

# FOR LEASE

Harford County, Maryland

# NORTH GATE BUSINESS PARK @ APG

210 RESEARCH BOULEVARD | ABERDEEN, MARYLAND 21001



## AVAILABLE

Suite 100 Up to 8,313 sf  
Suite 140 1,311 sf  
Suite 180 Up to 6,283 sf  
Suite 200 1,000 - 19,479 sf

## COPTWORKS

Suite 260 One space remaining  
Suite 300 27,551 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

Professionally owned and managed by



CORPORATE OFFICE  
PROPERTIES TRUST



### Joe Bradley

☎ 410.494.4892

✉ jbradley@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC

### Beetle Smith

☎ 410.879.1900

✉ bsmith@mackenziecommercial.com

### Tom Mottley

☎ 410.879.1900

✉ tmottley@mackenziecommercial.com

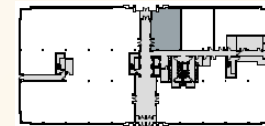
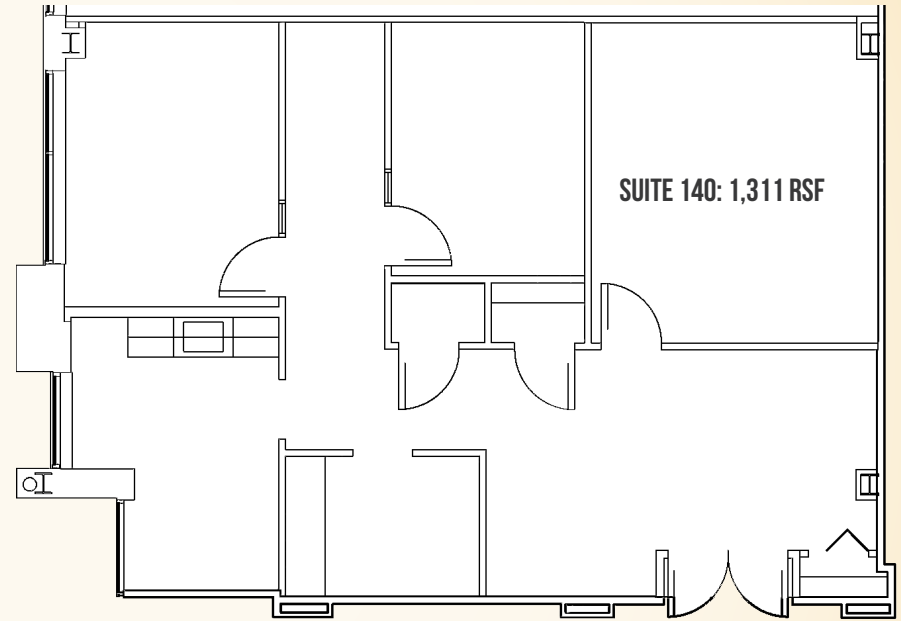
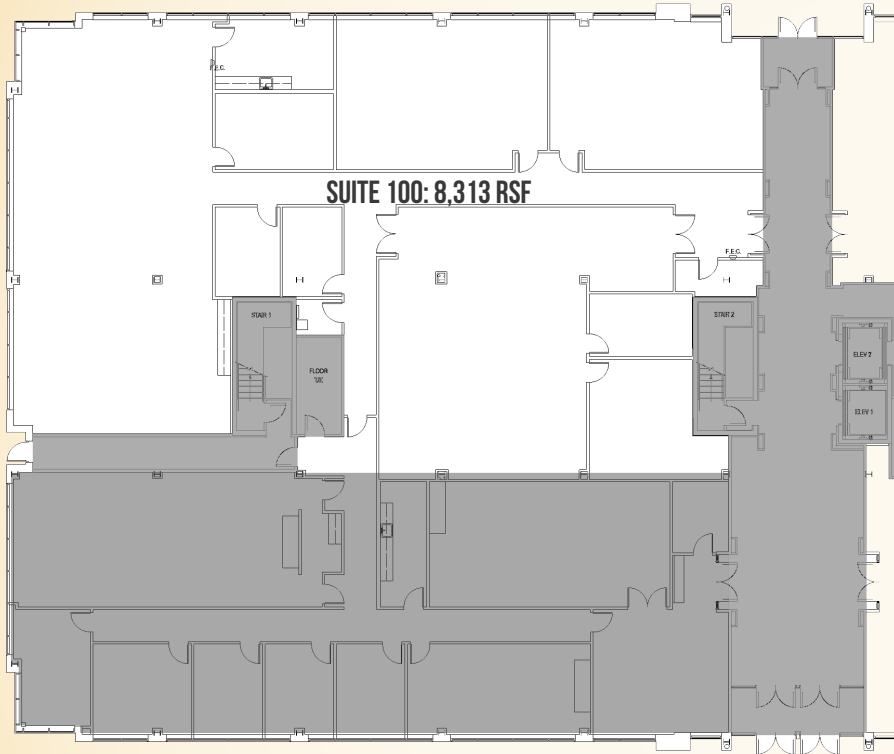
• 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

