



# 8211 TOWN CENTER DRIVE

BALTIMORE, MD 21236

# FOR LEASE



## RENTAL RATE

\$16.50 per RSF + Utilities & Cleaning

## AVAILABLE SPACE

5,000 - 72,000 RSF

## PROPERTY HIGHLIGHTS

- Strategic White Marsh Location
- Walkable to 2M sf of Retail
- I-95 Visibility and Signage
- 153 Parking Spaces on a 3 Acre Campus
- Existing High-End Finishes

## LEASING CONTACT

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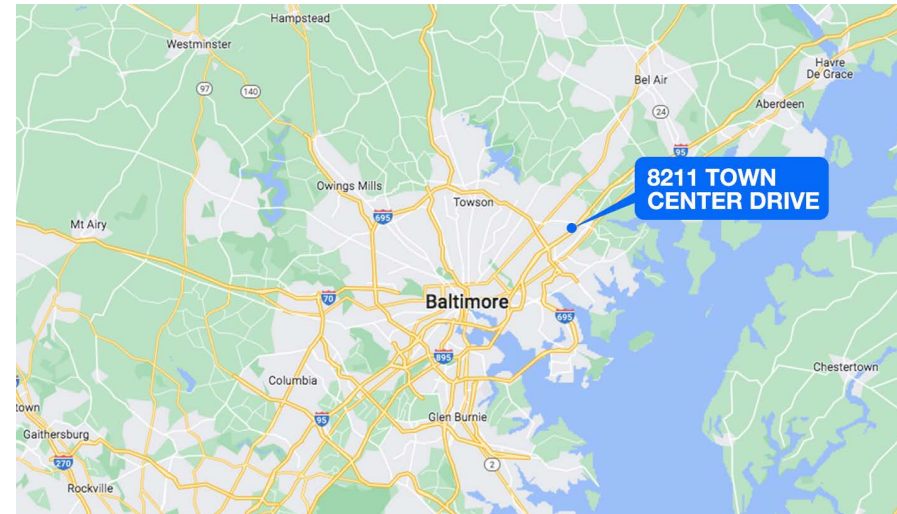
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# OVERVIEW

8211 TOWN CENTER DRIVE | BALTIMORE, MD 21236



8211 Town Center Drive offers a strategically located office campus in the heart of the White Marsh Town Center with I-95 visibility. Consisting of 52,702 sf of above grade high end office improvements on three levels (plus an additional 17,500 sf of finished below grade usable space), the building is primed for a HQ relocation in one of the most demanded sub-markets of Baltimore County. The building location has unmatched highway connectivity and is just steps to the 315,000 sf retail/entertainment neighborhood hub of the Avenue at White Marsh. Company branding does not get better with potential signage exposure along Interstate 95 with over 191,000 vehicles per day.

Positioned just off Interstate 95, 8211 Town Center Drive offers easy access for employees and visitors, along with prime frontage providing unbeatable exposure to over 191,000 daily drivers. The property is centrally located just minutes from several major area thoroughfares, including Interstate 695, Routes 43 and 40, and Route 7. Within true walking distance are over 2 million square feet of retail amenities, from shopping and dining to hotels and service options. Further contributing to this top-tier locale, 8211 Town Center Drive is immediately among a growing residential and senior housing density & surrounded by major medical.

Under new ownership, the building can be demised down to 5,000 square foot blocks. Brokers, please inquire about lease incentives through 12/31/25!



