

# FOR LEASE

Harford County, Maryland

# NORTH GATE BUSINESS PARK @ APG

209 RESEARCH BOULEVARD | ABERDEEN, MARYLAND 21001



Professionally owned and managed by



CORPORATE OFFICE  
PROPERTIES TRUST

## AVAILABLE

Suite 100: 6,097 sf  
Suite 150: 7,149 sf  
Suite 250: Up to 8,923 sf

## BUILDING SIZE

78,220 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
- ▶ Existing Tenants in the park include Northrop Grumman, Data Systems & CAS Inc.
- ▶ MTA's Commuter Bus No. 425 offers fast, direct connections between Baltimore and Aberdeen Proving Ground
- ▶ Property is located in Harford County Enterprise Zone



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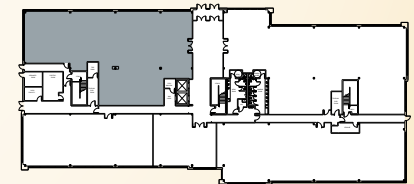
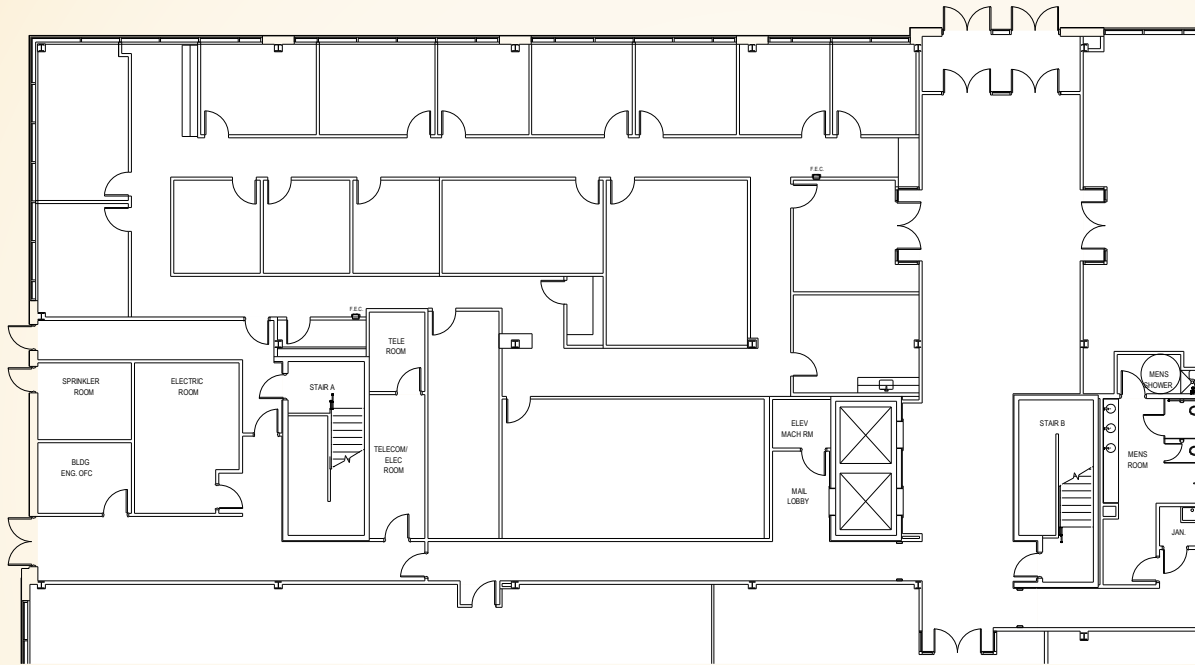
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# SUITE 100: 6,097 SF

