



**OFFICE BUILDING FOR LEASE**

## HUB BUSINESS CENTER

13511 LABEL LANE, HAGERSTOWN, MD 21740



# HUB BUSINESS CENTER

13511 LABEL LANE, HAGERSTOWN, MD 21740

## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

The Hub Business Center, 13511 Label Lane, sits on a 4.69 acre lot, and features 63,394 rent-able square feet. The 2-story building was constructed in 2005. The Property is located just west of I-81. Hub Business Center'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
- Easily accessible - Immediately off I-81 Exit 9 overlooking I-81
- Well appointed common areas and bathrooms
- TIA Available
- 291 Dedicated Parking Spaces
- Site is expandable - Building & Parking Field

## OFFERING SUMMARY

Available SF:	20,005 SF
Lot Size:	4.69 Acres
Building Size:	63,394 SF

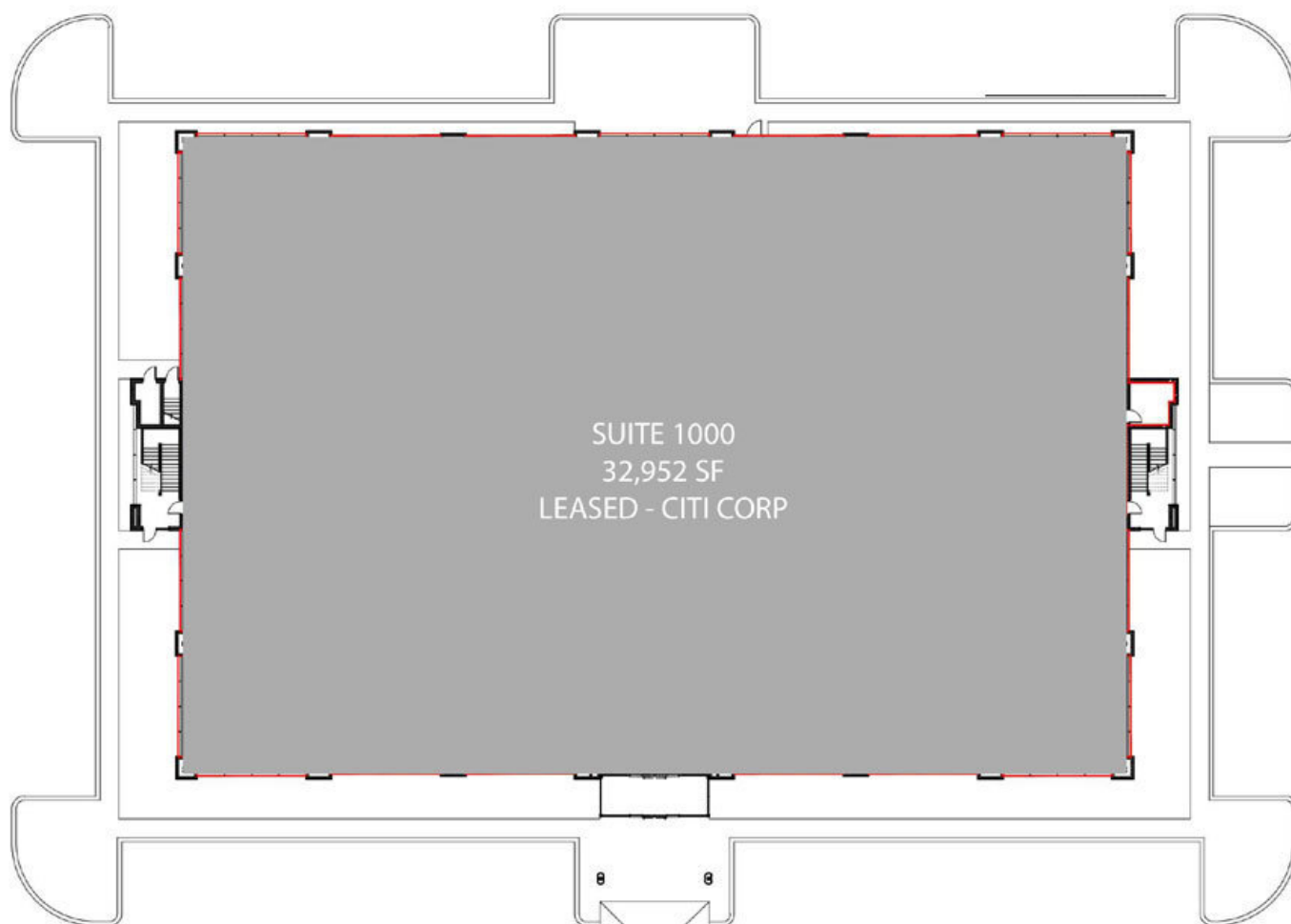
SPACES	LEASE RATE	SPACE SIZE
Second Floor	Negotiable	20,005 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	641	32,025	61,626
Total Population	1,798	79,419	160,358
Average HH Income	\$80,515	\$57,969	\$65,340

