



OFFICE BUILDING FOR LEASE

THE SYLVANIA BUILDING

13424 PENNSYLVANIA AVENUE, HAGERSTOWN, MD 21742



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

13424 Pennsylvania Avenue, The Sylvania Building, is a 3-story, 61,804-square foot building constructed in 2005. It is located in Hagerstown just east of I-81. The Sylvania Building's centralized location within Washington County provides easy access to major East Coast cities and the Midwest. Hagerstown boasts an exceptionally robust transportation infrastructure including two interstates, a regional airport, two major rail providers and a location less than 90 minutes from the Port of Baltimore.

PROPERTY HIGHLIGHTS

- Class A Medical/Office Space built in 2005
- High visibility on Pennsylvania Avenue
- On-site Walgreens
- Excellent parking with 247 surface spaces
- TIA Available

OFFERING SUMMARY

Available SF:	16,000 - 17,500 SF
Lot Size:	3.45 Acres
Building Size:	61,804 SF

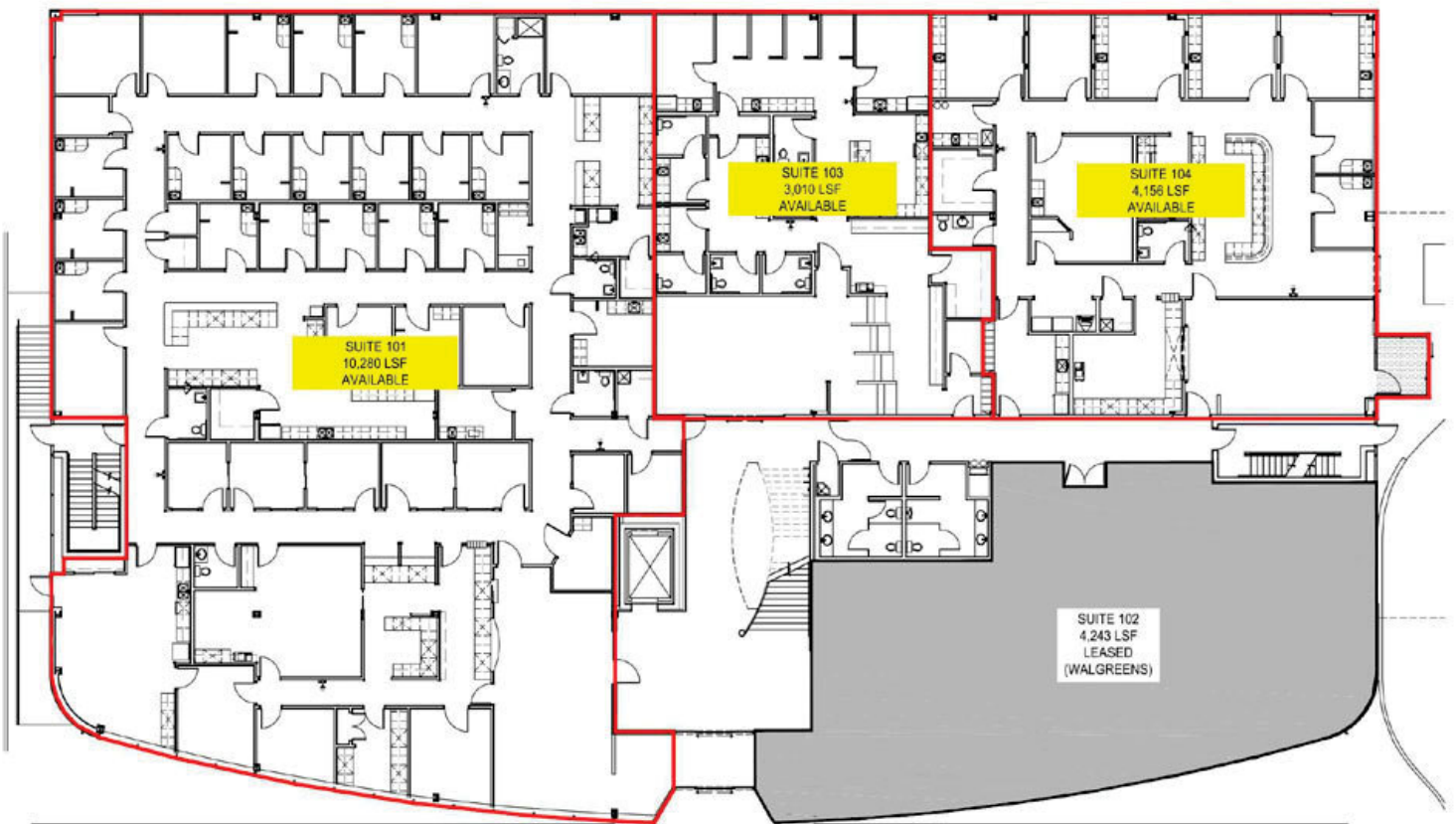
SPACES	LEASE RATE	SPACE SIZE
First Floor	Negotiable	17,500 SF
Second Floor	Negotiable	16,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	973	33,025	62,660
Total Population	2,636	81,740	162,862
Average HH Income	\$82,554	\$58,978	\$65,496

