

FOR LEASE

 Harford County, Maryland

**4696
MILLENNIUM
DRIVE**

**4694
MILLENNIUM
DRIVE**

**4692
MILLENNIUM
DRIVE**

BUSH RIVER

WATER'S EDGE CORPORATE CAMPUS

4692, 4694 & 4696 MILLENNIUM DR

BELCAMP, MD 21017



Joe Bradley

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Beetle Smith

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AVAILABLE

4692 Millennium Drive
2,162 sf - 20,486 sf

4694 Millennium Drive
1,393 sf - 5,638 sf

4696 Millennium Drive
4,700 sf - 17,549 sf

BUILDING SIZE

4692 Millennium Dr: 79,687 sf

4694 Millennium Dr: 100,379 sf

4696 Millennium Dr: 123,000 sf

RENTAL RATE

\$24.00/sf, Full Service

HIGHLIGHTS

- ▶ Class A office space with scenic waterfront views of Bush River
- ▶ Close proximity to Aberdeen Proving Ground
- ▶ Easy commute via I-95 to Wilmington DE, Philadelphia PA, Baltimore MD, and Washington DC
- ▶ Parking ratio: 4/1,000sf
- ▶ Ideal for Government Contractors, Medical, Law, Accounting, or other professional services.

WATER'S EDGE CORPORATE CAMPUS

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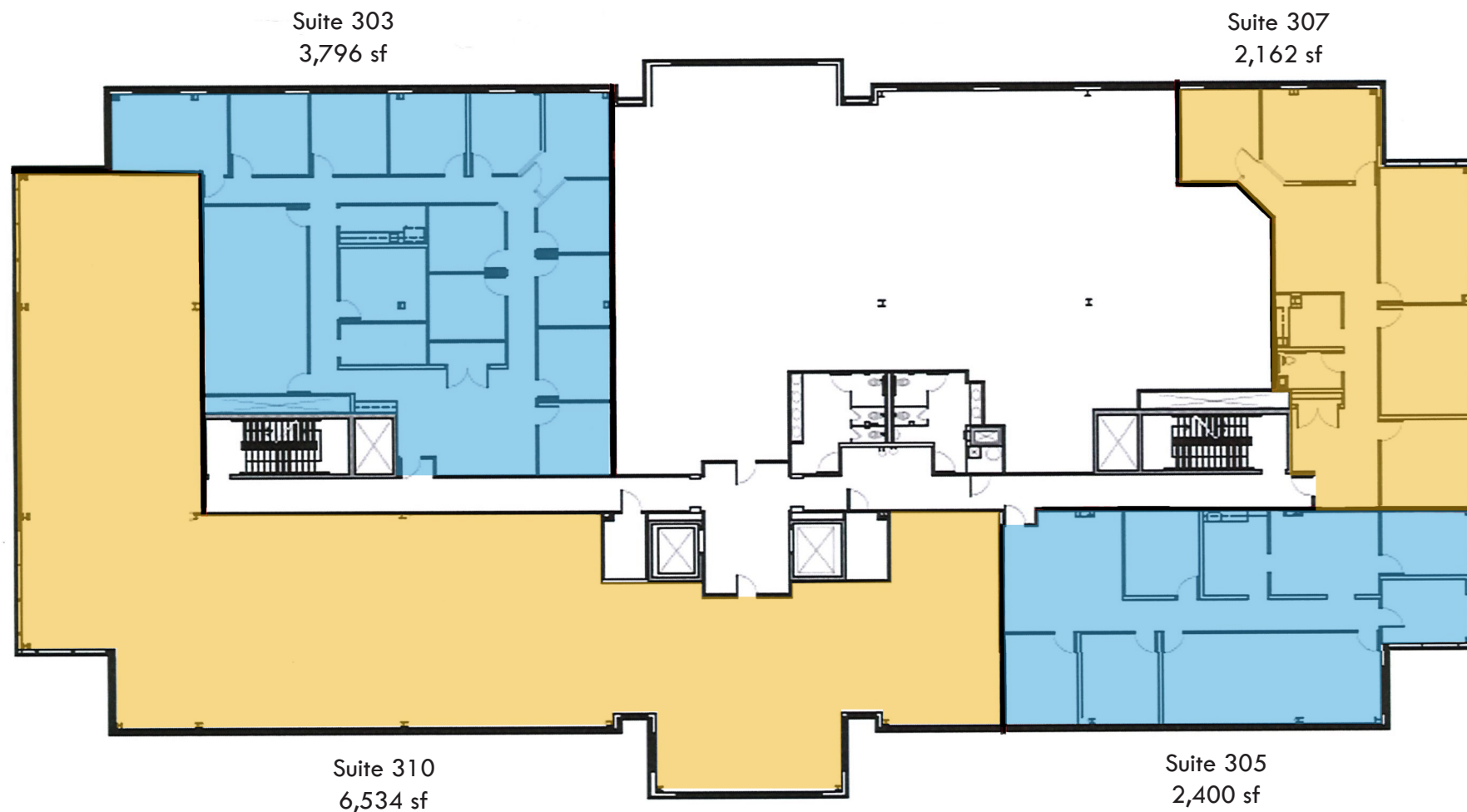
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Harford County, Maryland