# AERIAL VIEW

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# ADDITIONAL PHOTOS

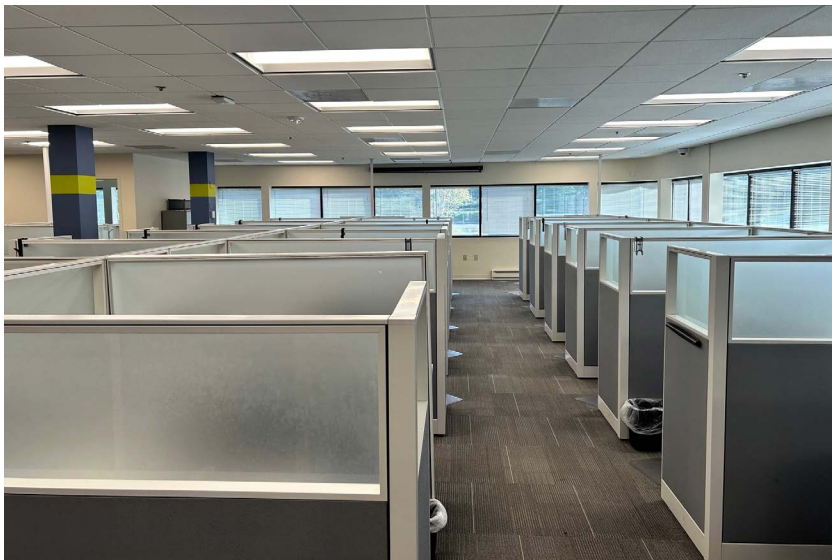
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# ADDITIONAL PHOTOS

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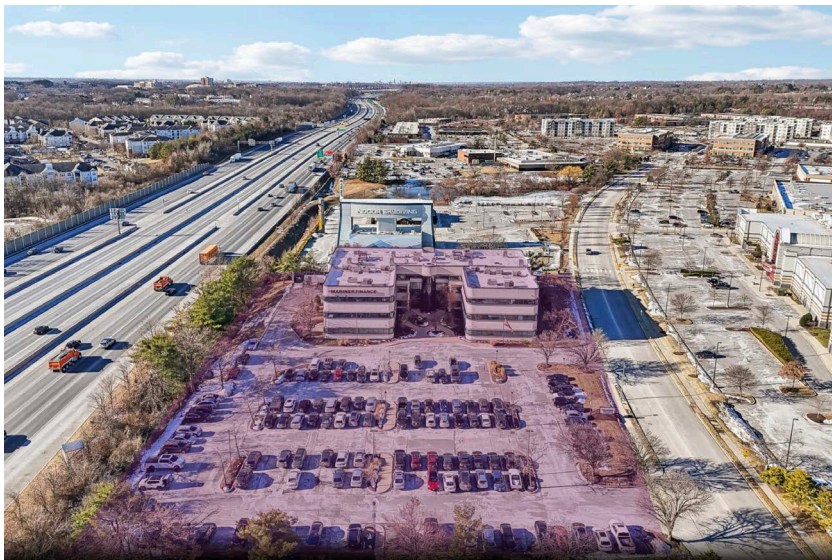


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# DEMOGRAPHICS

8211 TOWN CENTER DRIVE | BALTIMORE, MD 21236



**Greater Baltimore Medical Center (GBMC)**  
3,900 employees



MedStar Franklin Square Medical Center

**MedStar Franklin Square Hospital**  
2,800 employees



UNIVERSITY SYSTEM of MARYLAND

**UMD System of MD**  
6,350 employees



**T.Rowe Price**  
4,200 employees



**US Social Security Administration**  
12,750 employees



Baltimore was founded in 1729 and is the **second largest US seaport** in the Mid-Atlantic, and it is the **21st largest metro area** in the US.



Due to Baltimore's **close proximity to Washington, DC**, it has become home to many **Defense Contractors, Information Technology professionals, and the Professional, Scientific, and Technical (PST) industry.**



**More than 200,000 Cyber Security professionals** reside within Baltimore-Washington with upwards of 75,000 in the Greater Baltimore/Central Maryland area.



**University of Maryland Medical Center and Johns Hopkins Hospital** maintain approximately 11,900 full-time, part-time, and medical/doctoral student staff members between the two hospitals.