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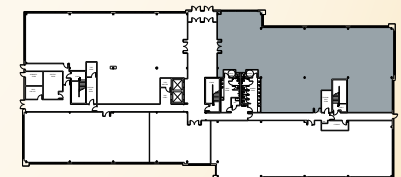
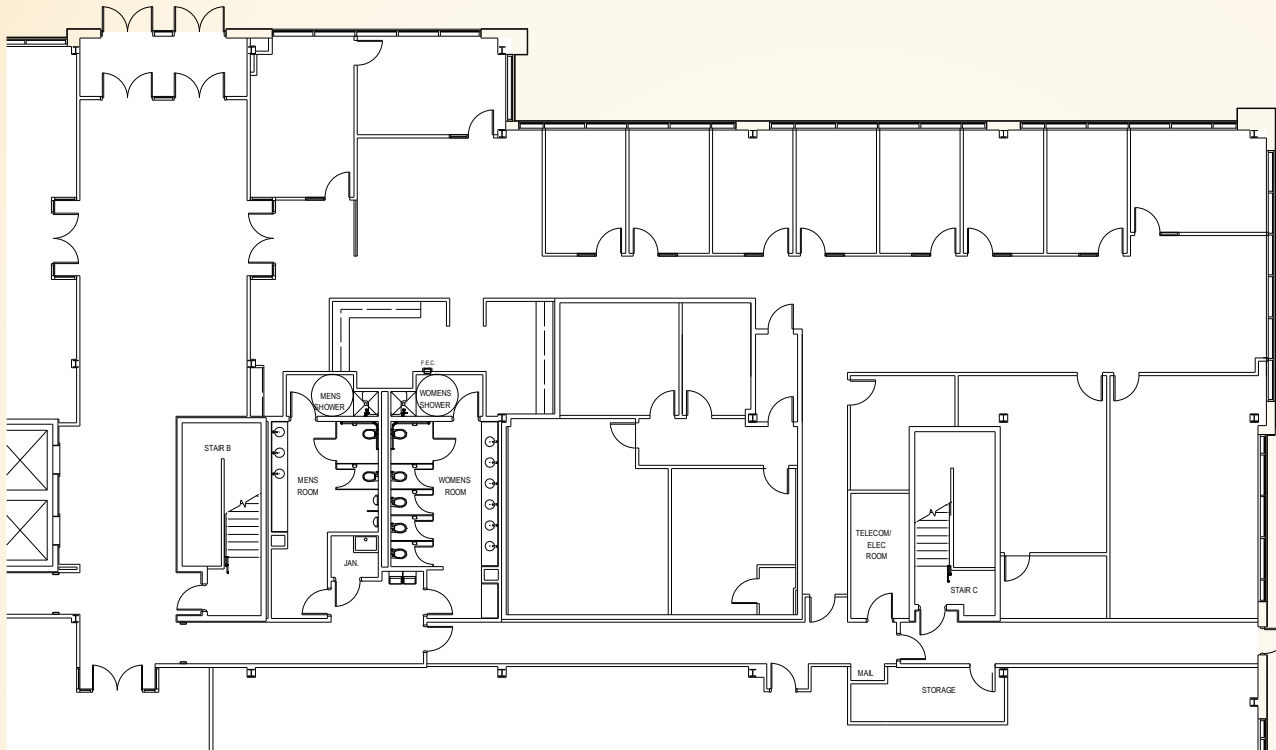
KEY PLAN

