

FOR LEASE

Harford County, Maryland

NORTH GATE BUSINESS PARK @ APG

210 RESEARCH BOULEVARD | ABERDEEN, MARYLAND 21001



AVAILABLE

Suite 100: Up to 8,313 sf

Suite 160: 1,863 sf

Suite 180: Up to 6,283 sf

COPTworks: Suites B, D, G, I, J, K and L

BUILDING SIZE

84,000 sf

RENTAL RATE

Negotiable

PARKING RATIO

4.00/1,000 sf

HIGHLIGHTS

- ▶ Located at the North Gate Business Park @ Aberdeen Proving Ground
- ▶ On-site fitness center available to tenant employees
- ▶ Property is located in Harford County Enterprise Zone
- ▶ MTA's Commuter Bus No. 425 offers fast, direct connections between Baltimore and Aberdeen Proving Ground

Professionally owned
and managed by



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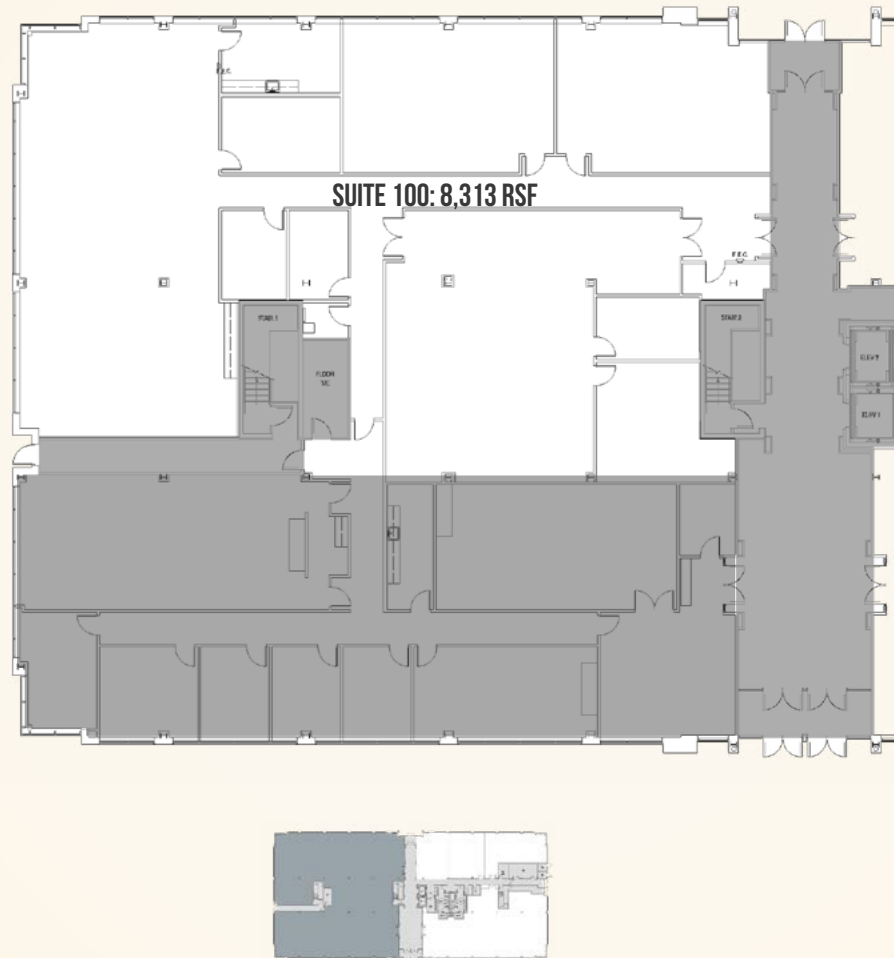
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FOR LEASE