# HUB BUSINESS CENTER

13511 LABEL LANE, HAGERSTOWN, MD 21740

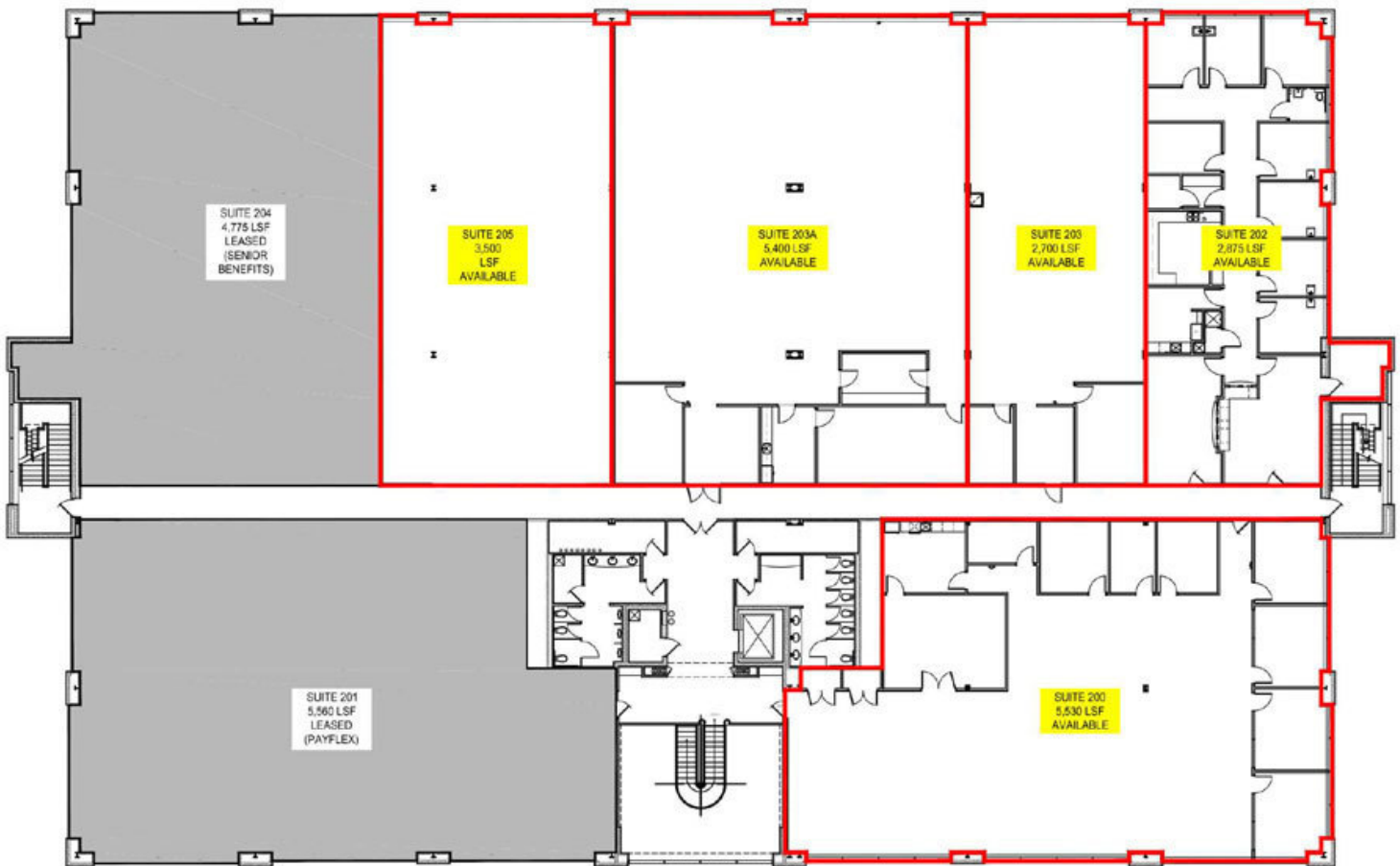
FIRST FLOOR



# HUB BUSINESS CENTER

13511 LABEL LANE, HAGERSTOWN, MD 21740

## SECOND FLOOR





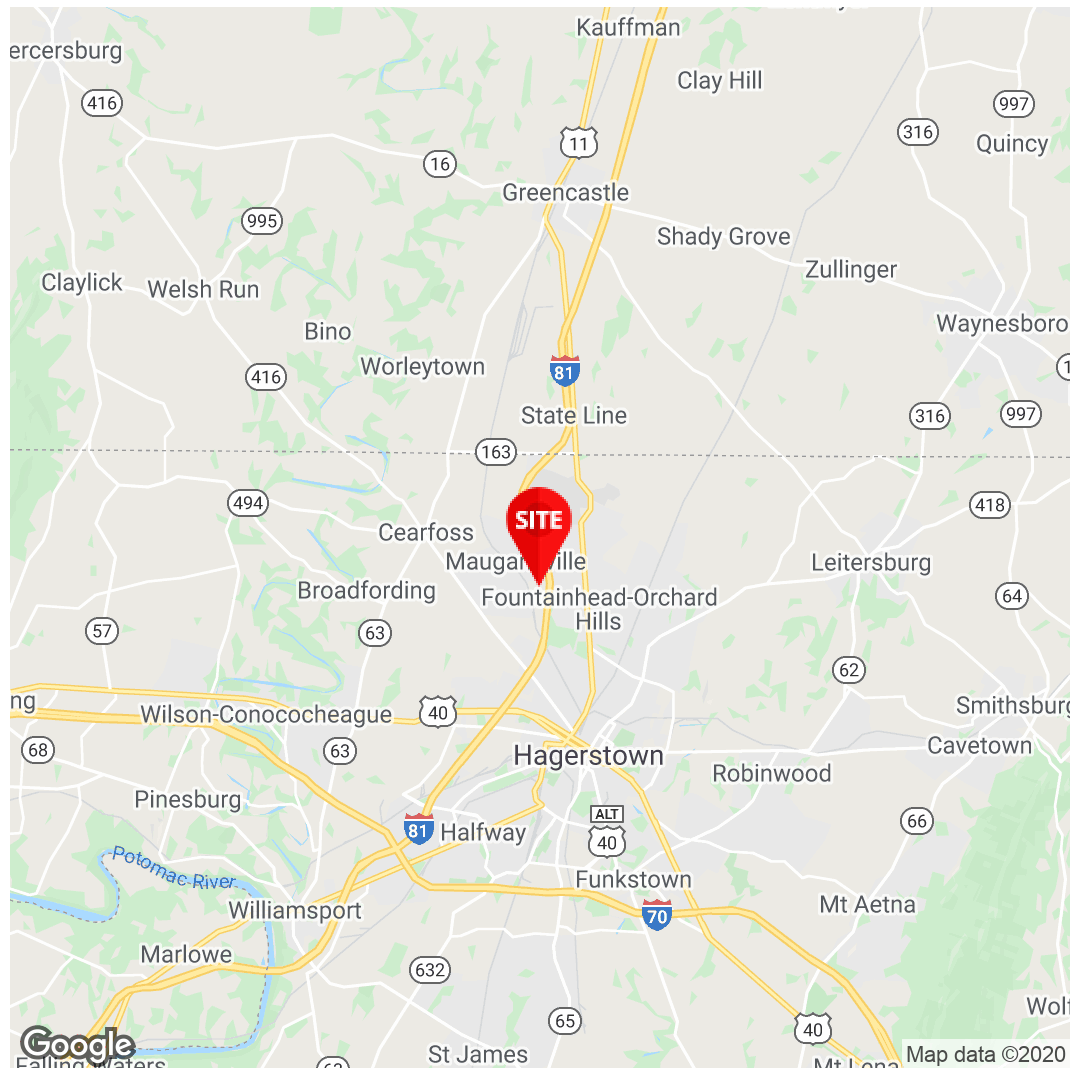
# HUB BUSINESS CENTER

13511 LABEL LANE, HAGERSTOWN, MD 21740

LOCAL AREA







**Susan McGee**

Senior Vice President  
571.620.5146  
Smcgee@divaris.com

**Derek Heckman**

RE/MAX Commercial  
301.991.1235 or  
301.739.4800  
Derek@heckmancommercial.com

The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.