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# SUITE 150: 7,149 SF

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KEY PLAN

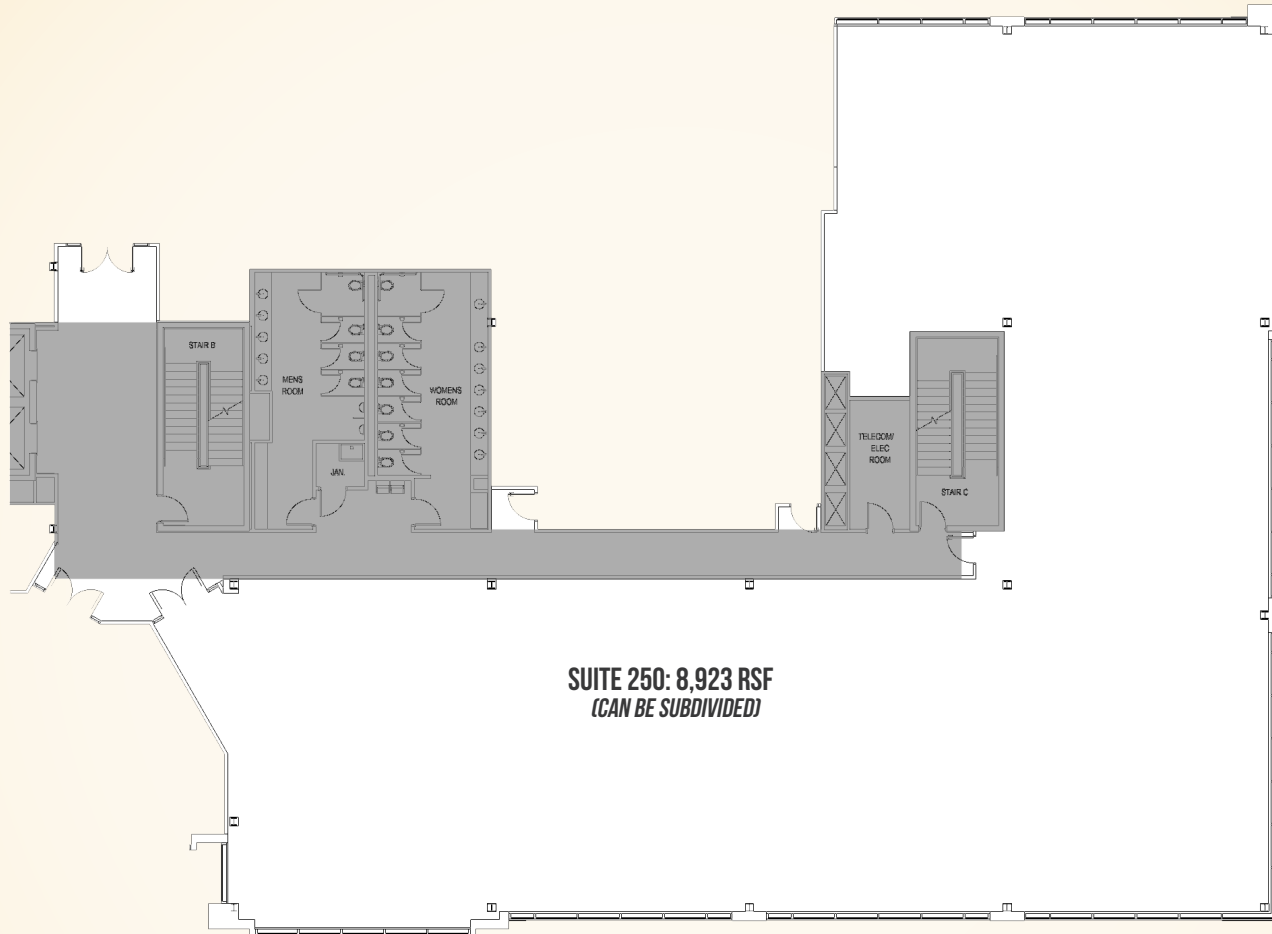


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## SUITE 250: 8,923 SF

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SUITE 250: 8,923 RSF  
*(CAN BE SUBDIVIDED)*



