



# OFFERING MEMORANDUM

8219 TOWN CENTER DRIVE | BALTIMORE, MD 21236

# FOR SALE/LEASE



## HIGHLIGHTS

### 8219 Town Center Dr, Nottingham, MD 21236

- Acquire or Lease 8219 Town Center Drive, a prime redevelopment or owner user/company headquarter opportunity located outside of Baltimore, Maryland.
- Situated on a 3.03-acre site with an existing 27,850 square-foot, single-story flex/office building and a surface lot with 150 parking spaces.
- Strategically located along Interstate 95 (174K vpd) with prime visibility and access, along with quick connectivity to Route 7, Route 43, and Interstate 695.
- Truly walkable to over 2 million square feet of dining, shopping & entertainment while positioned in the White Marsh commercial corridor.
- The White Marsh market is one of the fastest growing commercial & residential communities in Maryland with over 4 million square feet of commercial development delivered in the past ten years.





# THE OFFERING

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8219 Town Center Drive offers an opportunity to acquire a strategically located office/flex location for a regional headquarters, entertainment venue, or redevelopment project with frontage along Interstate 95. This 3.03-acre site is improved by an existing 27,850 square-foot, single-story flex/office building and a surface lot with 150 parking spaces. 8219 Town Center Drive is currently built out as 95% office with a loading dock and drive-in at the rear of the building. Being one of a select few sites with I-95 frontage in the White Marsh market, the property offers a unique development opportunity to capitalize on current demand within the most established and sought after market in Baltimore County East. Currently zoned ML, the timing of this asset coming to market would allow perfect alignment with Baltimore County comprehensive rezoning due in 2024. The site was formerly approved by Baltimore County to construct a four-story, 97,000 square-foot hotel with all diligence material & engineering work available to a purchaser.

Nestled in the suburban White Marsh commercial corridor, 8219 Town Center Drive has a one-of-a-kind location backing up to Interstate 95 with unmatched frontage and visibility to over 174,000 daily drivers. Interstate 95 is highly connected while delivering a seamless north-south connection to the entire east coast. Adjacent to the site is LA Fitness and the Mariner Finance building. Within walking distance is over 2 million square feet of shopping, restaurant, and entertainment options at retail hubs, including the White Marsh Mall, Shoppes at Nottingham Square I & II, Nottingham Commons, and The Avenue at White Marsh. 8219 Town Center Drive is primed to offer an ideal owner user or development opportunity in Nottingham.



