



# Sale or Lease

6785 Business Parkway  
Elkridge, MD 21075

## Property Highlights

- Move-in ready premium end cap retail/office space.
- Unparalleled visibility (25,000+ vehicles/day).
- 100+ surface parking spaces.
- Tenant entitled to two illuminated exterior signs.
- Signalized intersection for easy ingress/egress.
- Convenient to I-95, Route 100, Route 295.
- Fastest-growing submarket in Howard County, Maryland.
- Competitively priced.

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## **Leasing/Sale information:**

**All units could be purchased separately or together**

- Unit 1 - 2,730 sf
- Unit 2 - 3,030 sf
- Units 1 and 2 are currently combined to 5,760 sf
  - Two dock doors available
- Unit 3 – 3,030 sf
  - Formerly a gym, has a dock door
- Lease price : \$ 23.00 psf NNN
  - NNN's: \$4.42 psf
- Sale price : \$340 psf

## **Property information**

- 4.62 acres site
- 30,000sf building
- 103 parking spaces
- Property zoned CECLI. Ambulatory health care facilities permitted by right
- Building faces Route 1 (Washington Boulevard)
- Flex building, masonry construction, built 2005
- Signalized intersection at Route 1/Business Parkway
- Property Type: Flex
- Building Class: B

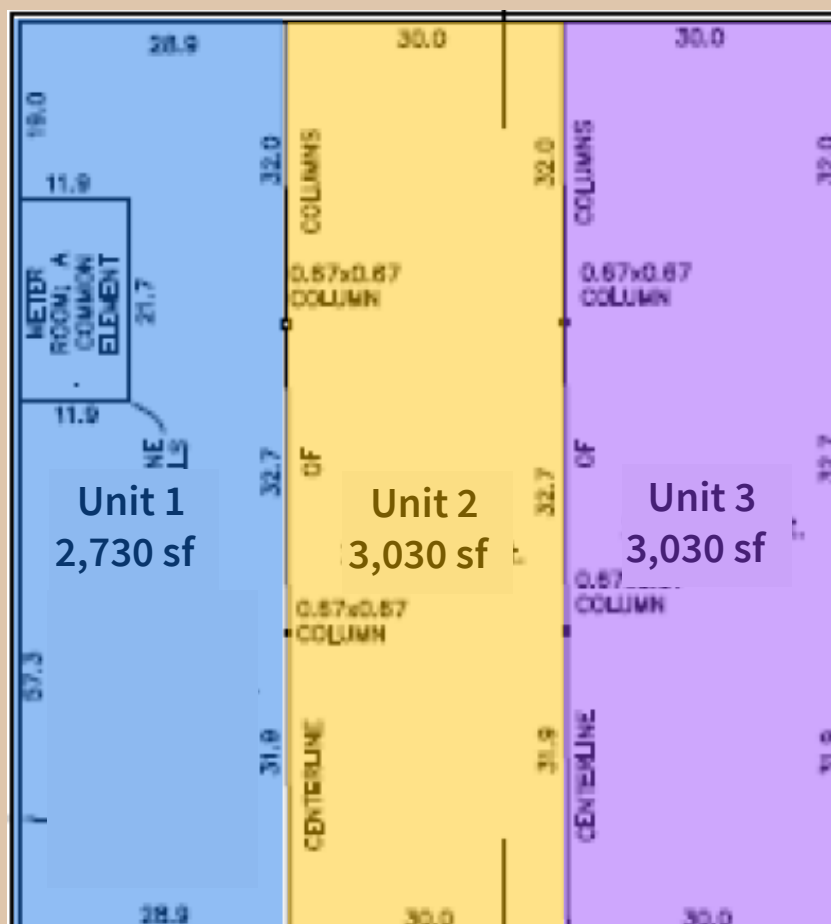
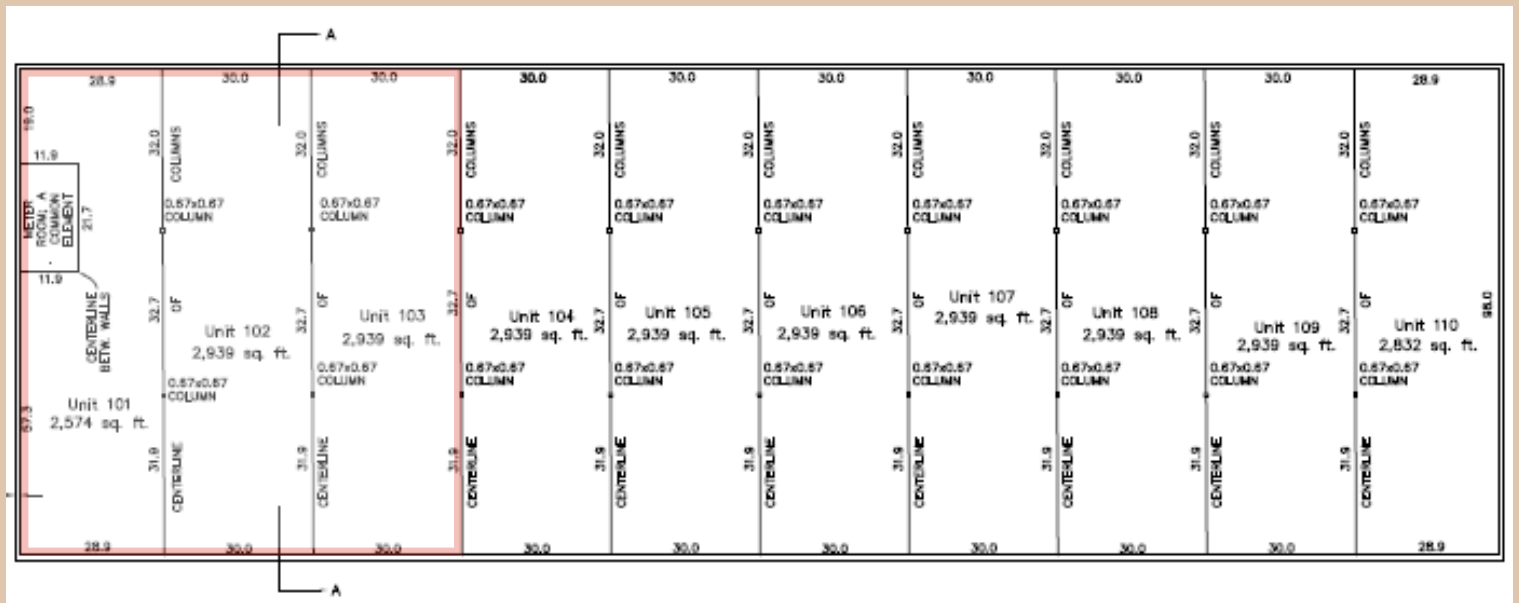
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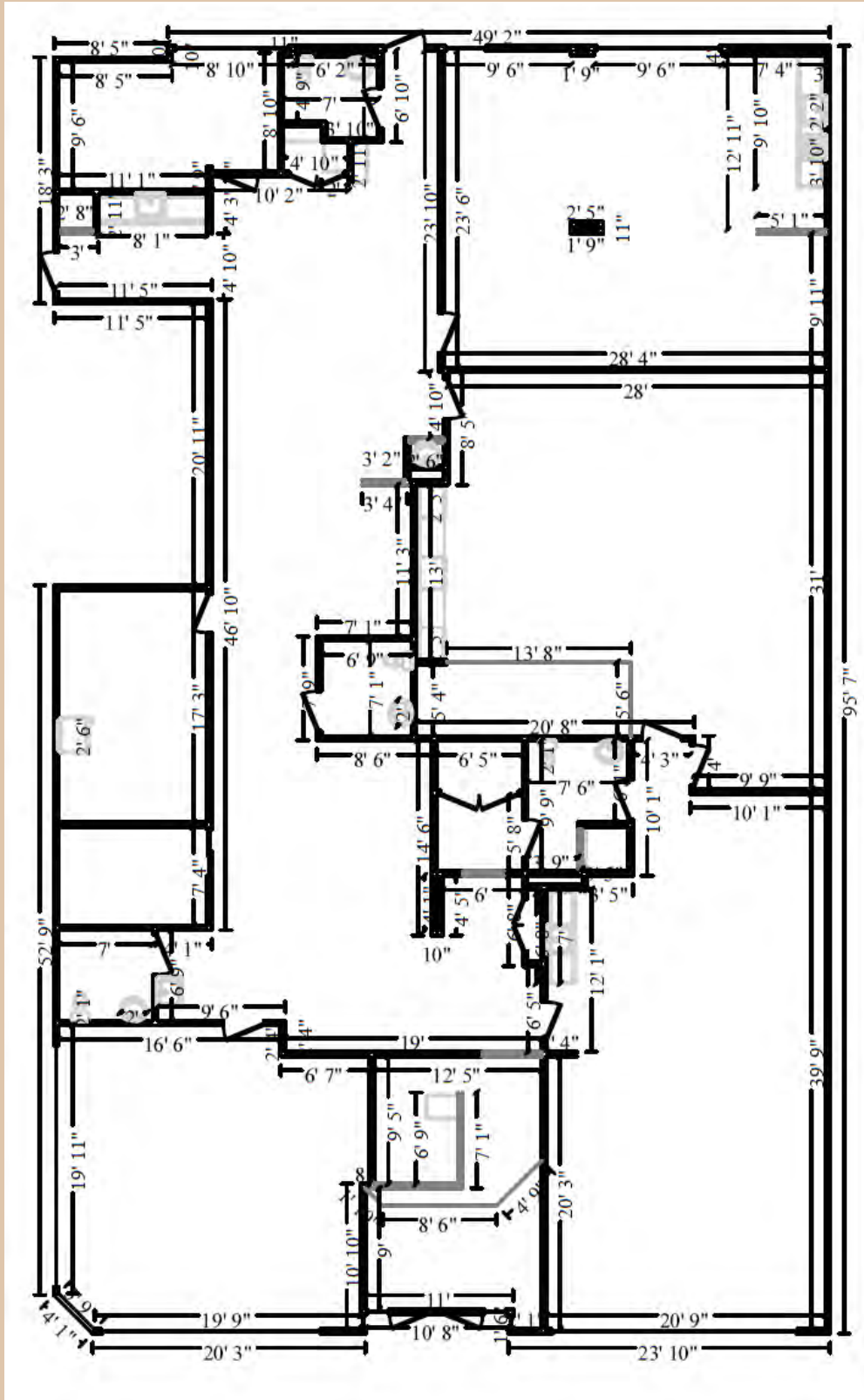
## Site plan



