

BUCKINGHAM

7580-7601 BUCKINGHAM BOULEVARD, HANOVER, MD 21076



Park Details

- » A mixed-use development in Anne Arundel County
- » 32-acre site located at Route 100 & Route 170
- » Blends park-like features with residential, office, medical, service and retail amenities, as well as an athletic club
- » Three Class A office or medical use buildings totaling +/- 302,500 SF
- » Over 100 single-family garage townhomes
- » Retail, bank & restaurant pads available - two (2) buildings complete
- » Less than 4 miles to Baltimore/Washington International Airport
- » 2.5 miles from Arundel Mills Mall
- » 4.5 miles to Fort Meade
- » Anne Arundel County, MXD-T zoning: mixed-use district



Going Green at Buckingham

- » Maximizes resource conservation and diminishes the level of waste and environmental impact.
- » Decreases the buildings' energy consumption.
- » Diverts construction debris from landfill disposal and reintroduces waste back into usable materials.
- » Lessens the burden on municipal water supply through numerous water conservation measures.
- » Encourages the use of renewable energy sources such as solar or wind power with a net-zero pollution basis
- » Enhances the availability of natural light
- » Enhances indoor air quality of the building, which directly impacts worker health and productivity.



Site Plan

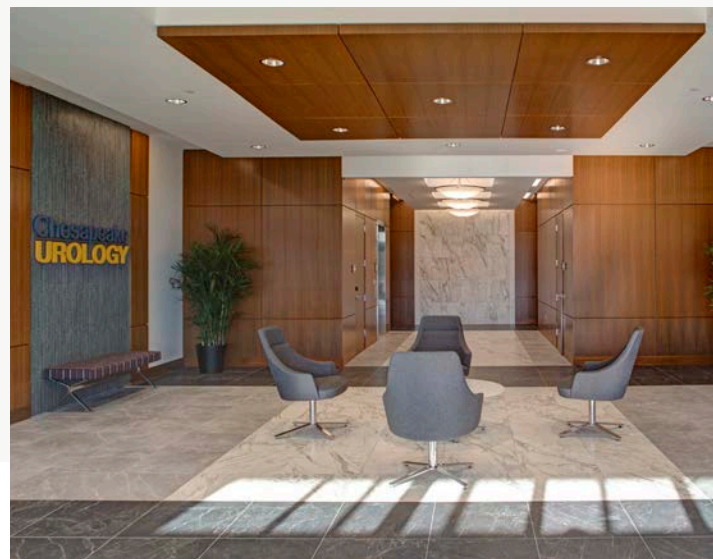
Buckingham

7580 Buckingham Blvd.	Existing	2-Story Office	53,500 SF
7581 Buckingham Blvd.	Existing	Retail	5,900 SF
7585 Buckingham Blvd.	Existing	Retail	7,800 SF
7590 Buckingham Blvd.	Proposed	Retail	5,900 SF
7600 Buckingham Blvd.	Proposed	4-Story Office	120,000 SF
7601 Buckingham Blvd.	Proposed	3-Story Office	105,000 SF



Surrounding Amenities

Arundel Mills Mall	Hunan Restaurant
Best Buy	La Quinta Inn & Suites
Burger King	Lynwood Square
Burlington Coat Factory	Giant
Cafe Bagel	Moe's Southwest Grill
Comfort Suites	Papa Johns
Dave & Busters	Starbucks
Holiday Inn Express	Subway
Hotel & Suites	The UPS Store

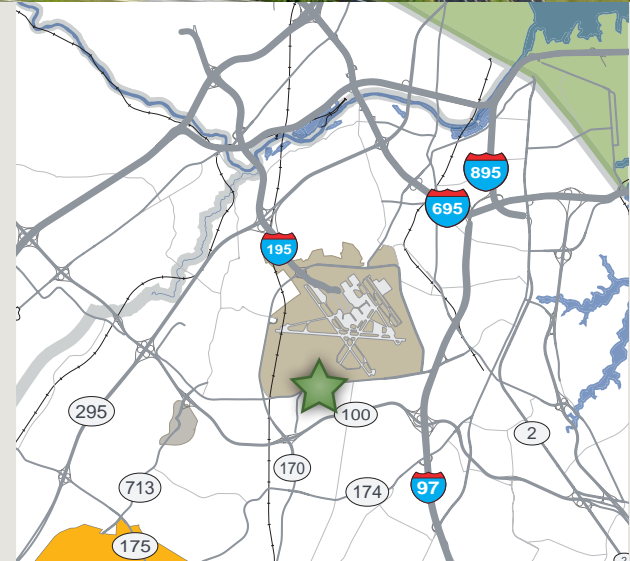




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Driving Directions:

- » I-95 or I-295/Baltimore Washington Parkway to Route 100 east
- » Proceed to Route 170/Telegraph Road exit
- » Bear **L** at bottom of ramp to head north on Route 170
- » Turn **L** on Buckingham Boulevard



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For additional information or to schedule a tour, contact:

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