

FOR LEASE

Harford County, Maryland

NORTH GATE BUSINESS PARK @ APG

210 RESEARCH BOULEVARD | ABERDEEN, MARYLAND 21001



AVAILABLE

Suite 140: 1,300 sf

Suite 200: 1,000 sf - 19,479 sf

COPTWORKS SUITES

Suite B: 294 sf Suite H: 176 sf

Suite D: 220 sf Suite I: 120 sf

Suite E: 176 sf Suite K: 122 sf

Suite F: 176 sf Suite L: 125 sf

Suite G: 176 sf

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

Introducing



COPTworks at APG is a brand new, fully furnished, ready-to-go proposal space in a Class A office building purpose-built for businesses pursuing contracts on Aberdeen Proving Ground.

- » Plug and play space
- » DataWatch secured
- » Affordable pricing, flexible terms
- » Leases from one month
- » Community kitchen & break area
- » Building fitness center
- » Shared waiting area
- » Fully furnished
- » Brand new build out
- » Abundant free parking
- » Shared conference room

Professionally owned and managed by
COPT DEFENSE
PROPERTIES



Joe Bradley
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Beetle Smith
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✉ bsmith@mackenziecommercial.com

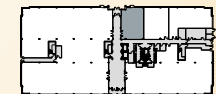
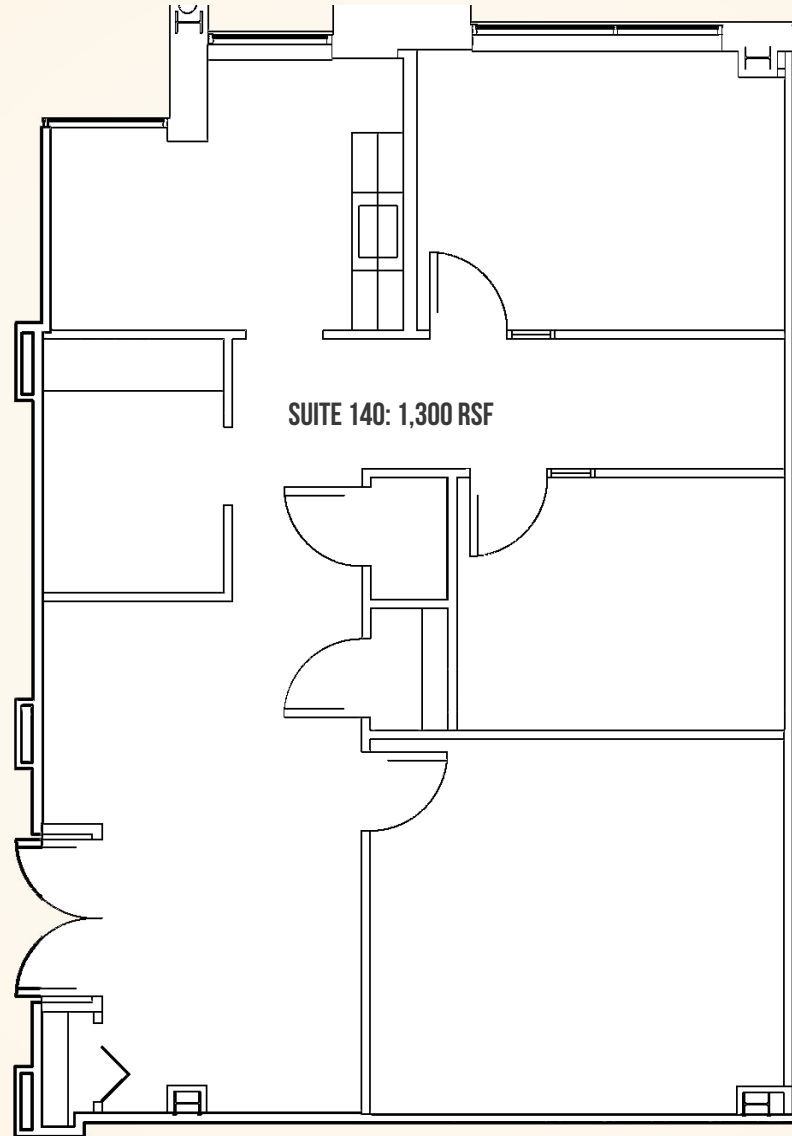
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Harford County, Maryland