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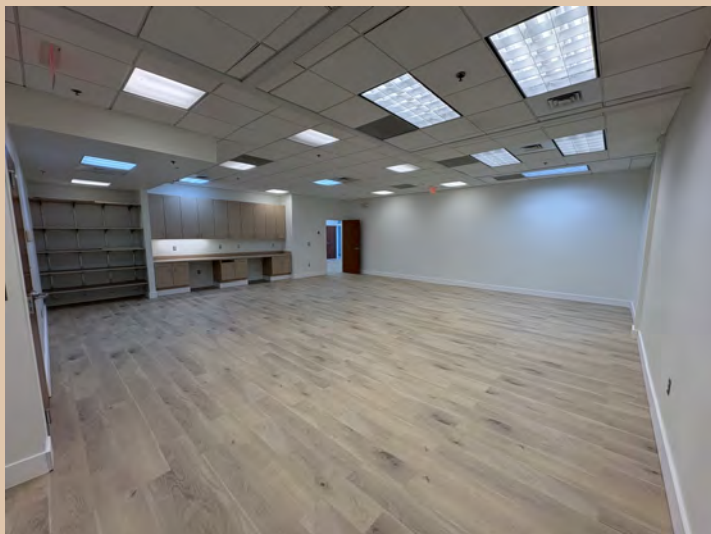
# Unit 1 & 2

