

FOR LEASE

Harford County, Maryland

NORTH GATE BUSINESS PARK @ APG

206 RESEARCH BOULEVARD | ABERDEEN, MARYLAND 21001



AVAILABLE

Suite 100: 8,590 - 28,182 sf

Suite 130: 5,433 - 28,182 sf

Suite 150: 7,699 - 28,182 sf

Suite 180: 6,461 - 28,182 sf

Suite 200: Up to 33,311 sf

Suite 300: Up to 33,311 sf

Suite 400: Up to 33,315 sf

BUILDING SIZE

127,005 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



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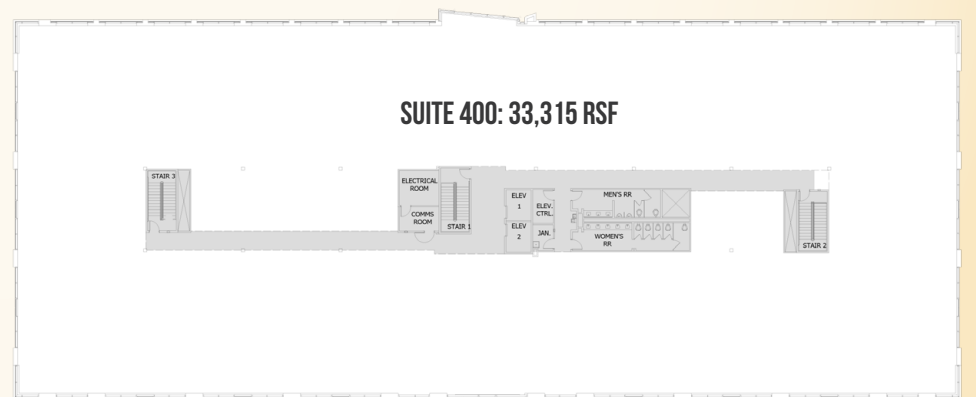
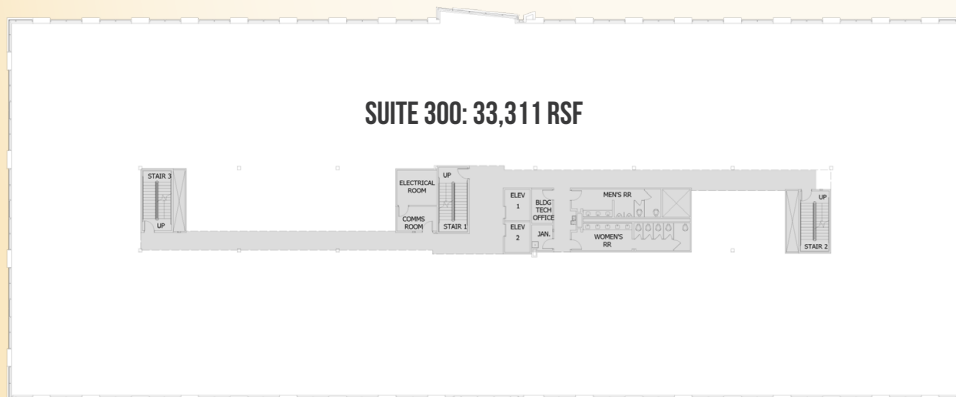
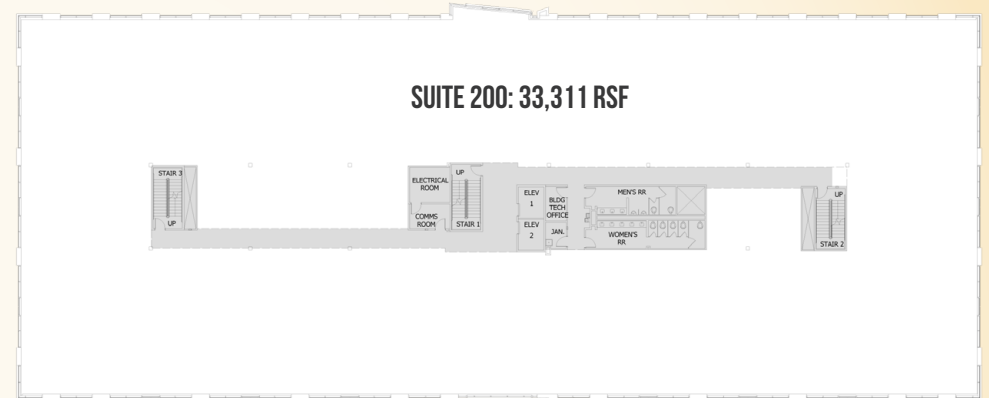
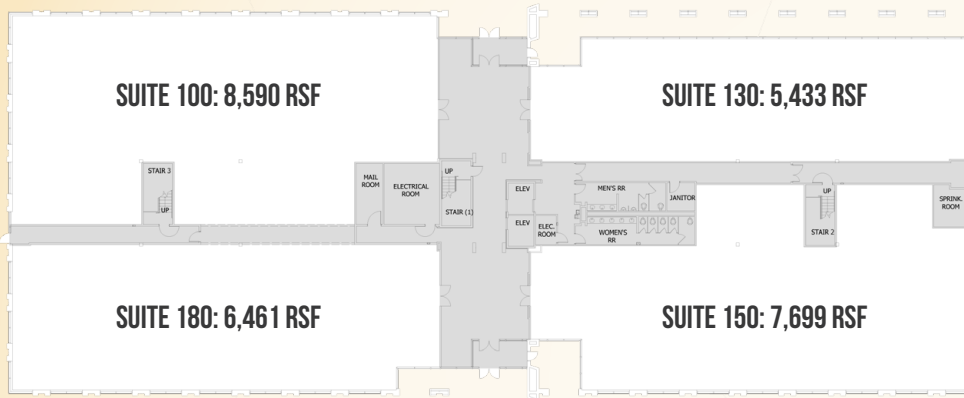
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FLOOR PLAN