# PROPERTY SNAPSHOT

8219 TOWN CENTER DRIVE | BALTIMORE, MD 21236



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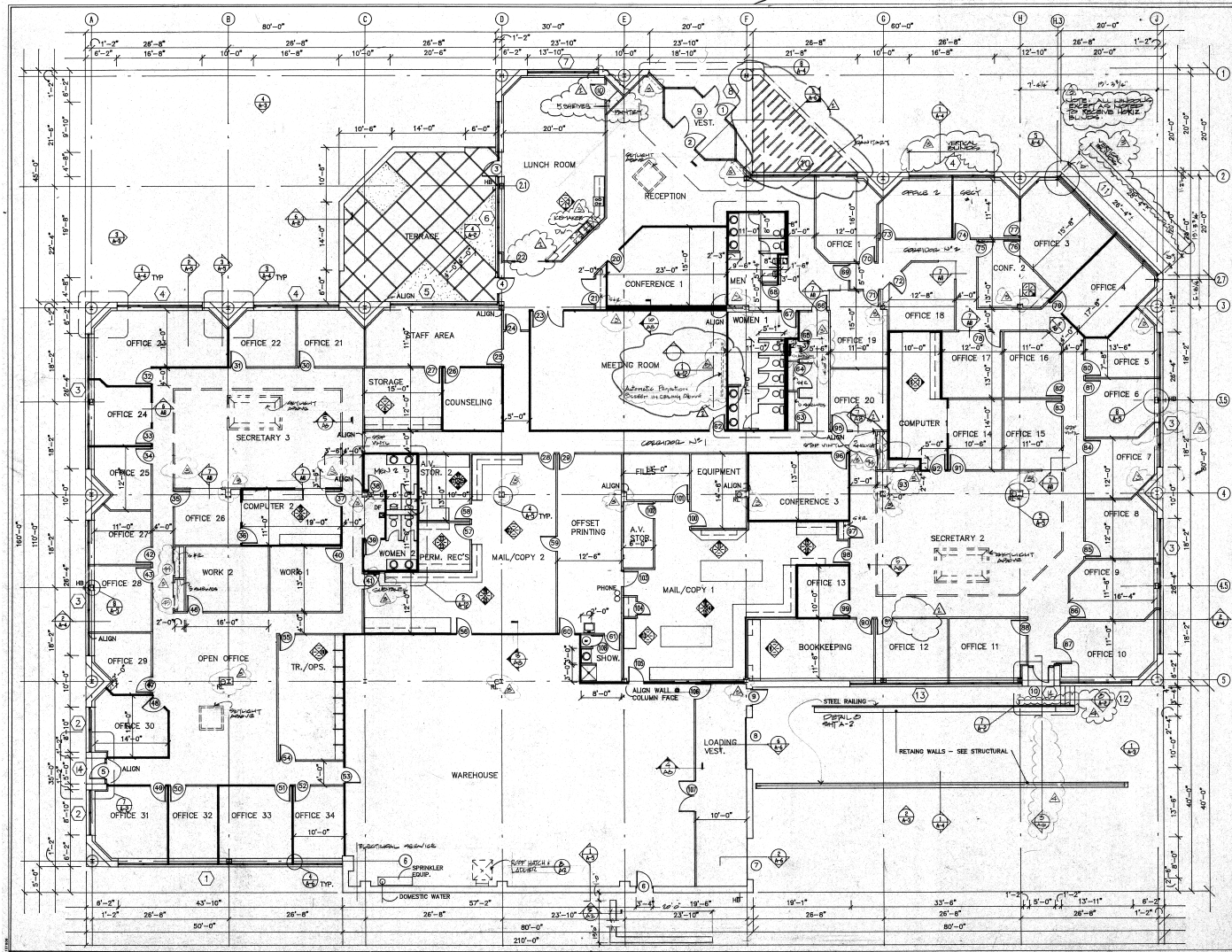