**5,760 SF**



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## Units 1 & 2 Interior Photos





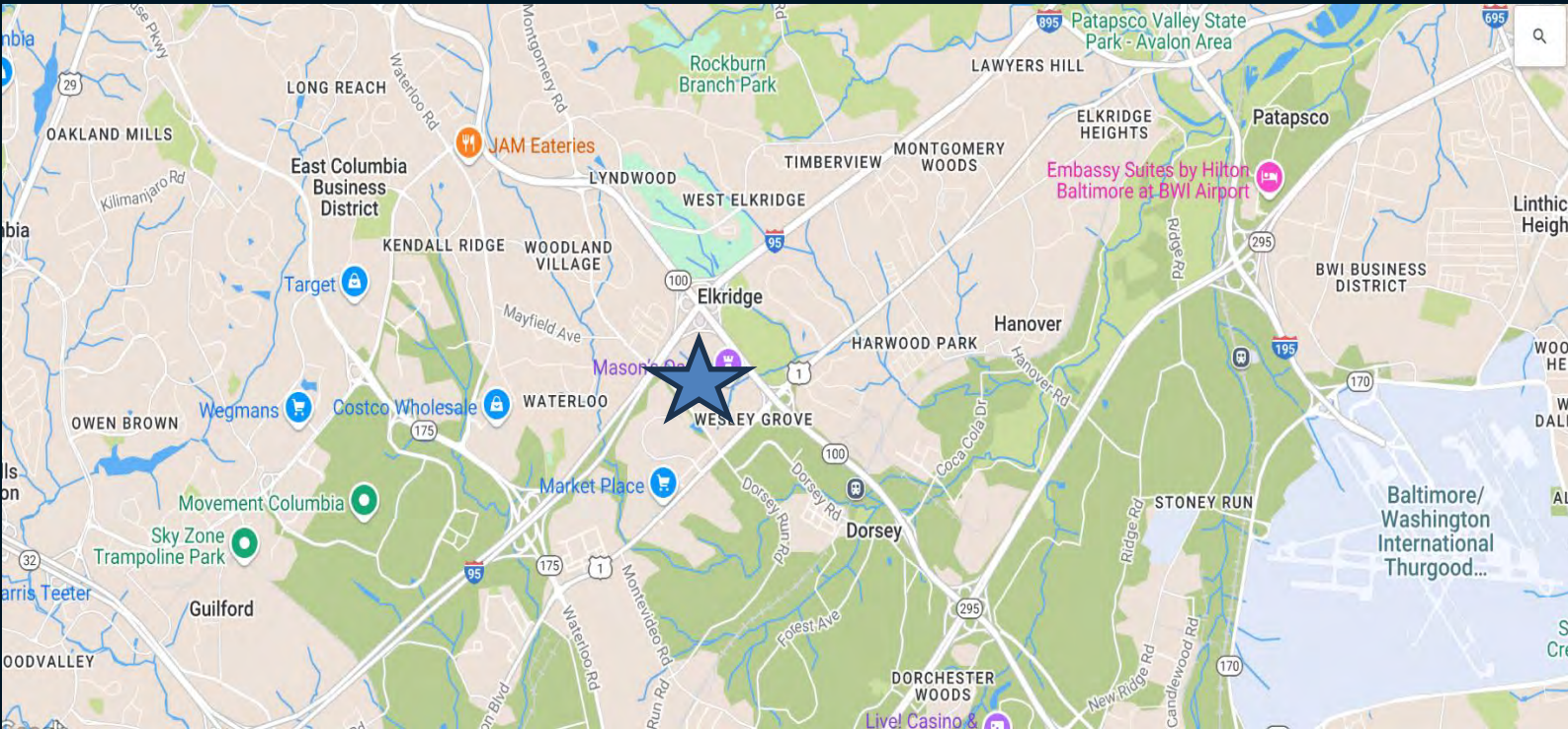
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## Unit 3 Photos

- Currently built out as a gym
- Has a dock door



# Location Map



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