FLOOR PLAN: SUITE 140

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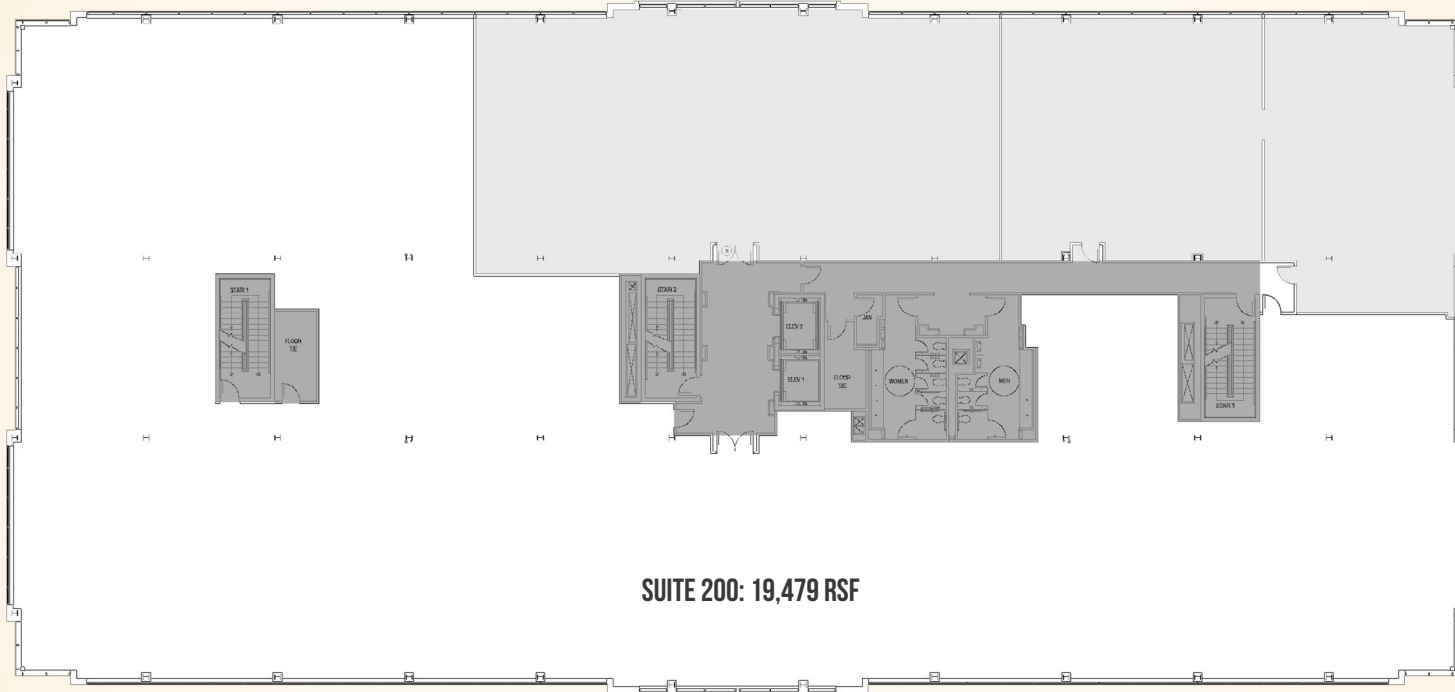
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FLOOR PLAN: SUITE 200

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SUITE 200: 19,479 RSF



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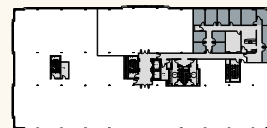
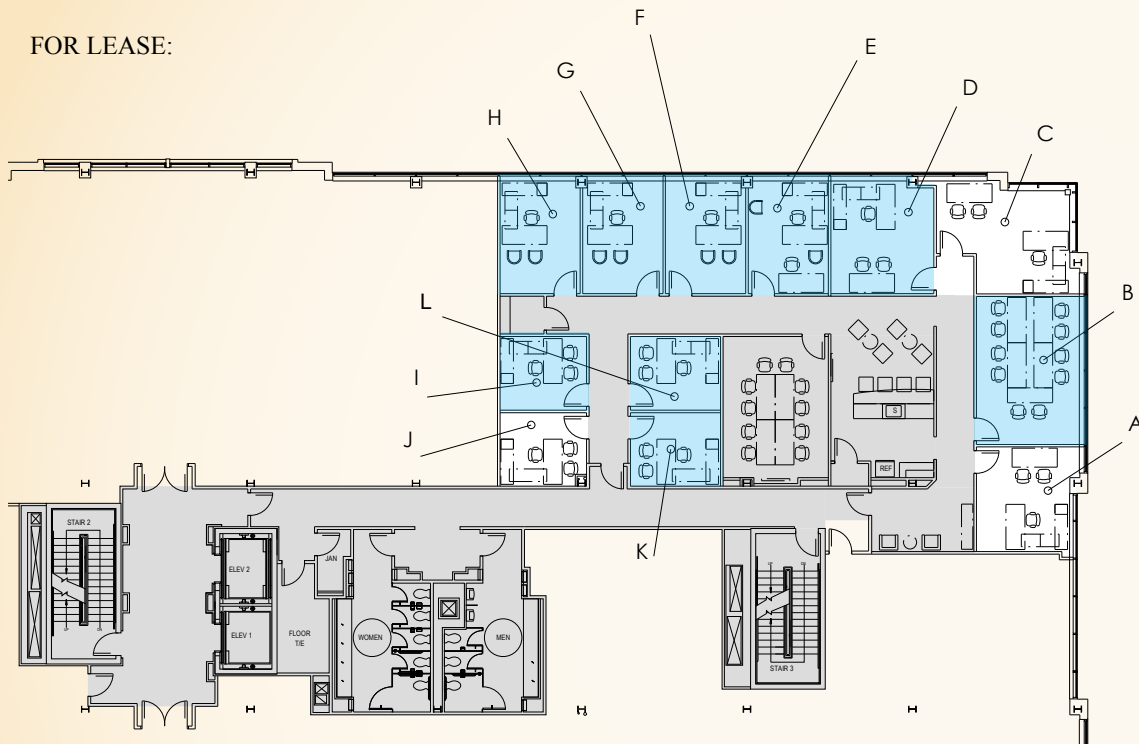
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FLOOR PLAN: SUITE 260 (COPT)

