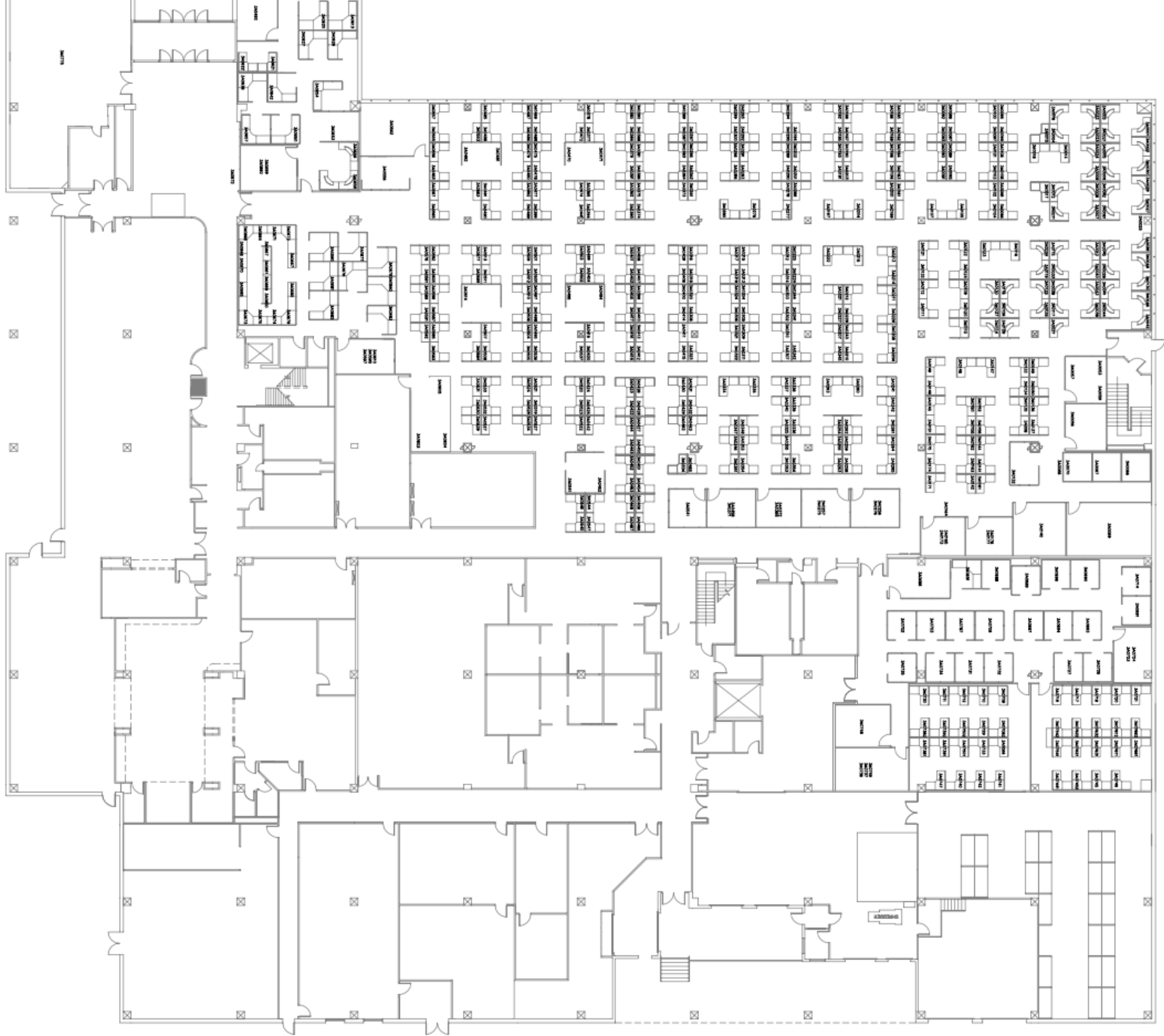
REVISED 7/11/08



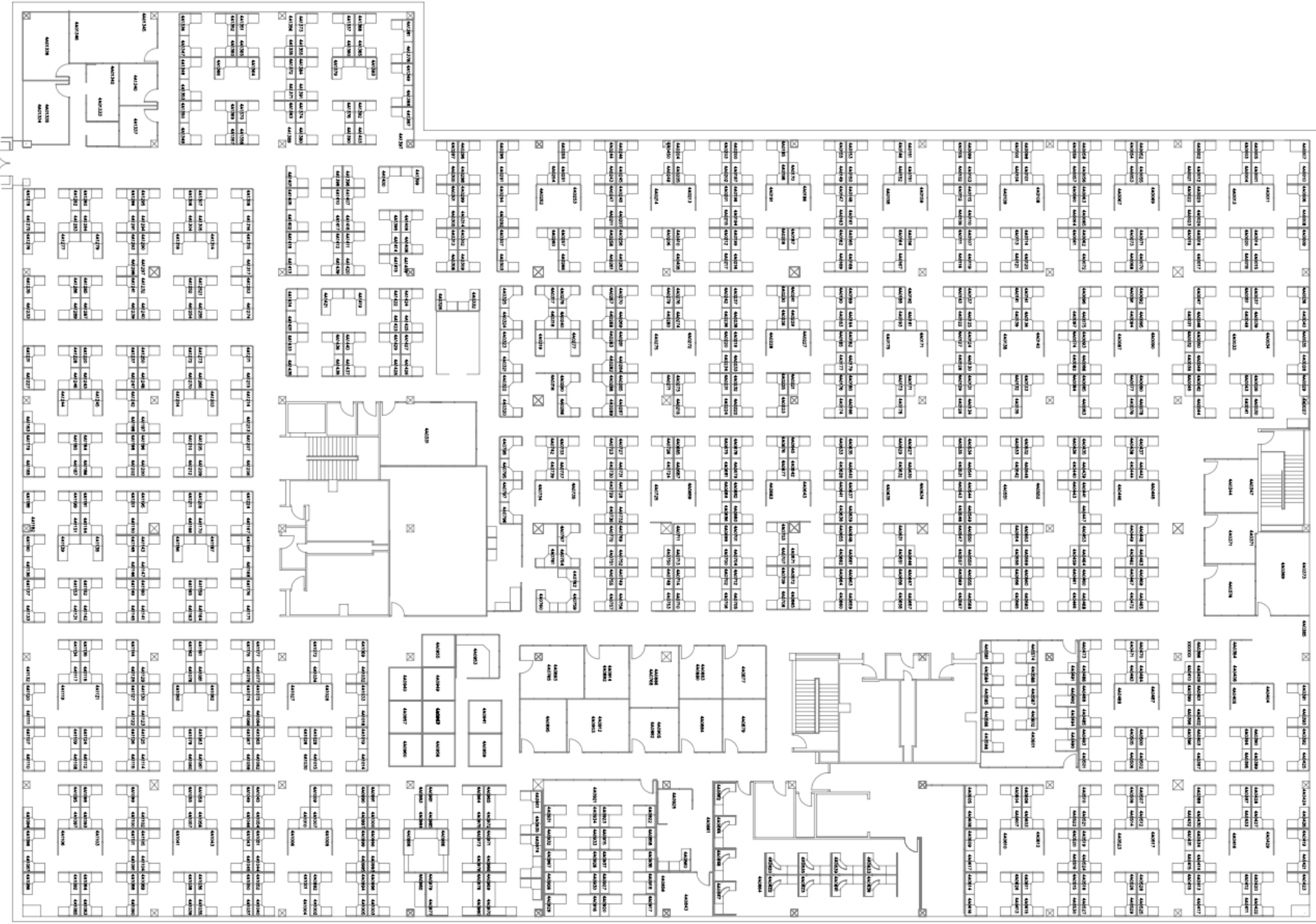
BUILDING 1 FLOOR 1



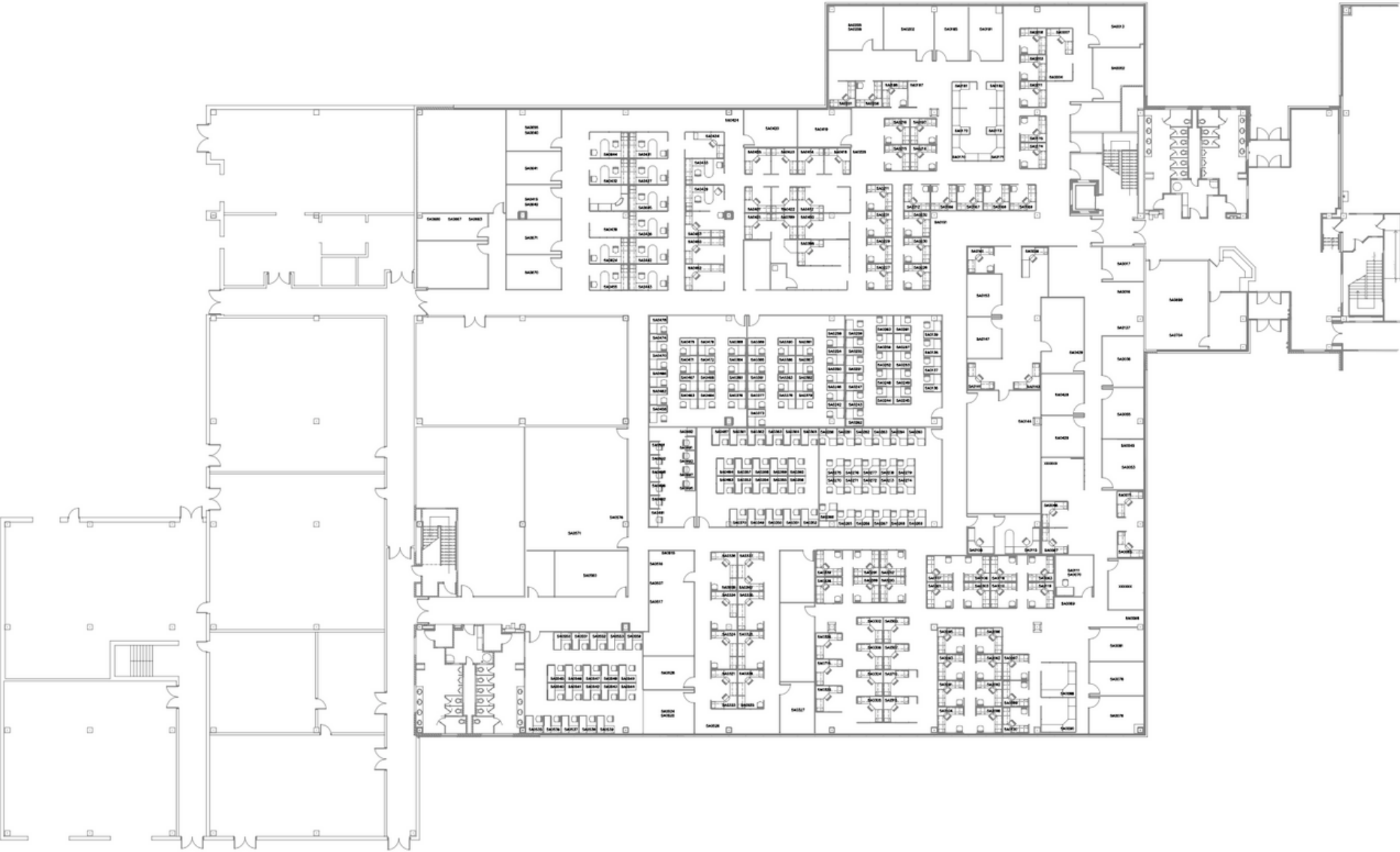
BUILDING 1 FLOOR 2



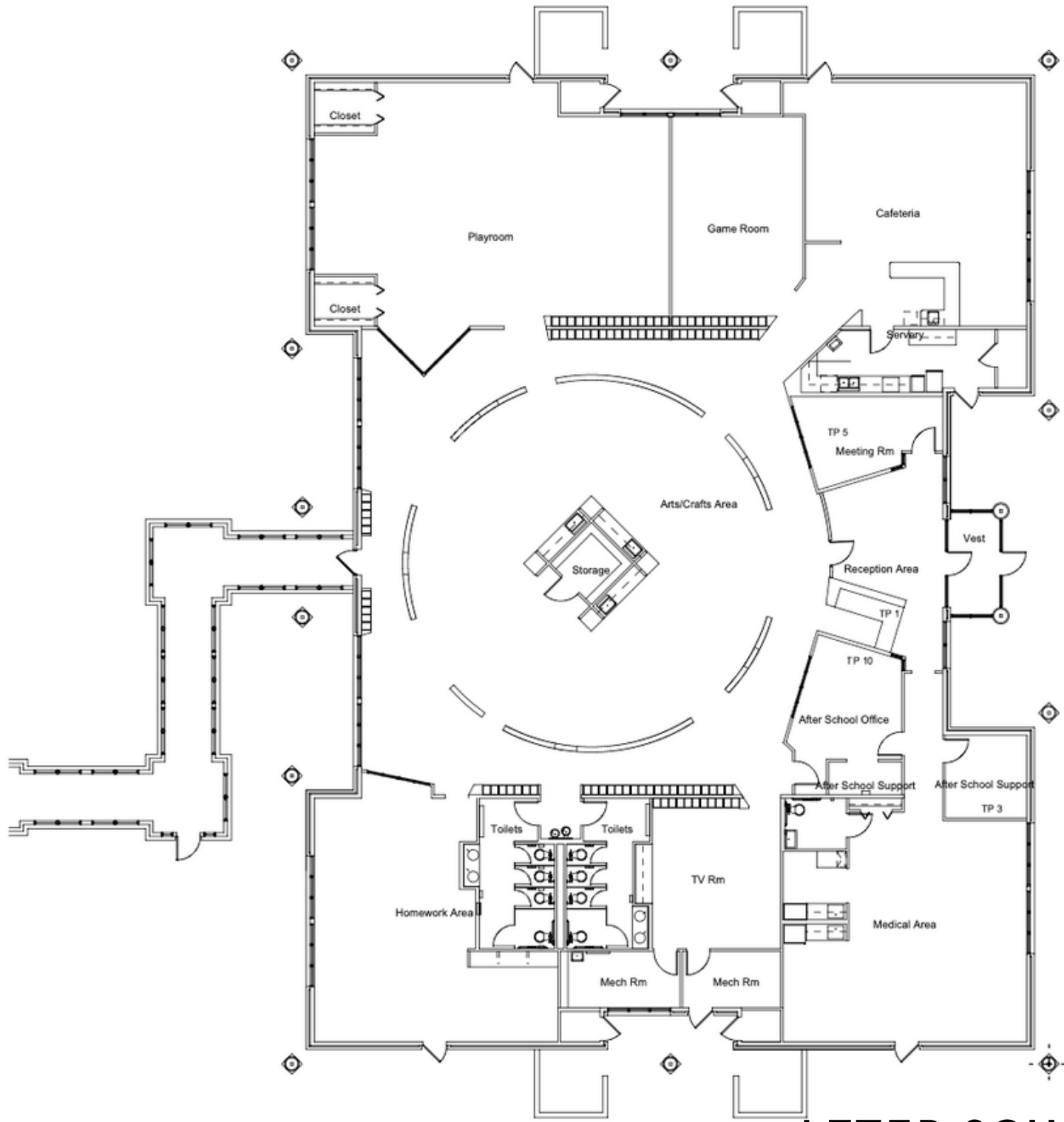
BUILDING 2 FLOOR 1



BUILDING 2 FLOOR 2



BUILDING 3 FLOOR 1



AFTER SCHOOL CENTER

Washington County, Maryland Regional Workforce Draw March 2023

	Population ¹	Labor Force	Employed	Unemployed	Unemployment Rate (%)	Commuters entering Washington County ²	Commuters leaving Washington County ³
State of Maryland	6,042,718	3,214,536	3,140,267	74,269	2.7		
United States	327,167,434	166,731,000	160,892,000	5,839,000	3.5		
Maryland⁴							
Washington County	150,926	72,466	70,538	1,928	2.1		21,987
Allegany County	70,975	31,806	30,797	1,009	2.7	588	
