

SALE/LEASE

Anne Arundel County, MD

EAGLE PARK | DEVELOPMENT OPPORTUNITY

ROCKENBACH ROAD | HANOVER, MARYLAND 20755

MACKENZIE IS PLEASED TO PRESENT EAGLE PARK, a 25-acre site neighboring Ft. Meade with the ability to develop up to 260,000 square feet of class A office space. With plans for both general office use and a secure campus, Eagle Park is ideally situated for multiple uses including, but not limited to, defense, government, office, medical, and educational. Close proximity to I-295, and I-95 provides easy access to surrounding major markets. Numerous amenities surround the heavily populated area including personal services, dining, retail, banking, and more.

AREA STATS:

52,000 employees at Ft. Meade

117 government agencies, including NSA, Cyber Command, and DISA



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OPTION A EAST AND WEST

EAGLE PARK | ROCKENBACH ROAD | HANOVER, MARYLAND 20755



SALE/LEASE

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OPTION A WEST

EAGLE PARK | ROCKENBACH ROAD | HANOVER, MARYLAND 20755

PROPERTY STATS:

AVAILABLE

Building B - 84,672 sf, 4 story

Building C - 105,840 sf, 5 story

RENTAL RATE

TBD

TERM

10 years

PARKING RATIO

5:1,000 sf

HIGHLIGHTS

- > Standard or Secure designs
- > Located at Rockenbach gate to Ft. Meade/NSA
- > Access to MD 175, Rt. 295, Rt. 100



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OPTION A EAST

EAGLE PARK | ROCKENBACK ROAD | HANOVER, MARYLAND 20755

PROPERTY STATS:

AVAILABLE

Building A - 65,000 sf, 3 story

RENTAL RATE

TBD

TERM

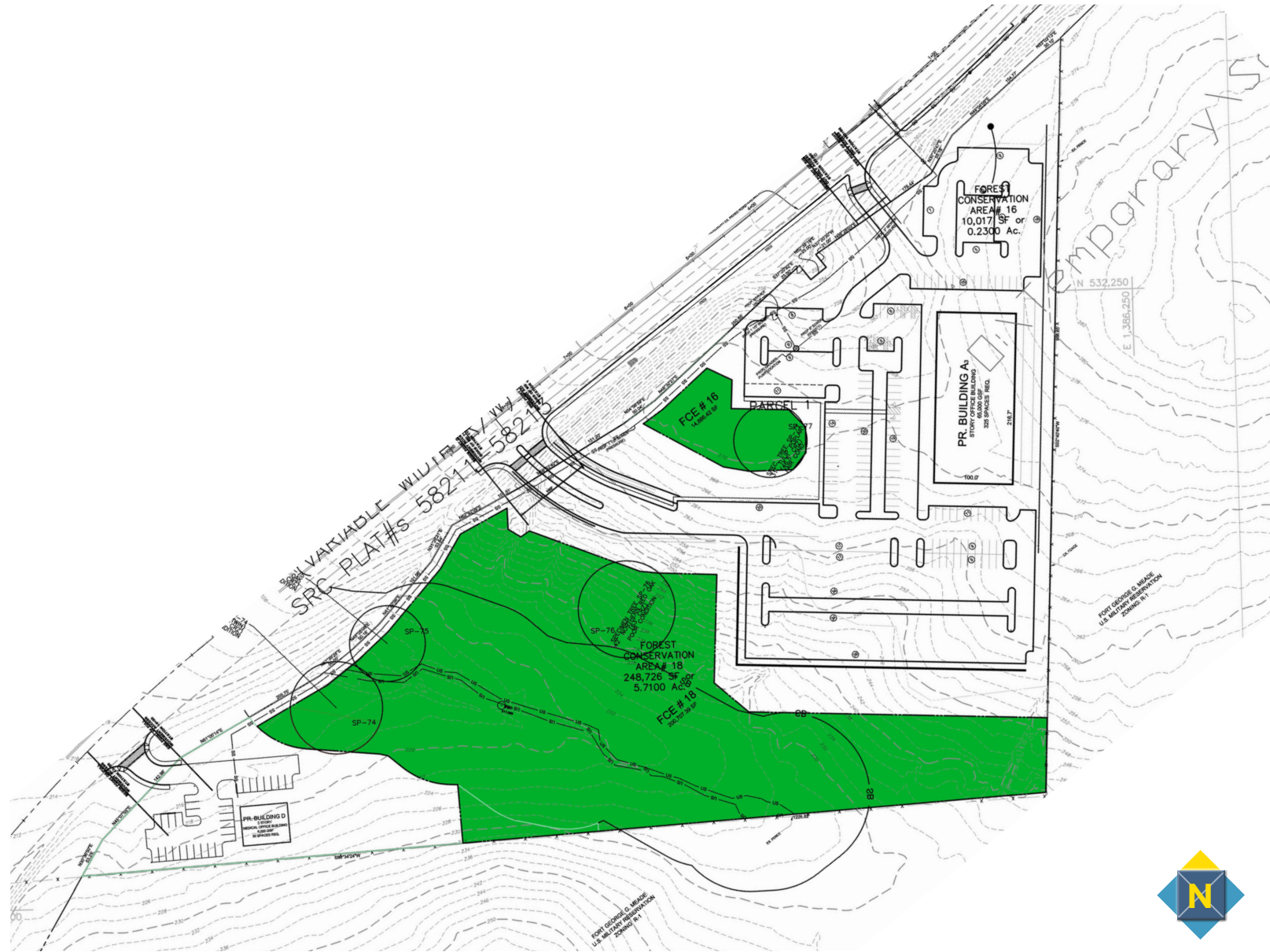
10 years

PARKING RATIO

5:1,000 sf

HIGHLIGHTS

- > Standard or Secure designs
- > Located at Rockenbach gate to Ft. Meade/NSA
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OPTION B WEST

EAGLE PARK | ROCKENBACH ROAD | HANOVER, MARYLAND 20755

PROPERTY STATS:

AVAILABLE

Building B - 84,672 sf, 4 story

Building C - 105,840 sf, 5 story

RENTAL RATE

TBD

TERM

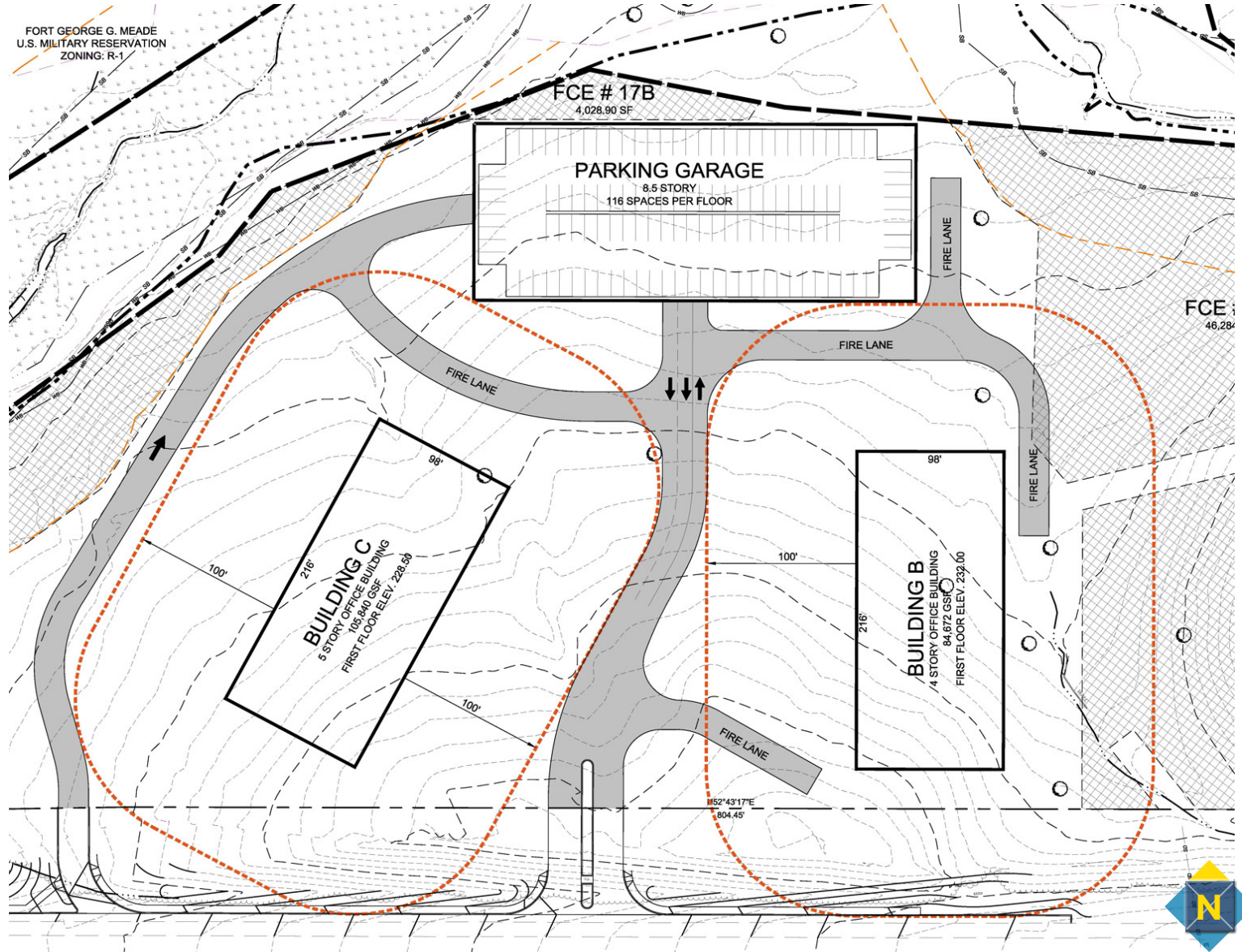
10 years

PARKING RATIO

5:1,000 sf

HIGHLIGHTS

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OPTION B EAST

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PROPERTY STATS:

AVAILABLE

Building A - 65,000 sf, 3 story

RENTAL RATE

TBD

TERM

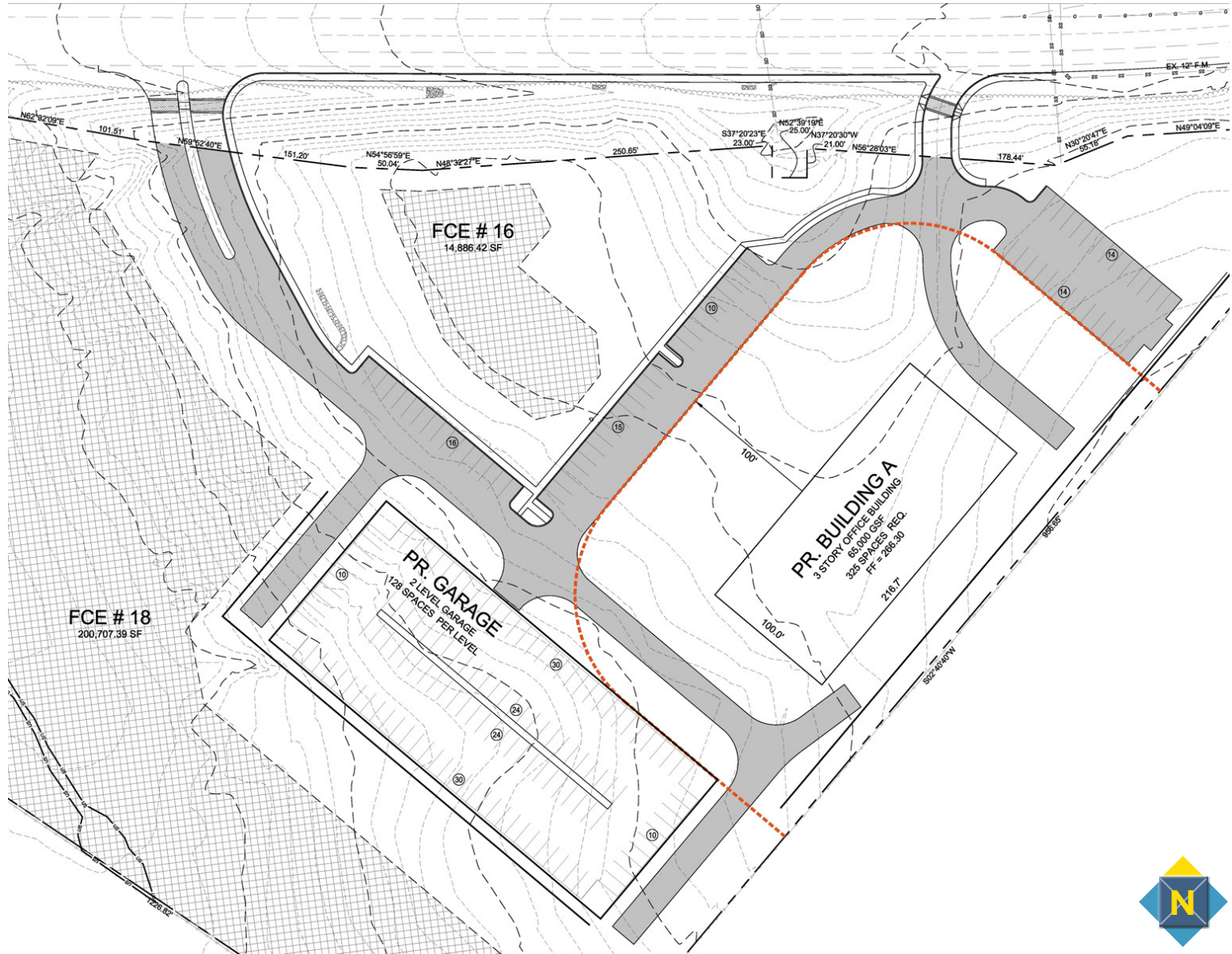
10 years

PARKING RATIO

5:1,000 sf

HIGHLIGHTS

- > Standard or Secure designs
- > Located at Rockenback gate to Ft. Meade/NSA
- > Access to MD 175, Rt. 295, Rt. 100