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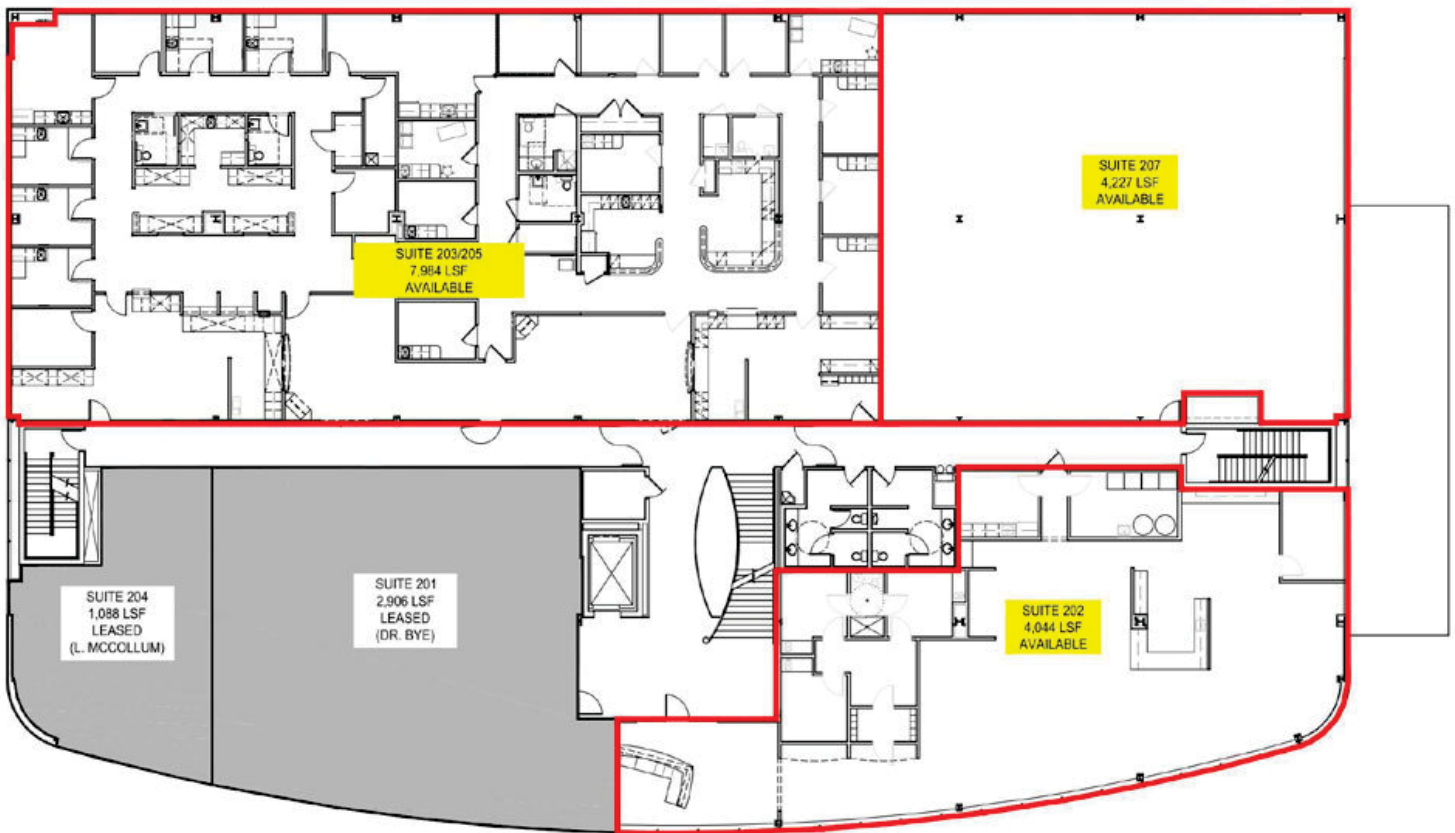
FIRST FLOOR