Harford County, Maryland

FLOOR PLAN: SUITE 100

NORTH GATE BUSINESS CENTER @ APG | 210 RESEARCH BOULEVARD | ABERDEEN, MARYLAND, 21001

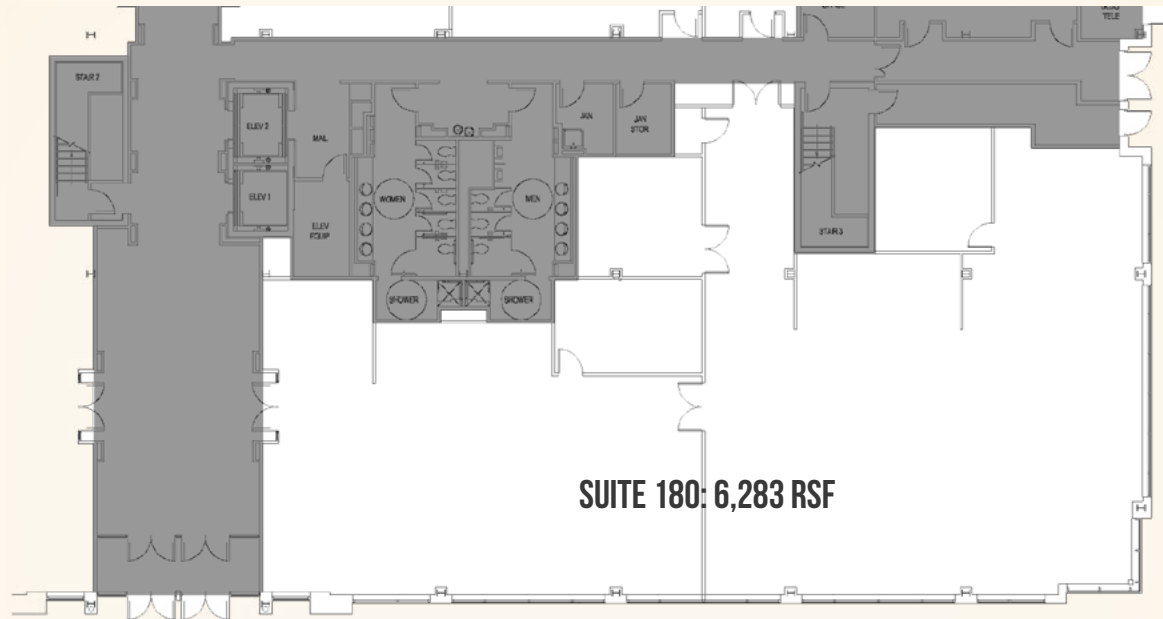


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FLOOR PLAN: SUITE 180

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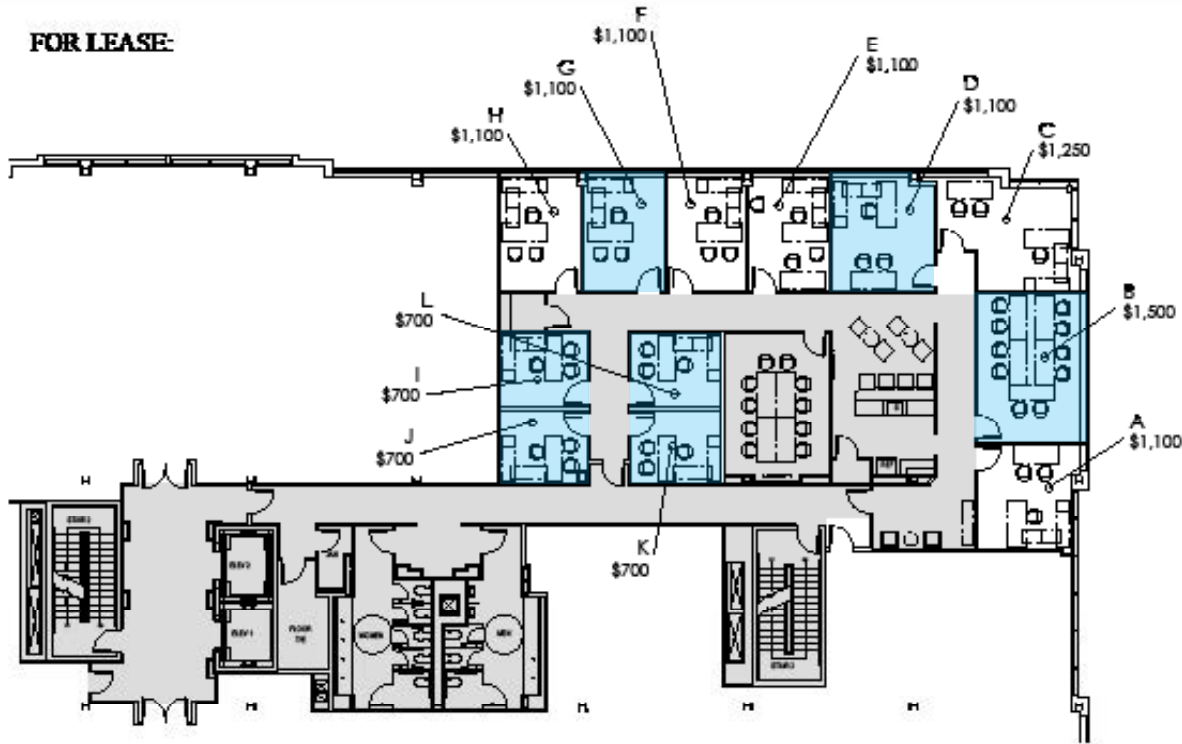
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FLOOR PLAN: SUITE 260 (COPT)

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KEY PLAN

FLOOR PLAN NOT TO SCALE. SHADED AREAS REPRESENT EXTENT OF SUITE.



COPTWORKS

COPTworks at APG is a brand new, fully furnished, ready-to-go proposal space in a Class A office building purpose-built for businesses pursuing contracts on Aberdeen Proving Ground.