NORTH GATE BUSINESS CENTER @ APG | 206 RESEARCH BOULEVARD | ABERDEEN, MARYLAND, 21001

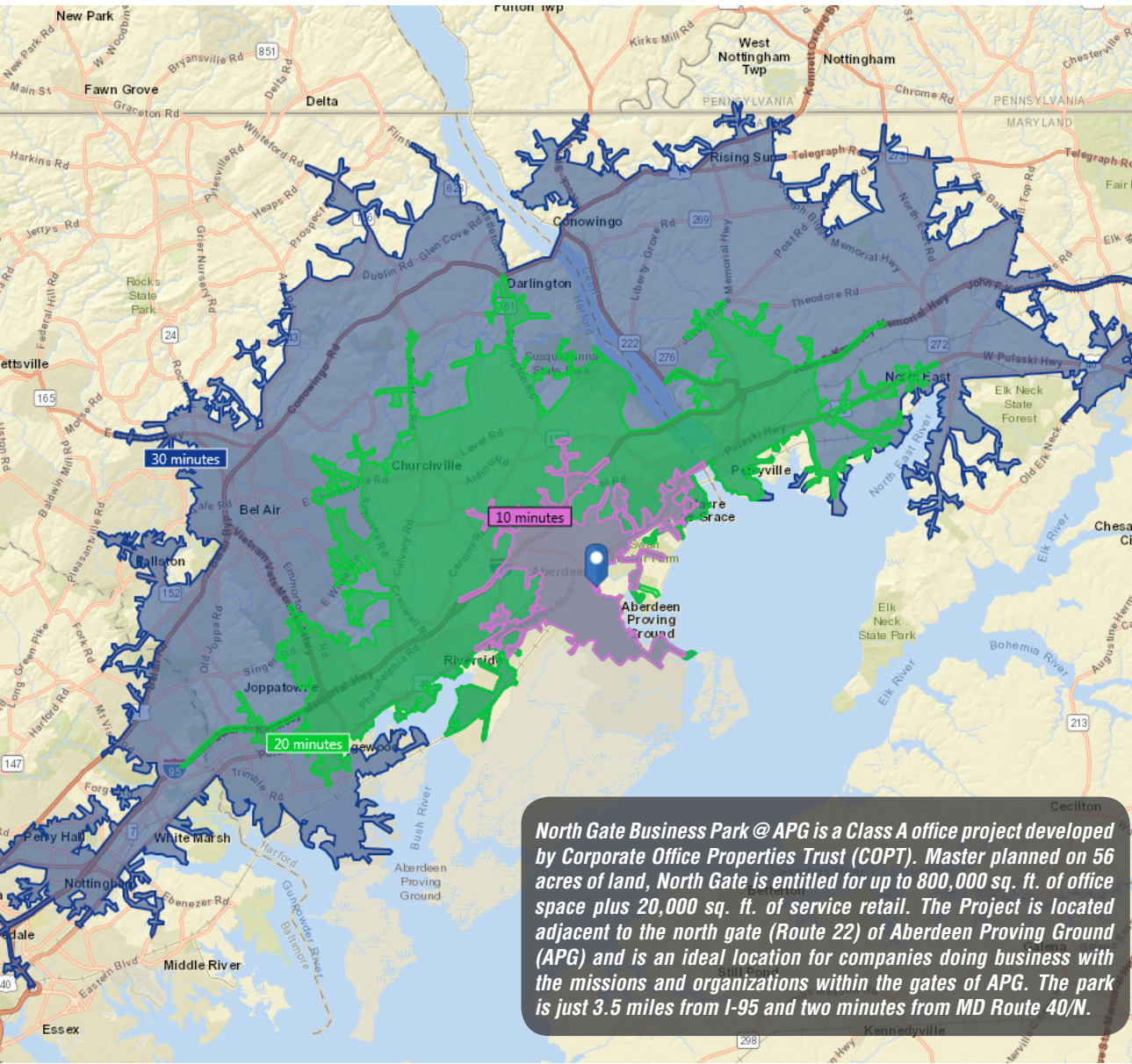


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LOCATION

NORTH GATE BUSINESS CENTER @ APG | 206 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 miles from I-95 and two minutes from MD Route 40/N.