# FOR LEASE

Harford County, Maryland

# FLOOR PLAN

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

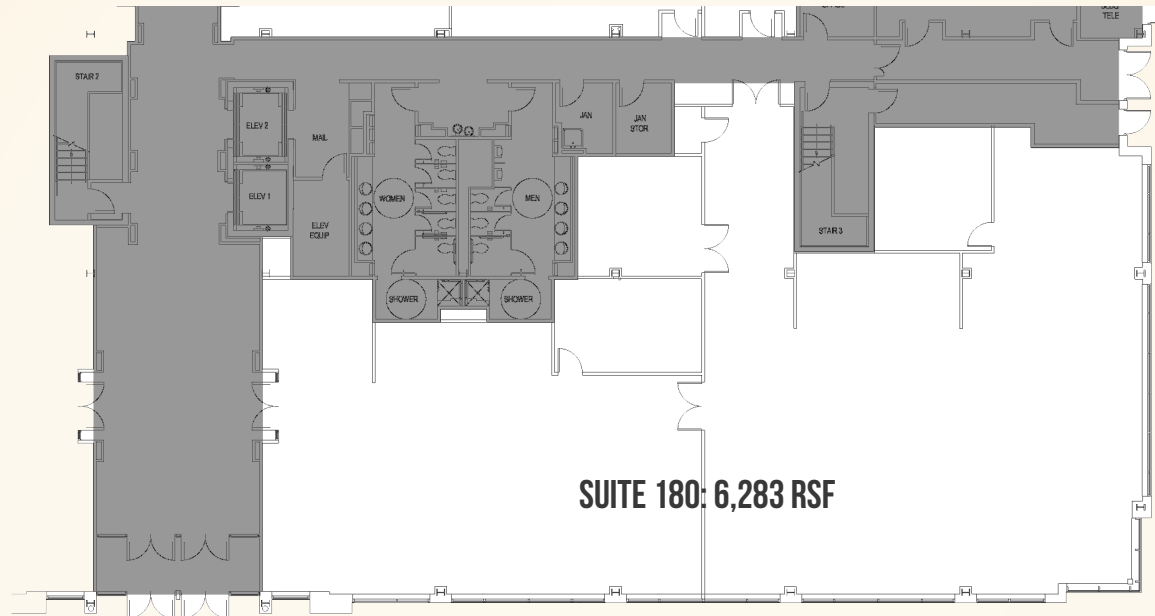


# FOR LEASE

Harford County, Maryland

## FLOOR PLAN

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

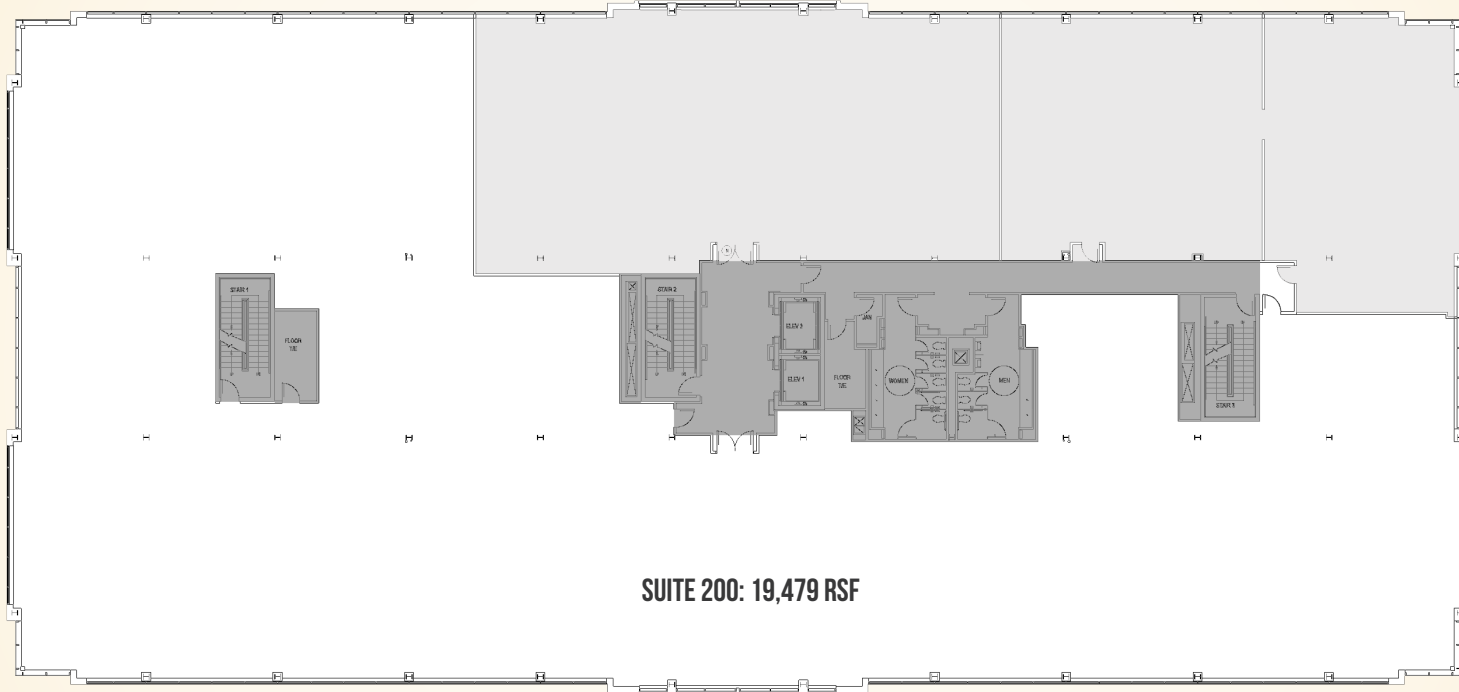