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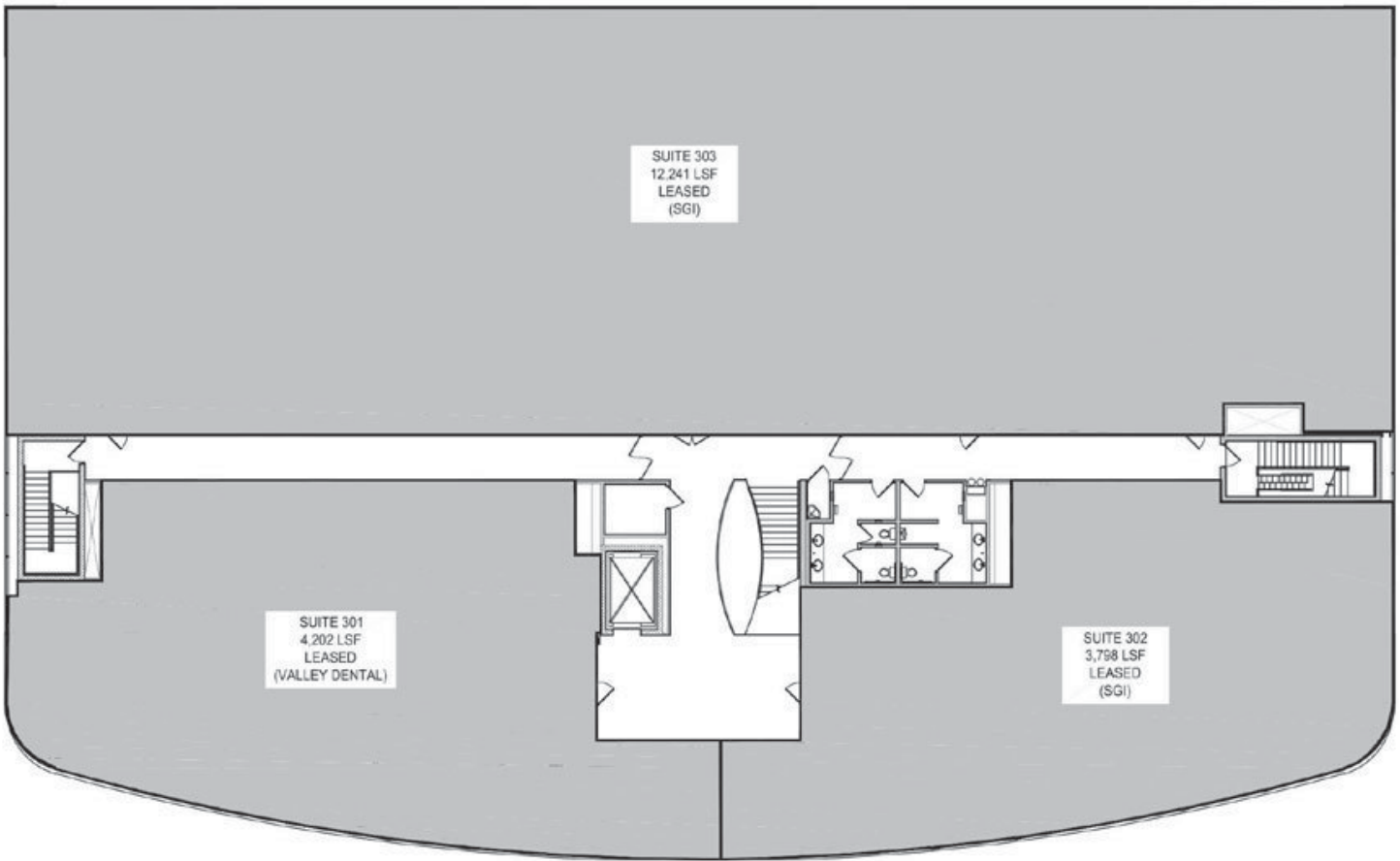
SECOND FLOOR



