

# FOR LEASE

Harford County, Maryland

# NORTH GATE BUSINESS PARK @ APG

210 RESEARCH BOULEVARD | ABERDEEN, MARYLAND 21001



## AVAILABLE

Suite 200: 1,000 sf - 19,479 sf  
COPTworks: Suites G, I, J, and K

## 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



CORPORATE OFFICE  
PROPERTIES TRUST



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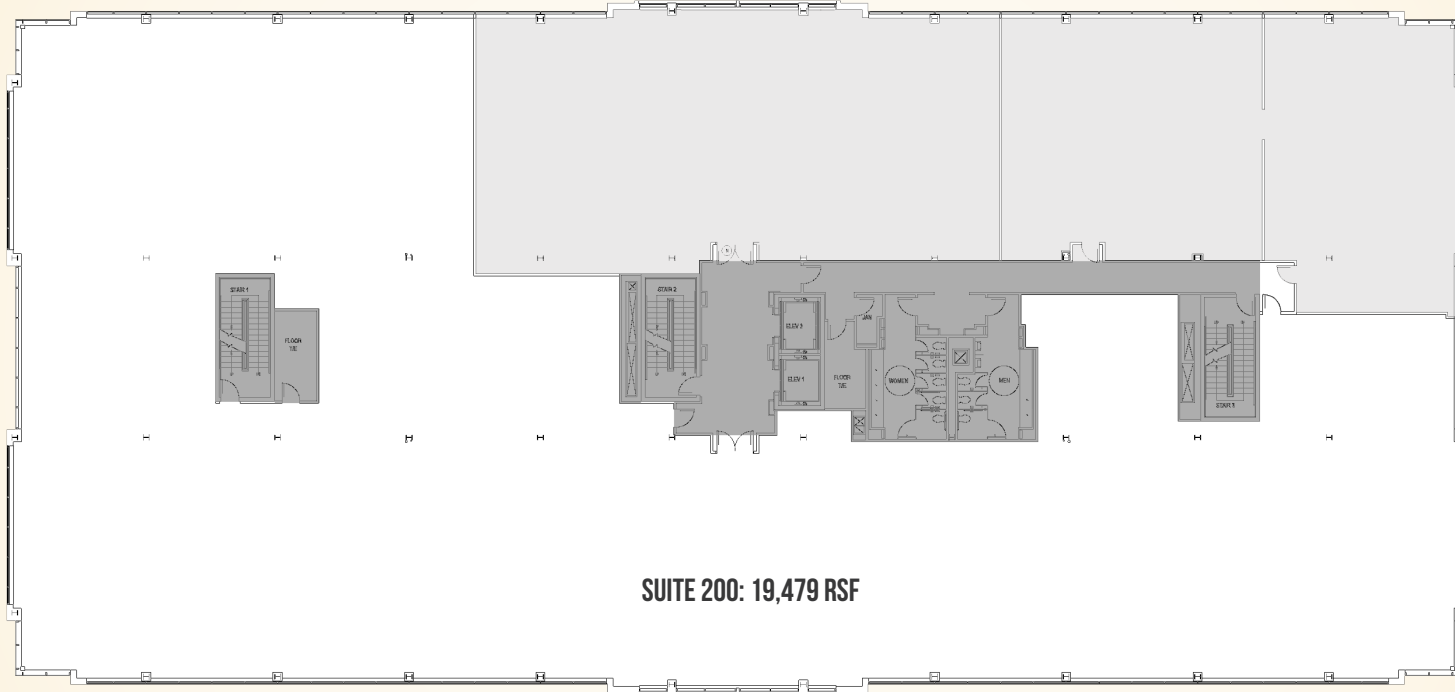
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## FLOOR PLAN: SUITE 200

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



**SUITE 200: 19,479 RSF**



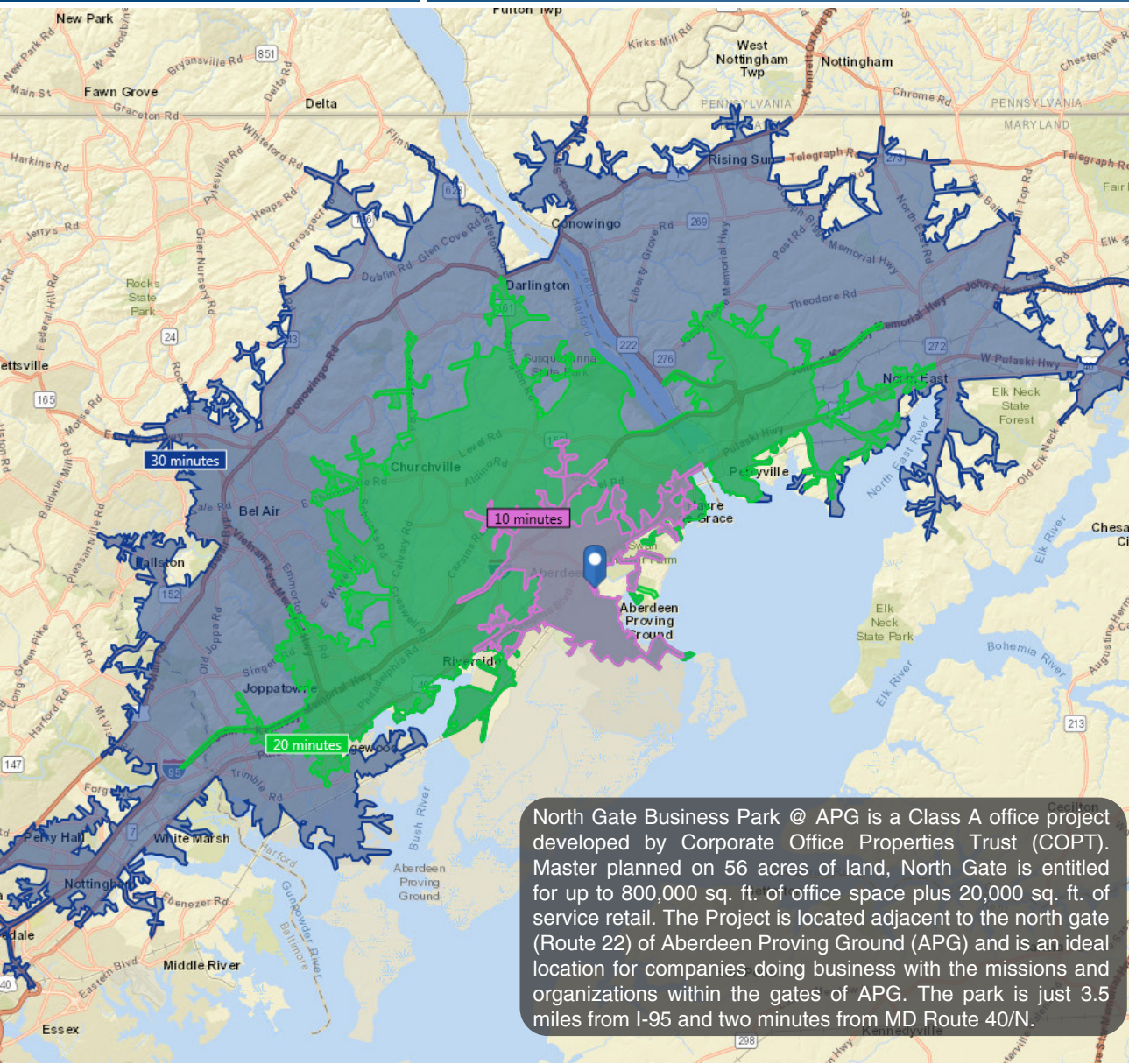


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# LOCATION

**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.