# FOR LEASE

Harford County, Maryland

# FLOOR PLAN

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



# FOR LEASE

Harford County, Maryland

# FLOOR PLAN

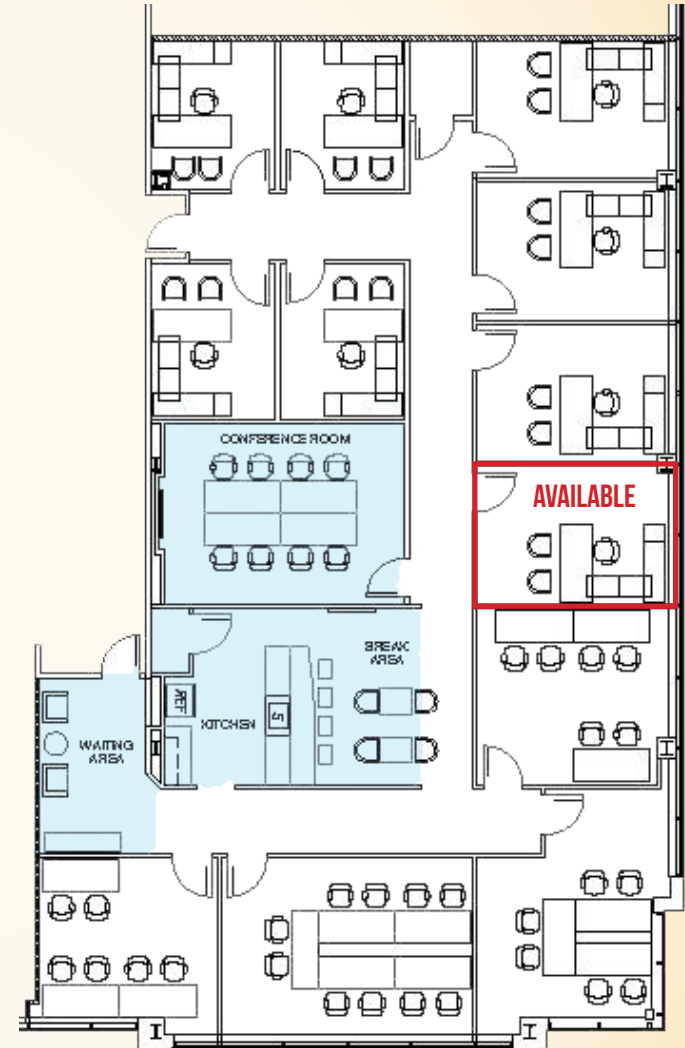
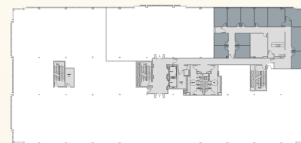
NORTH GATE BUSINESS CENTER @ APG | 210 RESEARCH BOULEVARD | ABERDEEN, MARYLAND, 21001