4692: FLOOR PLAN (3RD FLOOR)

WATER'S EDGE CORPORATE CENTER | 4692 MILLENNIUM DRIVE | BELCAMP, MARYLAND 21017



FOR LEASE

 Harford County, Maryland

4694: FLOOR PLAN (1ST FLOOR)

WATER'S EDGE CORPORATE CENTER | 4694 MILLENNIUM DRIVE | BELCAMP, MARYLAND 21017



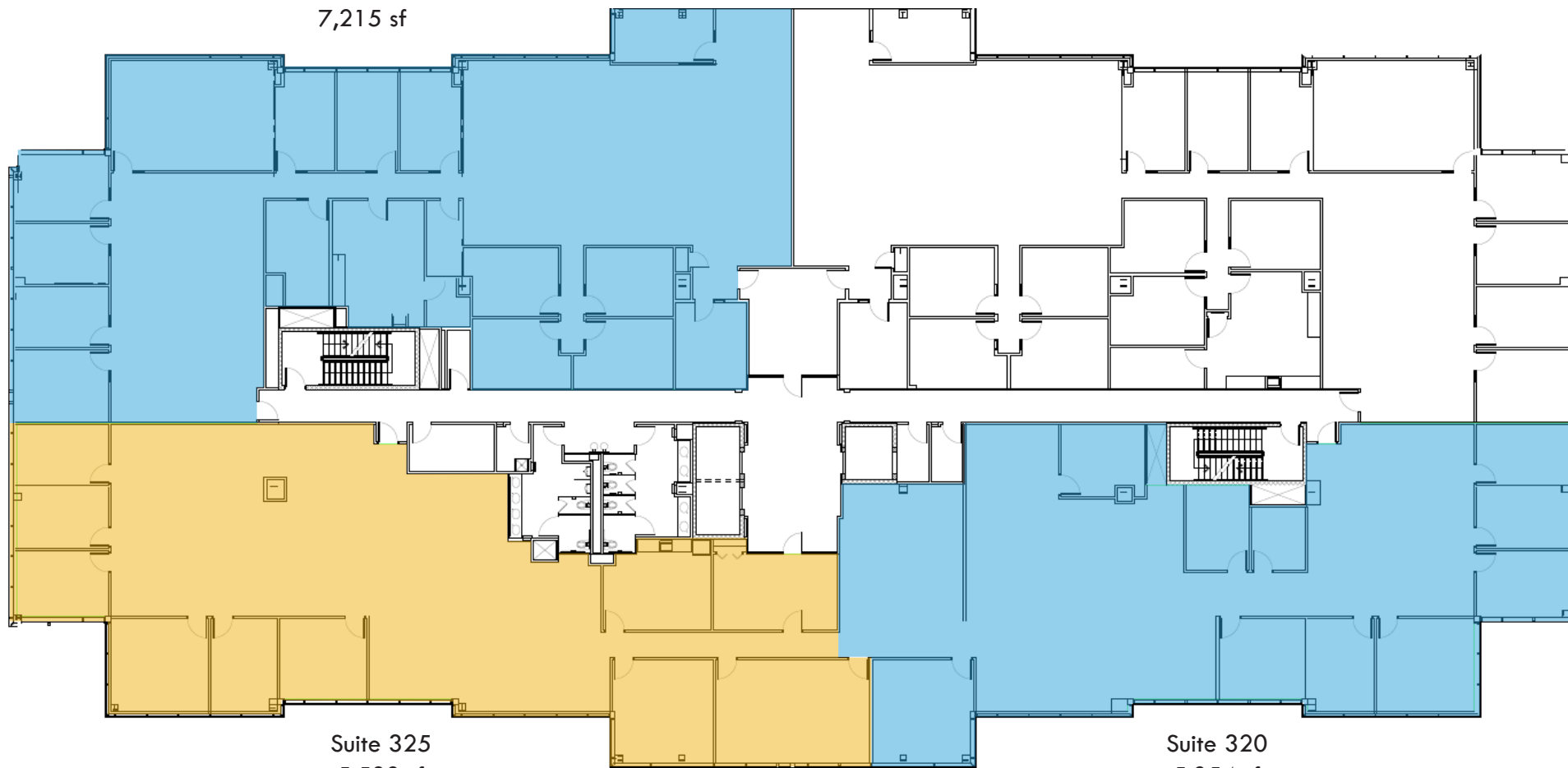
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4696: FLOOR PLAN (3RD FLOOR)