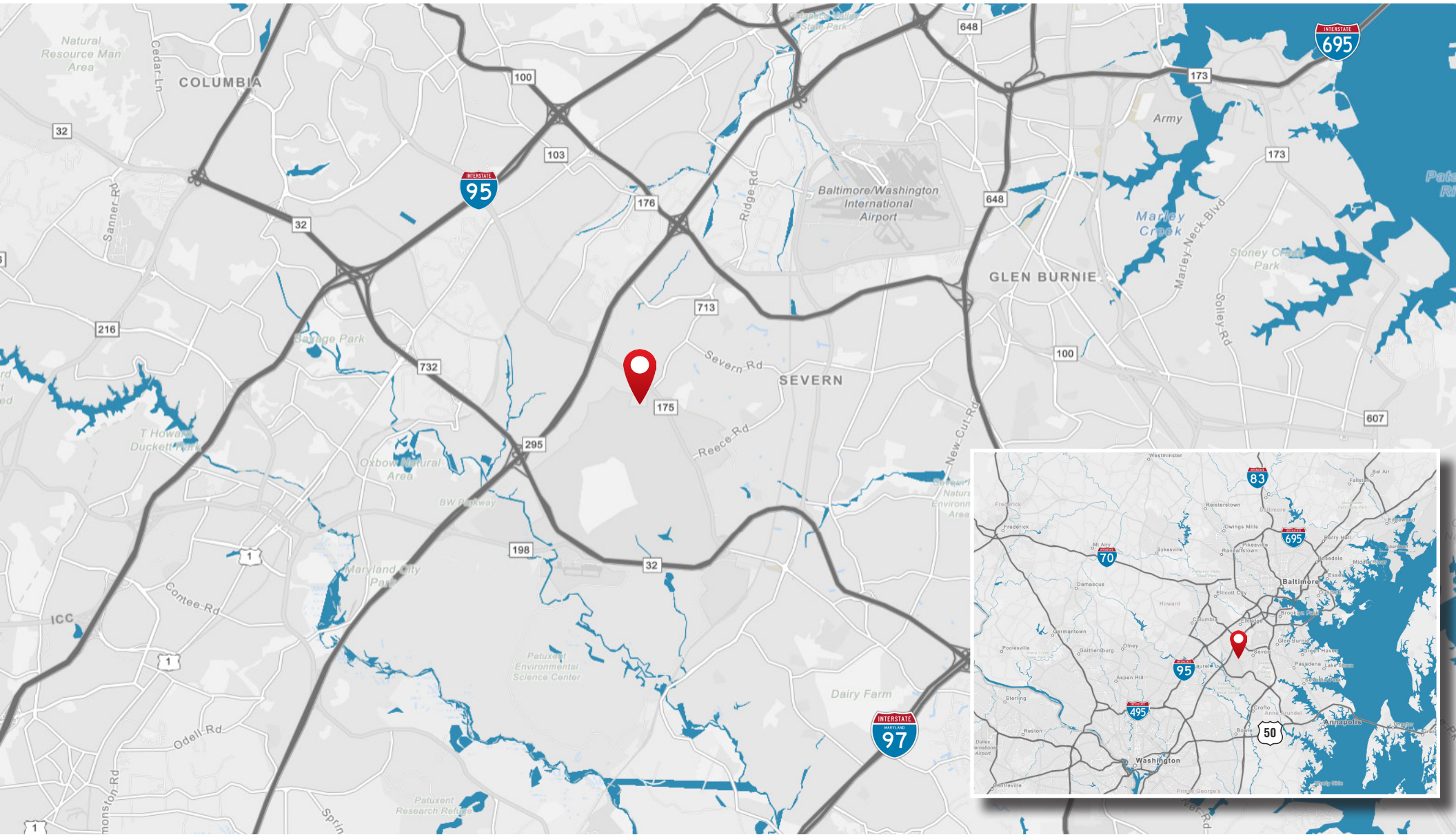


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LOCATION

EAGLE PARK | ROCKENBACK ROAD | HANOVER, MARYLAND 20755



MACKENZIE

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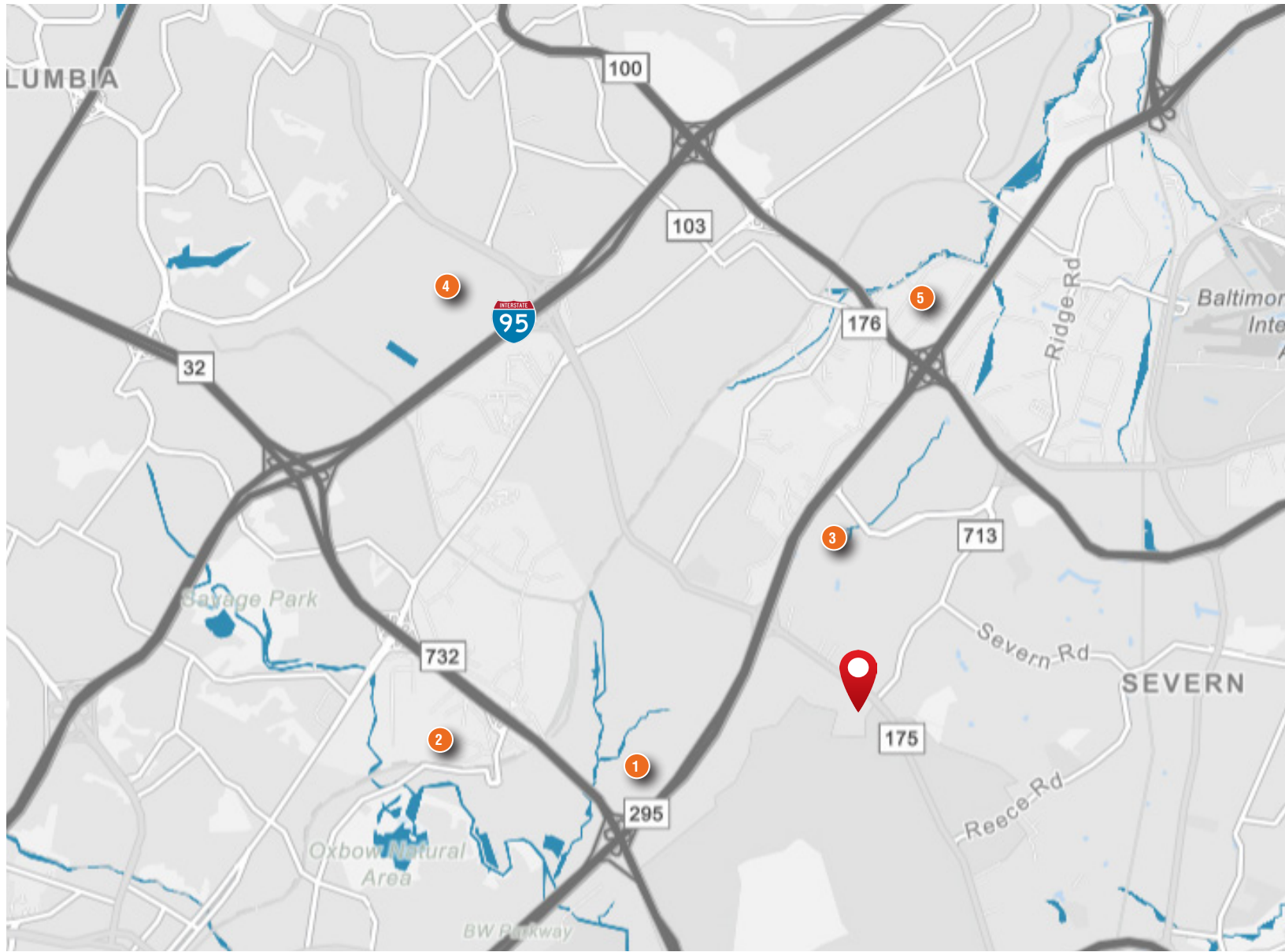
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AREA BUSINESS PARKS