# SITE PLANS

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## Existing Floor Plan

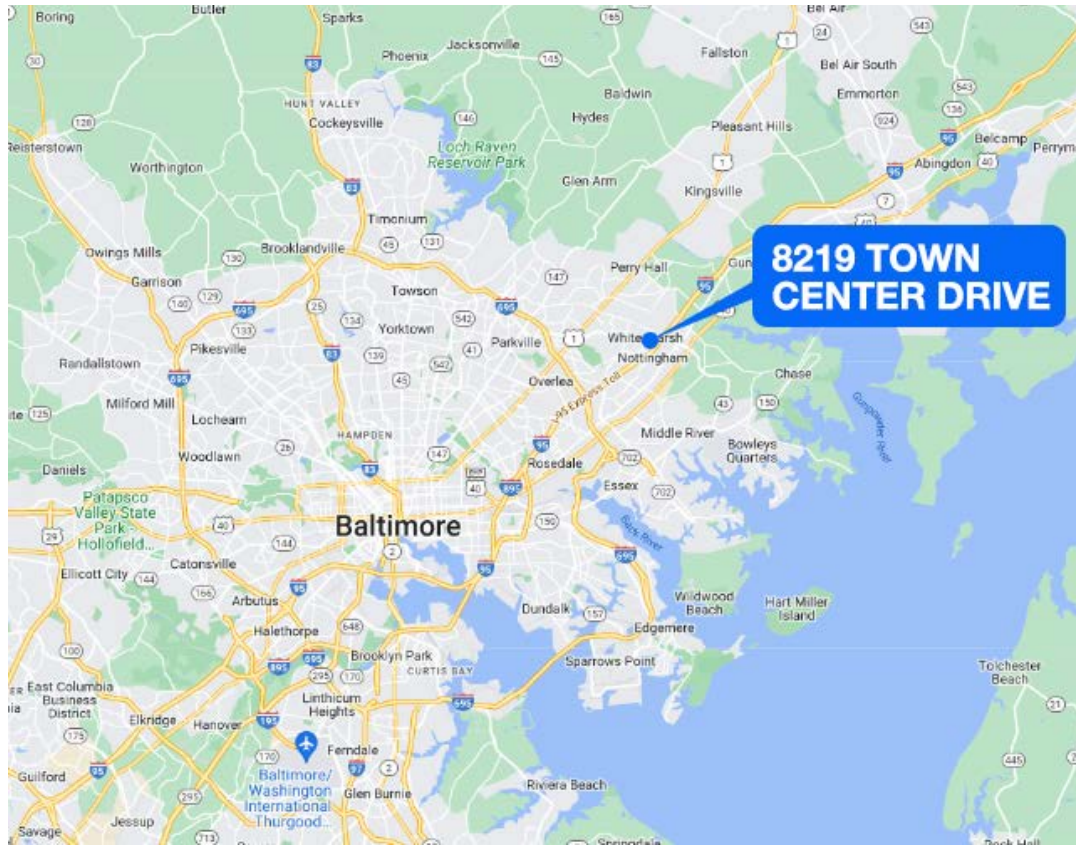






# MARKET OVERVIEW

8219 TOWN CENTER DRIVE | BALTIMORE, MD 21236



## LOCATION OVERVIEW

### Baltimore County

Baltimore County is the largest jurisdiction in the Baltimore region and almost completely surrounds the City of Baltimore. With 612 square miles of land and a deep-water port, Baltimore County has the third largest population and the second highest number of jobs in Maryland. The County is home to several Fortune 500 companies and is home to some of the world's greatest medical, high technology and R&D employers, including T. Rowe Price, Greater Baltimore Medical Center, Medstar, BD Life Sciences, CareFirst BlueCross BlueShield, Sheppard Pratt Health Systems, Lockheed Martin, University of Maryland St. Joseph Medical Center, and LifeBridge Health/Northwest Hospital Center. Offering a business friendly environment, highly desirable demographics, skilled workforce, an outstanding transportation infrastructure and rich amenities, the County is poised for continued growth for the foreseeable future.



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## MAJOR EMPLOYERS IN BALTIMORE COUNTY



**Greater Baltimore Medical Center (GBMC)**  
3,900 employees



**MedStar Franklin Square Medical Center**

**MedStar Franklin Square Hospital**  
2,800 employees



**UNIVERSITY SYSTEM of MARYLAND**

**UMD System of MD**  
6,350 employees



**T.Rowe Price**  
4,200 employees



**US Social Security Administration**  
12,750 employees

## KEY MARKET STATISTICS & NOTES



Baltimore was founded in 1729 and is the **second largest US seaport** in the Mid-Atlantic, and it is the **21st largest metro area** in the US.



Due to Baltimore's close proximity to Washington, DC, it has become home to many Defense Contractors, Information Technology professionals, and the Professional, Scientific, and Technical (PST) industry.



More than **200,000 Cyber Security professionals** reside within Baltimore-Washington with upwards of 75,000 in the Greater Baltimore/Central Maryland area.



**University of Maryland Medical Center and Johns Hopkins Hospital** maintain approximately 11,900 full-time, part-time, and medical/doctoral student staff members between the two hospitals.



Baltimore is home to the **Under Armor Headquarters, National Bohemian Brewery, and the first Guinness Brewery** in the US.