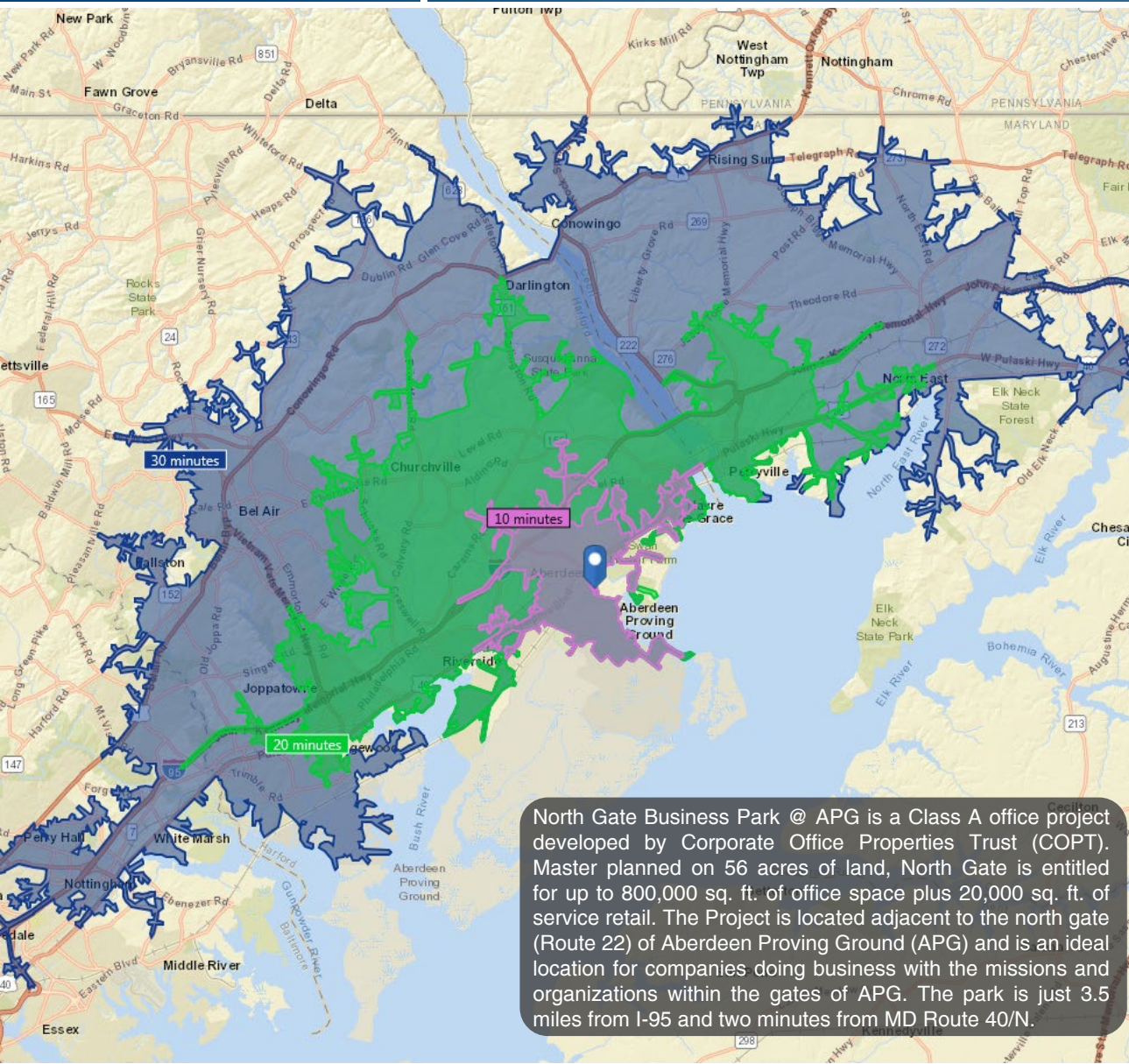


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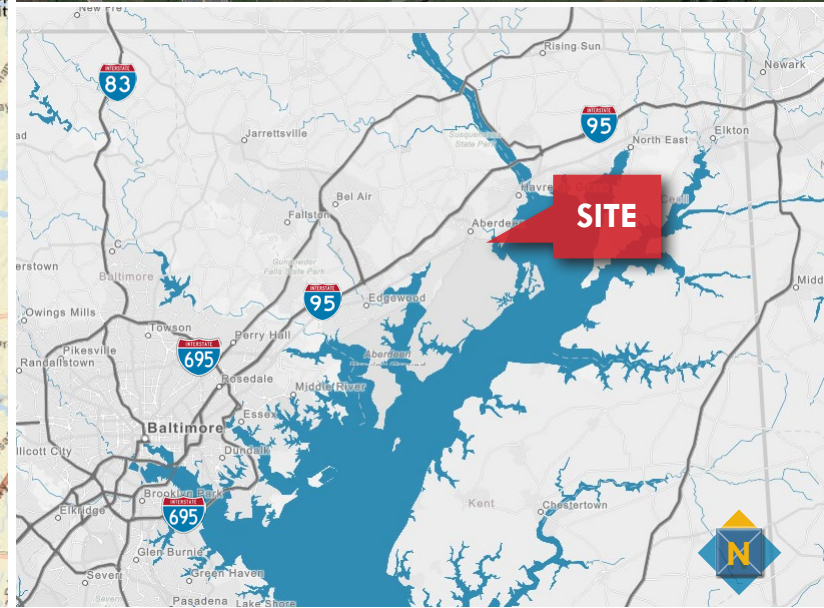
Harford County, Maryland