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Suite 350
7,215 sf



Suite 325
5,588 sf

Suite 320
5,254 sf

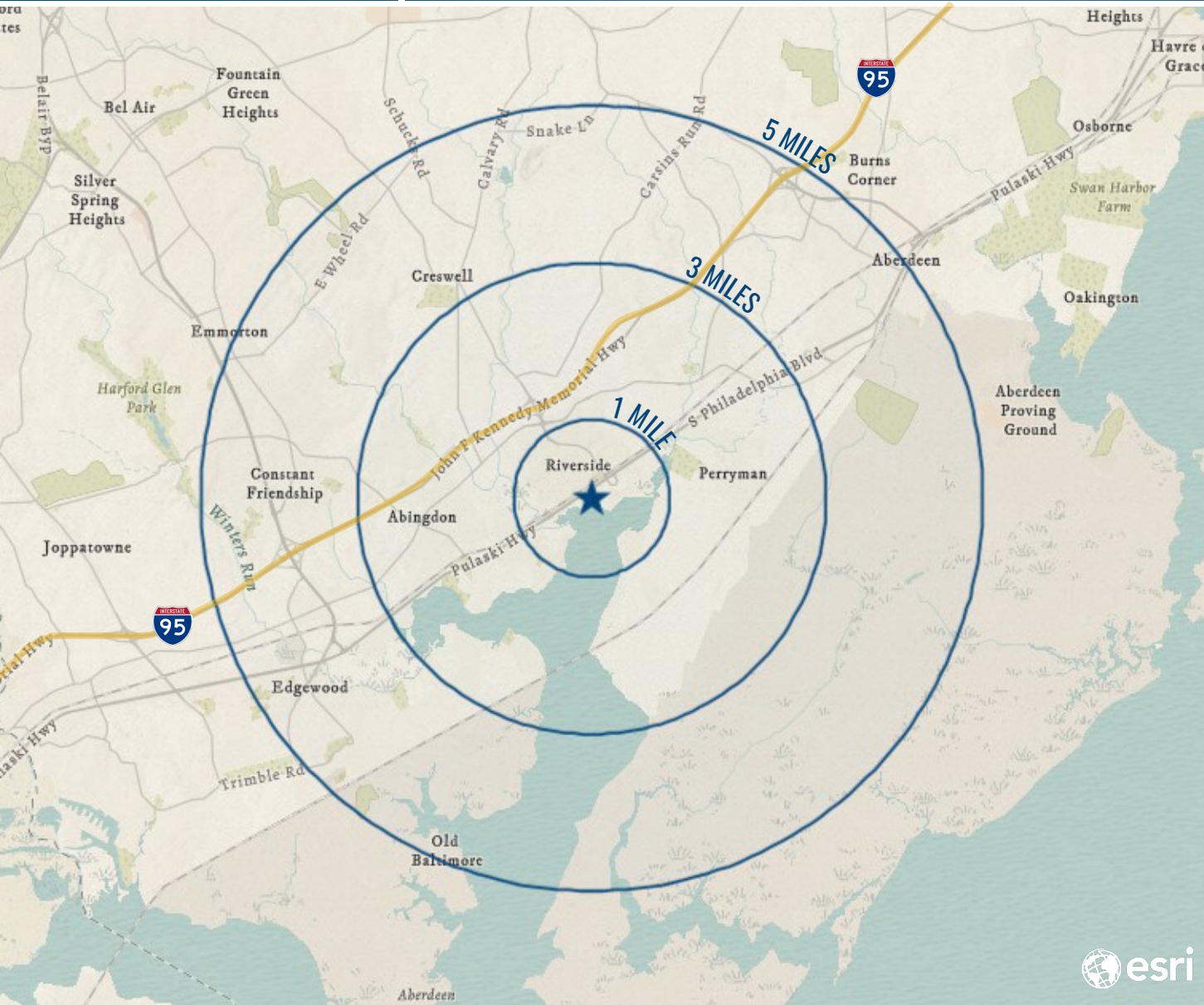
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DEMOGRAPHICS

WATER'S EDGE CORPORATE CENTER | 4692, 4694 & 4696 MILLENNIUM DRIVE | BELCAMP, MARYLAND 21017



TOTAL POPULATION

5,459	24,616	77,616
1 MILE	3 MILE	5 MILE

TOTAL DAYTIME POPULATION

5,861	22,479	73,267
1 MILE	3 MILE	5 MILE

POPULATION 16+ EMPLOYED

95.6%	95.6%	95.3%
1 MILE	3 MILE	5 MILE

MEDIAN AGE

37.1	37.2	37.4
1 MILE	3 MILE	5 MILE

AVERAGE HOUSEHOLD INCOME

\$97,209	\$109,687	\$103,512
1 MILE	3 MILE	5 MILE





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