

4692 MILLENNIUM DRIVE, SUITE 100, BELCAMP, MD



OFFICE SPACE FOR SALE - WATERS EDGE BUSINESS PARK

FOR LEASE \$21.00 PER SQ.FT.



**Property Highlights:**

- Excellent Location
- First Floor Condo—Entire Floor
- Built-out as Five Office Suites. Three Offices are Available and Approximate size of each office:
- Useable SF      Rentable SF
 

7,800 SF	8,736 SF
1,000 SF	1,120 SF
960 SF	1,075 SF
- Includes electric, water/sewer and janitorial
- 24 Hour building Access
- Also use of the Fitness Center and conference facility
- Ample Parking
- Immediate Availability

**DEMOGRAPHICS:**

Population	2 MILE	5 MILE
2024 Total Population:	15,351	78,074
Pop. Growth 2020-2024:	0.7%	0.8%
Median Age:	39.3	39.3
Households		
2024 Total Households:	5,913	29,611
Median Household Income:	\$89,134	\$90,017
Avg. Household Size:	2.5	2.6

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**DISCLAIMER:** The information provided herein was furnished by Seller indicated above & evidenced by the Exclusive Agreement. Broker makes no representations as to the accuracy or reliability of said information. We recommend financial & legal counsel be available to assist you throughout the transaction due to the significance of this data.

4692 MILLENNIUM DR, SUITE 100, BELCAMP, MD 21017

WATERS EDGE BUSINESS PARK AT PULASKI HIGHWAY



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