Frederick County	255,648	139,119	136,242	2,877	3.2	1,968	
Pennsylvania⁵							
Franklin County	154,954	76,700	74,300	2,400	3.5	9,284	
Fulton County	14,492	7,100	6,800	300	3.3	1,142	
West Virginia⁶							
Berkeley County	117,123	58,700	57,000	1,710	2.9	5,290	
Jefferson County	56,811	30,320	29,630	690	2.3	442	
Morgan County	17,787	8,340	8,090	250	2.9	882	
Regional Totals	838,716	424,551	413,397	11,164		19,596	21,987

Employment and unemployment data are seasonally adjusted.

1 - U.S. Census Bureau - 2018 Population Estimates

2 - Commuters entering the County; U.S. Census Bureau ACS Data 2010 - Journey-to-Work Commutation

3 - Residents commuting out of county; U.S. Census Bureau ACS 2010 - Journey-to-Work Commutation

4 - MD Monthly Labor Review - March 2023

5 - PA Dept. of Labor & Industry - Work Stats - County Profile - March 2023

6 - WV - WorkForceWV.org-LMI - March 2023

Washington County is an employment center, but additionally over the last few years the County has experienced an increasing migration of people and families moving into the County to live from the more metropolitan counties in Central Maryland. In 2022 alone 363 individuals relocated from Frederick County, 198 from Montgomery County and 37 from Anne Arundel County. The attraction is the lower cost of living, good schools and the overall quality of life.



Rob Ferree
President
301-582-1555
rferree@dmbowman.com

Justin Anderson
Leasing
301-582-1555
janderson@dmbowman.com

TRANSPORTATION AND KEY CONNECTIONS INFORMATION

Air

Hagerstown Regional Airport (HGR) is a Part 139 Facility providing commercial service on Allegiant. HGR offers fixed base operation services to general aviation, corporate and military aircraft. More than 12 businesses offer clients a variety of aviation services for all types of aircraft. Approximately 1,500 people are employed at the airport. Travelers are also within 70 miles of Hagerstown via Dulles International, Baltimore/Washington Thurgood Marshall International and Ronald Reagan Washington National.



Rob Ferree
President
301-582-1555
rferree@dm Bowman.com

Justin Anderson
Leasing
301-582-1555
janderson@dm Bowman.com

14700 CITICORP DRIVE HAGERSTOWN MD



Rob Ferree
President
301-582-1555
rferree@dmbowman.com



Justin Anderson
Leasing
301-582-1555
janderson@dmbowman.com



Rob Ferree
President
301-582-1555
rferree@dmbowman.com

Justin Anderson
Leasing
301-582-1555
janderson@dmbowman.com