# COPTWORKS

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



 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**Joe Bradley**

410.494.4892

jbradley@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC

**Beetle Smith**

410.879.1900

bsmith@mackenziecommercial.com

410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

**Tom Mottley**

410.879.1900

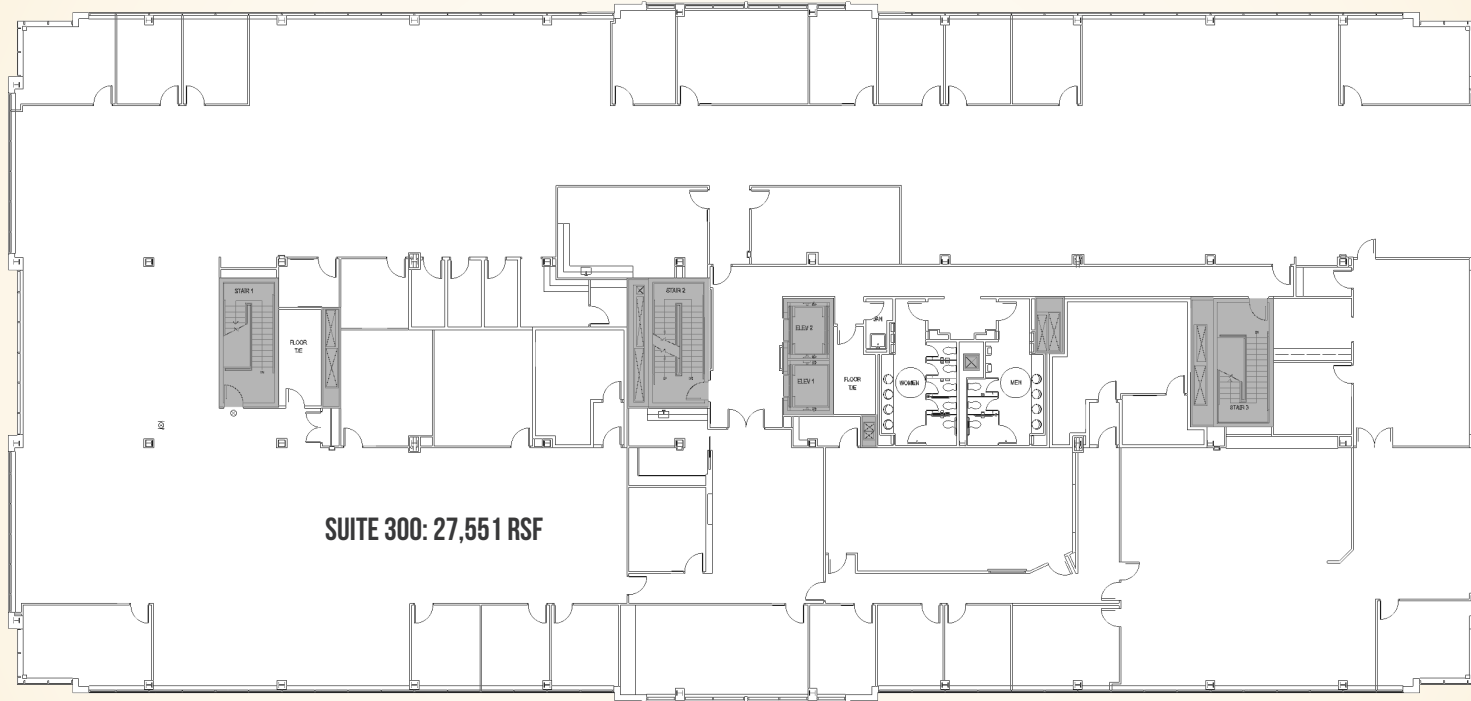
tmottley@mackenziecommercial.com

# FOR LEASE

Harford County, Maryland

# FLOOR PLAN

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

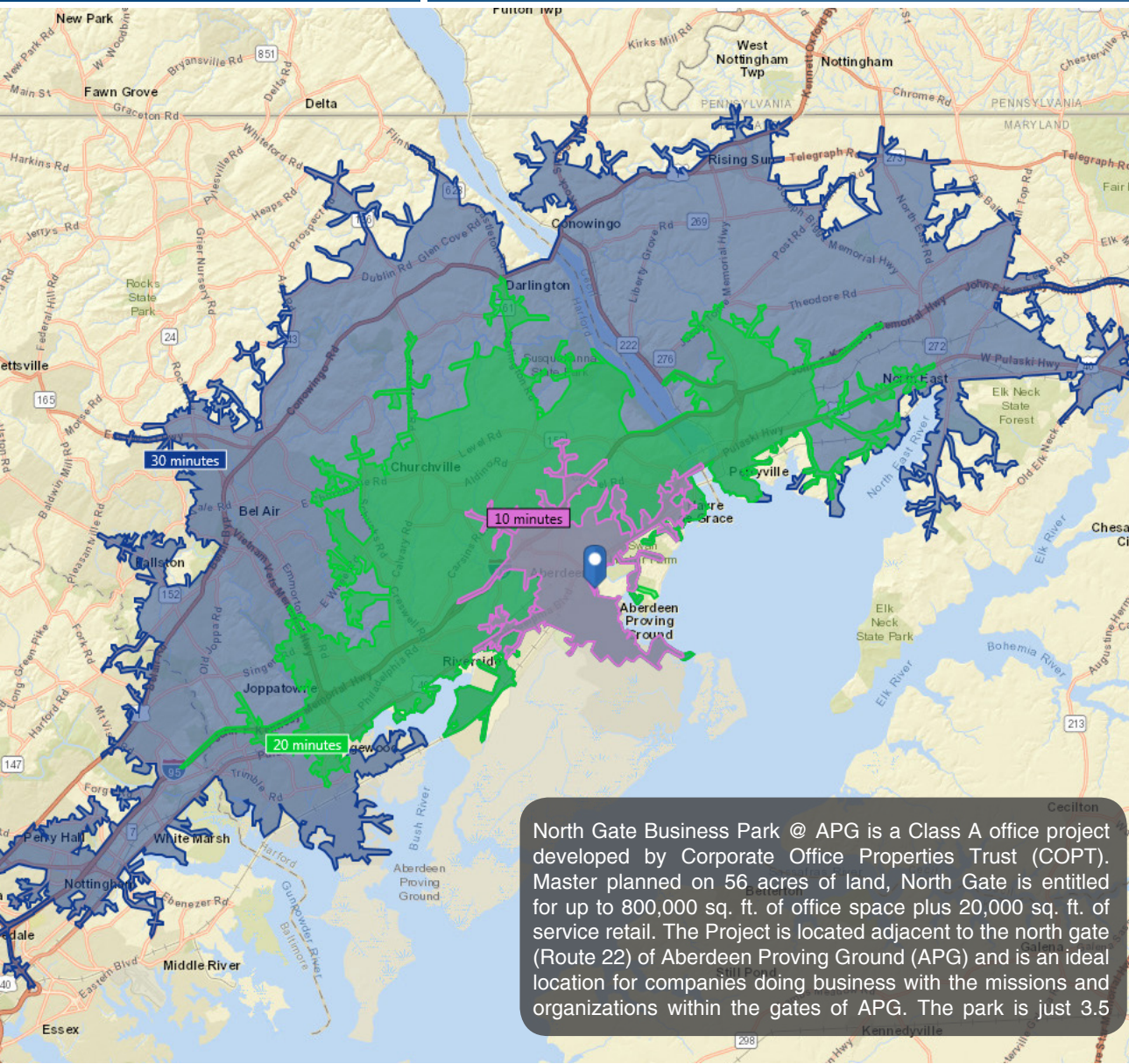


# FOR LEASE

Harford County, Maryland

# 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