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THIRD FLOOR

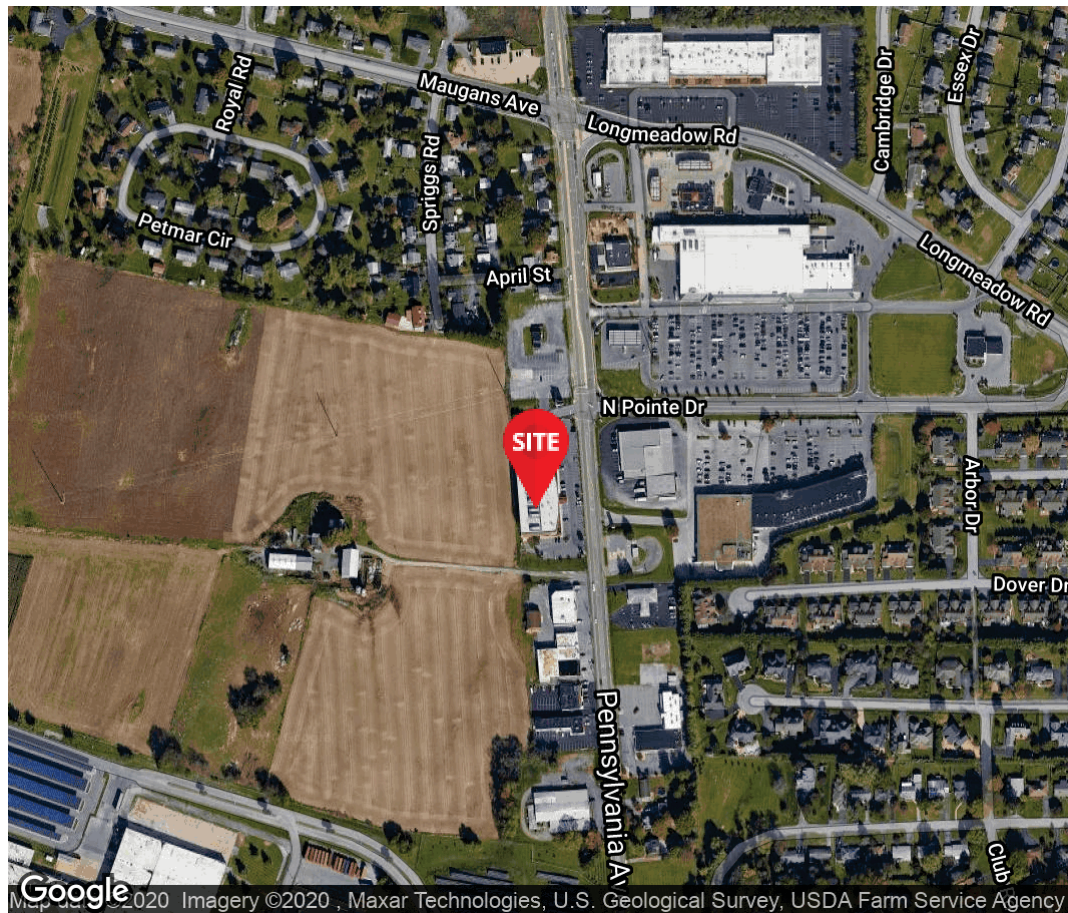


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