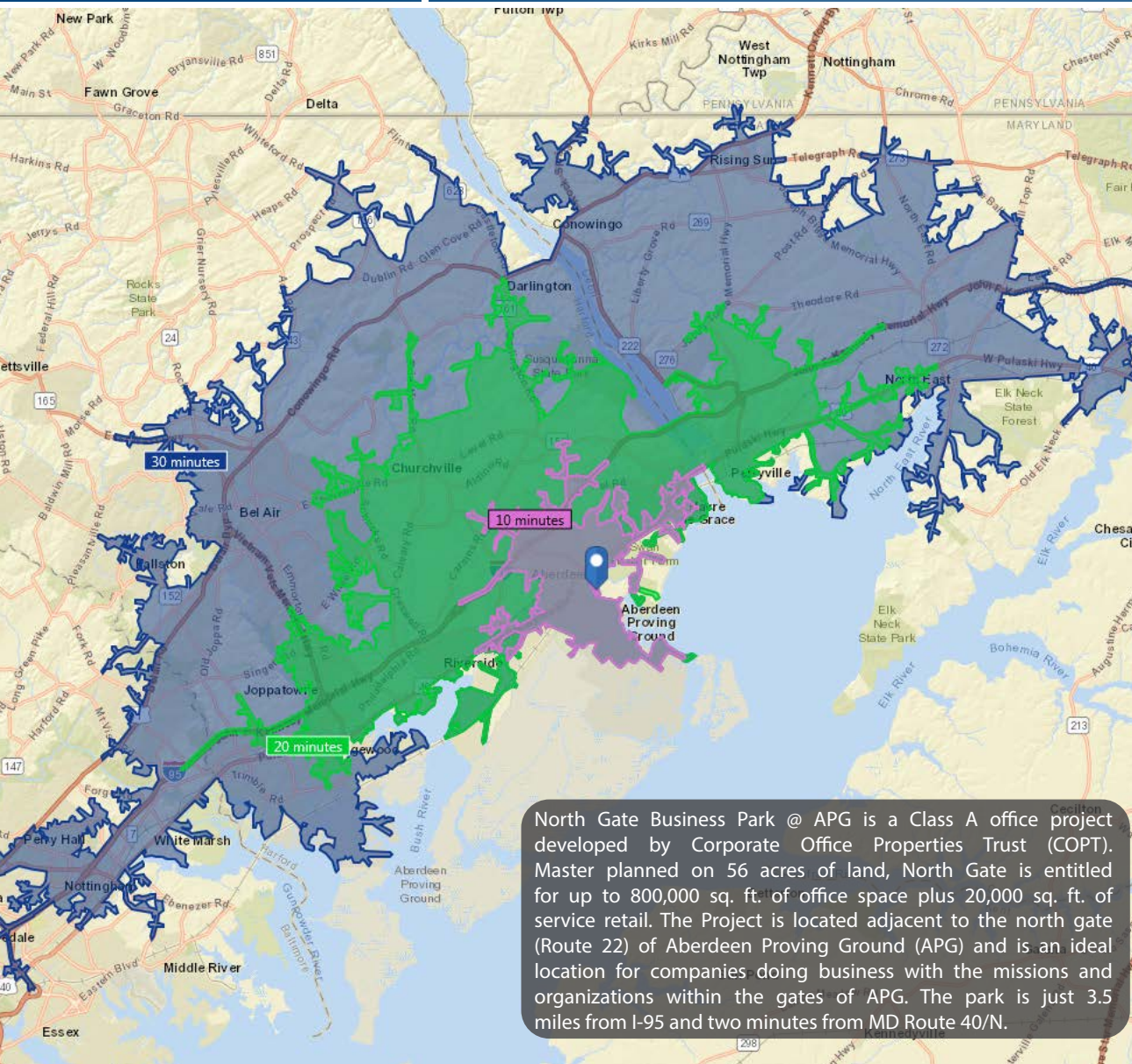
- » Plug and play space
- » DataWatch secured
- » Affordable pricing, flexible terms
- » Leases from one month
- » Community kitchen & break area
- » Building fitness center
- » Shared waiting area
- » Fully furnished
- » Brand new build out
- » Abundant free parking
- » Shared conference room

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LOCATION

NORTH GATE BUSINESS CENTER @ APG | 210 RESEARCH BOULEVARD | ABERDEEN, MARYLAND, 21001



North Gate Business Park @ APG is a Class A office project developed by Corporate Office Properties Trust (COPT). Master planned on 56 acres of land, North Gate is entitled for up to 800,000 sq. ft. of office space plus 20,000 sq. ft. of service retail. The Project is located adjacent to the north gate (Route 22) of Aberdeen Proving Ground (APG) and is an ideal location for companies doing business with the missions and organizations within the gates of APG. The park is just 3.5 miles from I-95 and two minutes from MD Route 40/N.

