



BOX HILL CORPORATE CENTER

3465 BOX HILL CORPORATE CENTER DRIVE | ABINGDON, MARYLAND 21009

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Ideal location for medical office and defense contractors
- Less than 1 mile from I-95 & easy access to/from Aberdeen Proving Ground
- Located adjacent to the Wegmans anchored Boulevard at Box Hill shopping center with over 300,000 sf of premium retail space and restaurants.
- 5:1 Parking Ratio

AVAILABLE:

SUITE A-2: 12,152 SF

BUILDING SIZE:

97,500 SF

OCCUPANCY:

IMMEDIATE

RENTAL RATE:

\$19.50/SF, NNN



GOOGLE STREET VIEW

1ST FLOOR:

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- The site plan for the Box Hill Corporate Center illustrates a comprehensive development. Key features include:
- Buildings:** Labeled A through H, representing various commercial and office structures. Building F is a large, L-shaped structure. Building H is a smaller, rectangular building. Building G is a long, narrow building. Building E is a large, rectangular building. Building D is a smaller, rectangular building. Building C is a small, rectangular building. Building B is a small, rectangular building. Building A is a small, rectangular building.
 - Parking:** Multiple parking lots are shown, with specific counts provided for some areas: 141 spaces near Building B, 521 spaces near Building H, and 104,000 sq ft for Lot 15 (2-story office building). Lot 14 (2-story office building) is also shown with 135,000 sq ft.
 - Infrastructure:** The plan shows Box Hill South Parkway, Box Hill Corporate Center Drive, and Walter Ward Boulevard. A future retail area is indicated near the top left. A large Wegmans store is located in the bottom left corner.
 - Landmarks:** The site is bordered by Emmerton Road - MD Route 924 to the west and a future retail area to the north.
 - Scale:** A scale bar at the bottom right indicates 1" = 100', with markings for 0', 100', 200', and 300'.

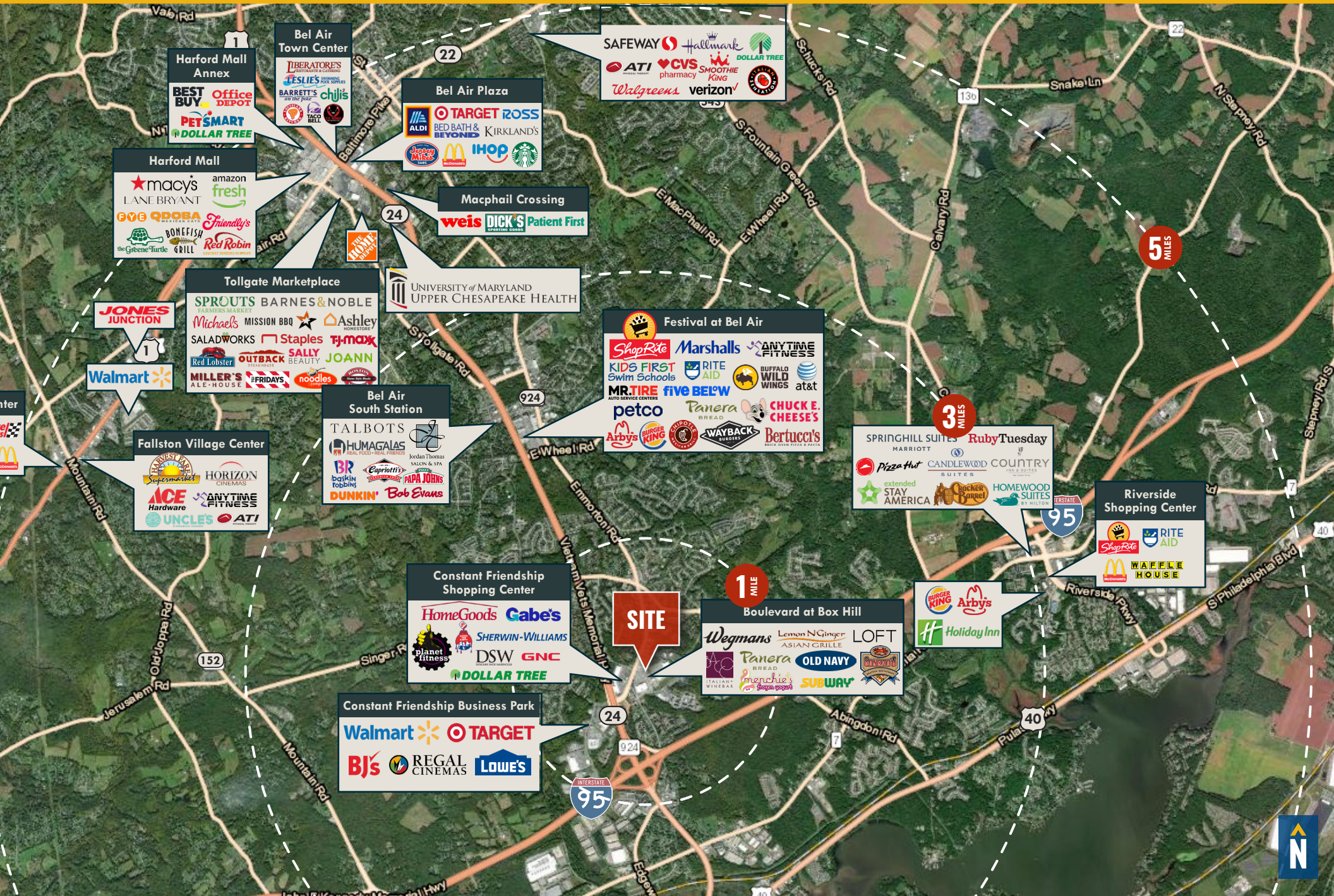
FLOOR PLAN: SUITE A-2



SURROUNDING AMENITIES



TRADE AREA



FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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