EAGLE PARK | ROCKENBACK ROAD | HANOVER, MARYLAND 20755

- 1 National Business Park**
The Boeing Company
Harris Government Communications
PROTEUS Technologies
Praxis Engineering
Booz Allen Hamilton
Raytheon Company
The MITRE Corporation
Applied Signal Technology, Inc.
L-3 Communications Corporation
General Dynamics Advanced Information Systems
- 2 Annapolis Junction Business Park**
Northrop Grumman
Brinks, Inc.
Quality Associates, Inc.
Lockheed Martin Corporation
Essex Corporation
- 3 Arundel Preserve**
KEYW Holding Corp
- 4 Columbia Gateway**
SAIC, Inc.
Magellan Health Services, Inc.
Science and Engineering Services, Inc.
Honeywell Technology Solutions, Inc.
Merkle, Inc.
Tenable Network Security
MICROS Systems, Inc.
Columbia Bank
- 5 Parkway Corporate Center**
Computer Sciences Corporation



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AREA AMENITIES

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Dominant Lifestyles



Rockenbach Rd | Hanover, MD
(within 5 miles)

Enterprising Professionals



Average HH Size: 2.46
Median Age: 34.8
Median HH Income: \$77,000

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. They strive to stay youthful and healthy, and buy name brands and trendy clothes online.

Savvy Suburbanites



Average HH Size: 2.83
Median Age: 44.1
Median HH Income: \$104,000

These residents are well educated, well read, and well capitalized. They enjoy good food and wine, as well as the cultural amenities of a city. Informed and well connected, they re-search before purchasing and focus on quality.

Soccer Moms



Average HH Size: 2.96
Median Age: 36.6
Median HH Income: \$84,000

Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. This affluent market favors time-saving devices, banking online or housekeeping services, and family-oriented pursuits.



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DEMOGRAPHICS

EAGLE PARK | ROCKENBACK ROAD | HANOVER, MARYLAND 20755

DEMOGRAPHICS

| | 3 mi. | 5 mi. | 10 mi. |
|----------------|----------|-----------|-----------|
| Population | 55,200 | 128,383 | 618,964 |
| No. Households | 17,277 | 44,599 | 228,222 |
| Avg. HH Income | \$99,960 | \$103,554 | \$105,114 |

WORKFORCE

| | 3 mi. | 5 mi. | 10 mi. |
|--------------------------------|--------|--------|--------|
| Finance & Insurance | 344 | 1,515 | 9,140 |
| Public Administration | 10,068 | 15,736 | 31,466 |
| Professional, Science and Tech | 6,185 | 14,554 | 51,476 |

EDUCATION

| | 3 mi. | 5 mi. | 10 mi. |
|-------------------|-------|-------|--------|
| Bachelor's Degree | 21.6% | 23.6% | 23.8% |
| Graduate Degree | 12.7% | 14.4% | 17.4% |



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