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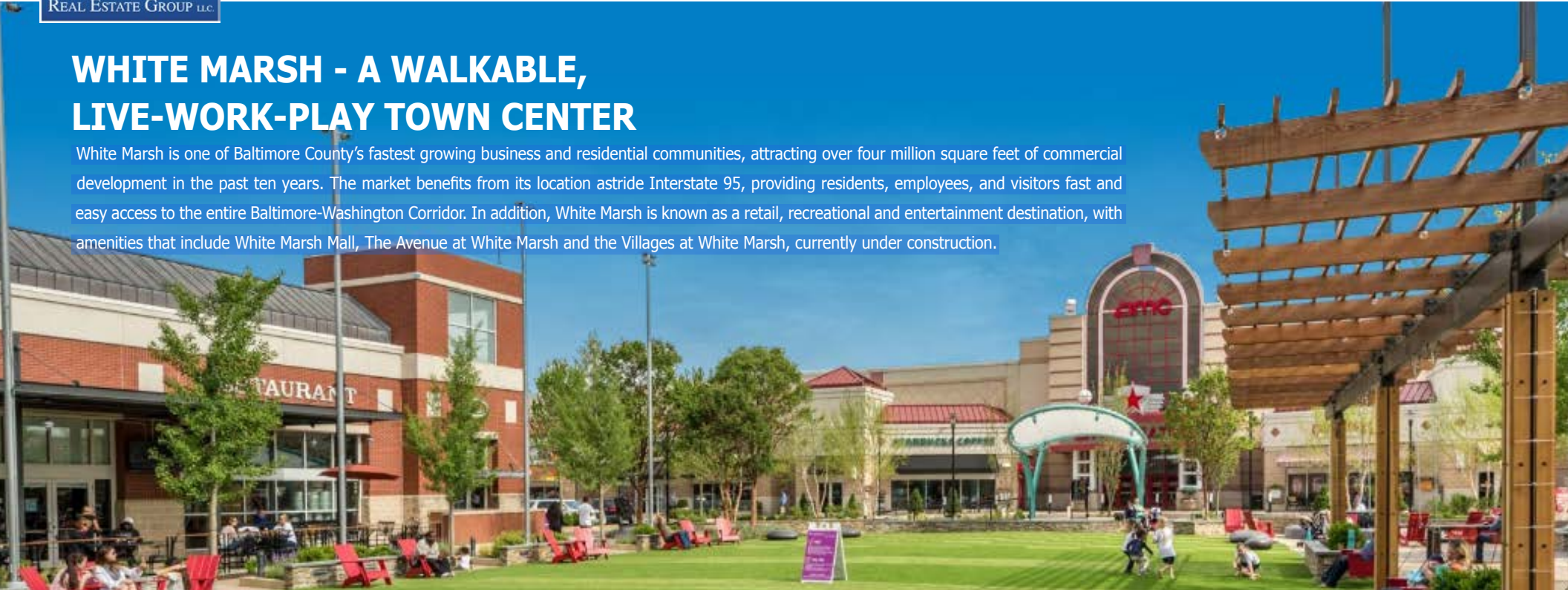


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## WHITE MARSH - A WALKABLE, LIVE-WORK-PLAY TOWN CENTER

White Marsh is one of Baltimore County's fastest growing business and residential communities, attracting over four million square feet of commercial development in the past ten years. The market benefits from its location astride Interstate 95, providing residents, employees, and visitors fast and easy access to the entire Baltimore-Washington Corridor. In addition, White Marsh is known as a retail, recreational and entertainment destination, with amenities that include White Marsh Mall, The Avenue at White Marsh and the Villages at White Marsh, currently under construction.



Concert Events



Major Shopping



Year Round Events



Magnitude of Surrounding Residential

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## MODERN HOSPITAL CENTERS ANCHOR THE AREA

White Marsh is an established medical destination for the surrounding communities. The Property is just 3 miles from MedStar Franklin Square Medical Center, a 350-bed hospital and the third largest in Maryland. By 2020, the hospital invested over \$300 million in new inpatient tower, emergency department, NICU, and state-of-the-art surgical pavilion. Kaiser Permanente's White Marsh Medical Center is less than 1 mile from the Property and offers the community a 30,000 square foot medical facility whose 67 physicians cover 24 specialty areas of medicine.

Additionally, Johns Hopkins Health and Surgery Center is also located less than 1 mile from the Property. This comprehensive health care facility offers cardiology, plastic surgery, internal medicine, orthopedics, otolaryngology, and many other specialties as well as an ambulatory surgery center.



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