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FOR LEASE:



KEY PLAN

FLOOR PLAN NOT TO SCALE. SHADED AREAS REPRESENT EXTENT OF SUITE.



COPTWORKS

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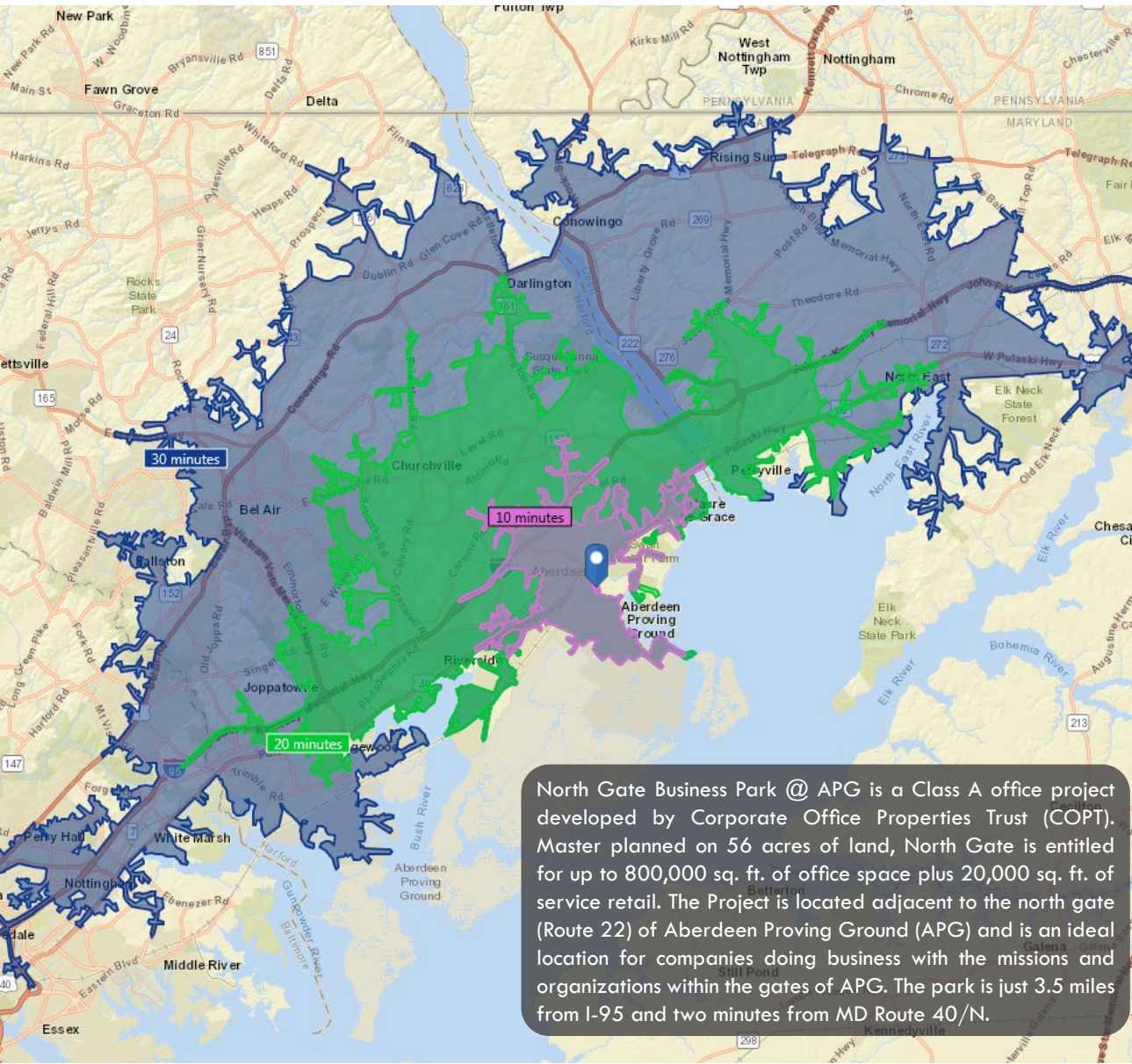
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LOCATION

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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.