# LOCATION

**NORTH GATE BUSINESS CENTER @ APG | 209 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.



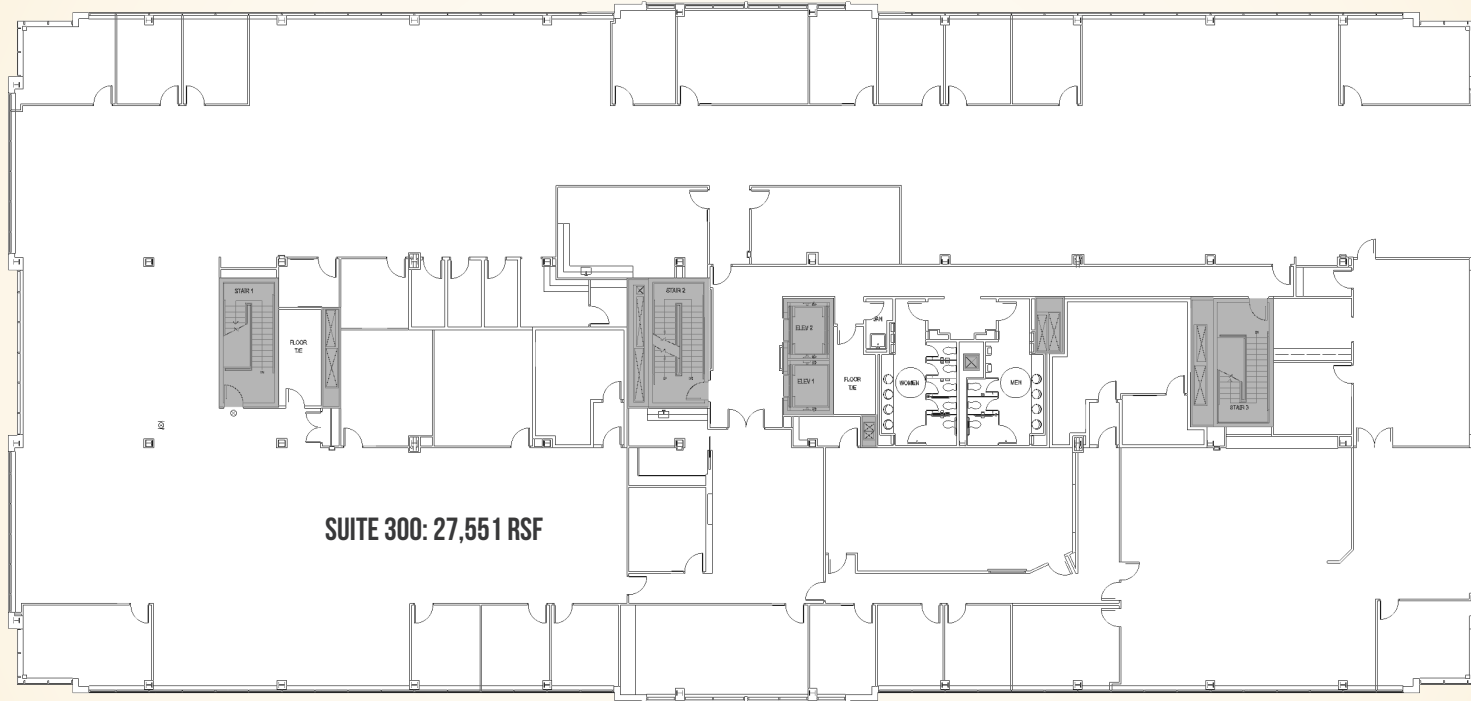


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# FLOOR PLAN

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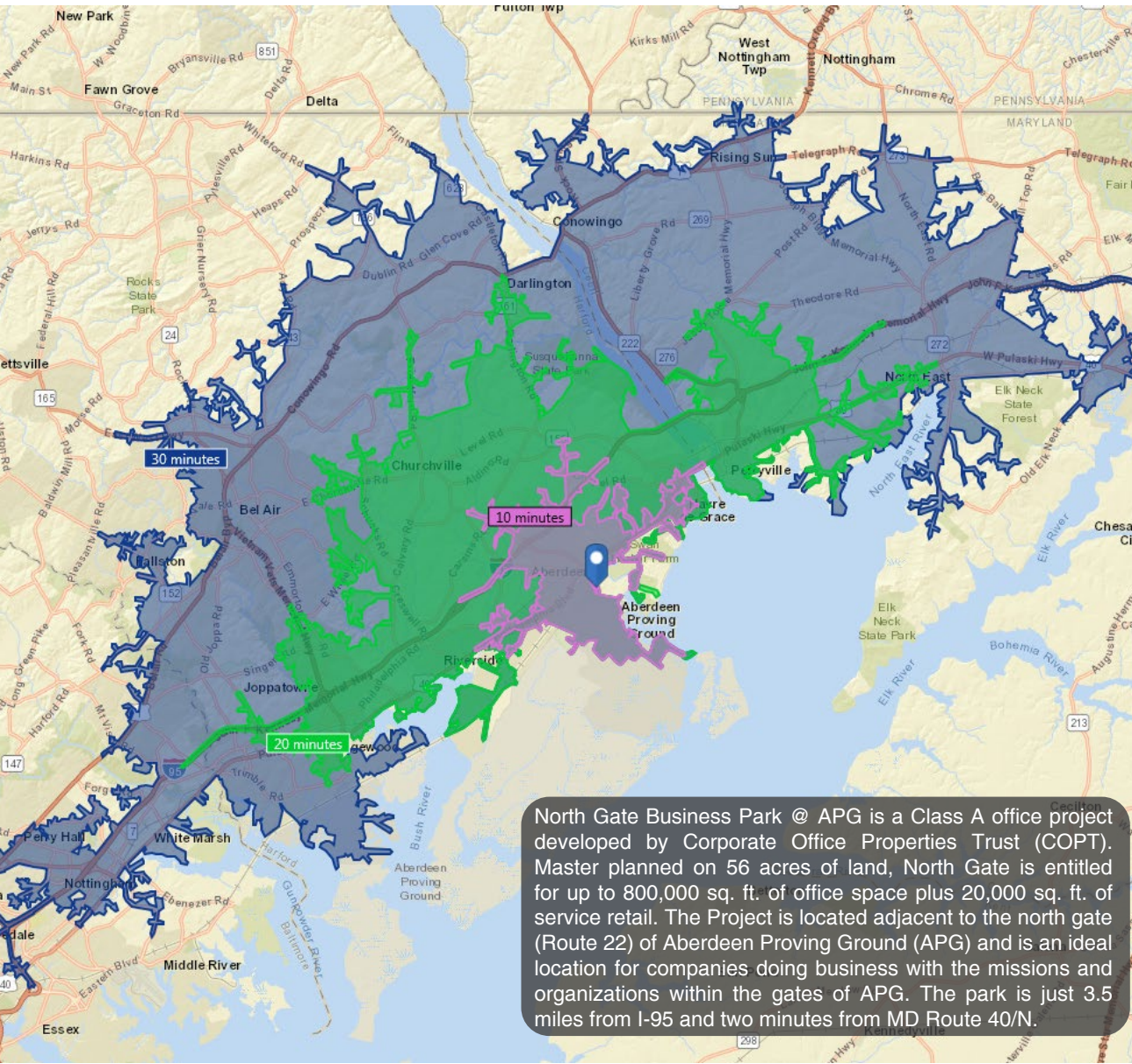


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