Baltimore is home to the **Under Armor Headquarters, National Bohemian Brewery, and the first Guinness Brewery in the US.**



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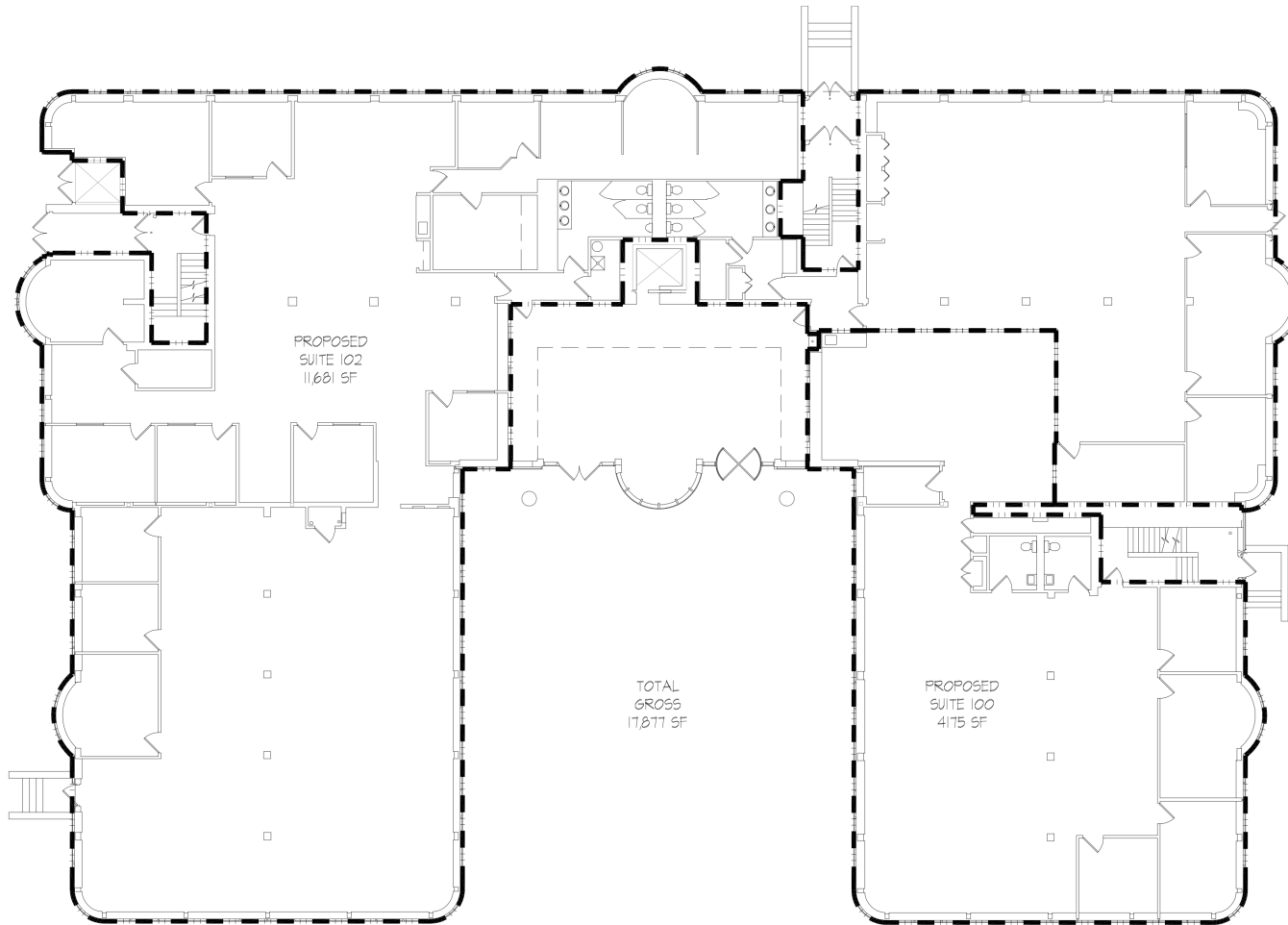
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# FLOOR PLANS

8211 TOWN CENTER DRIVE | BALTIMORE, MD 21236

## First Floor

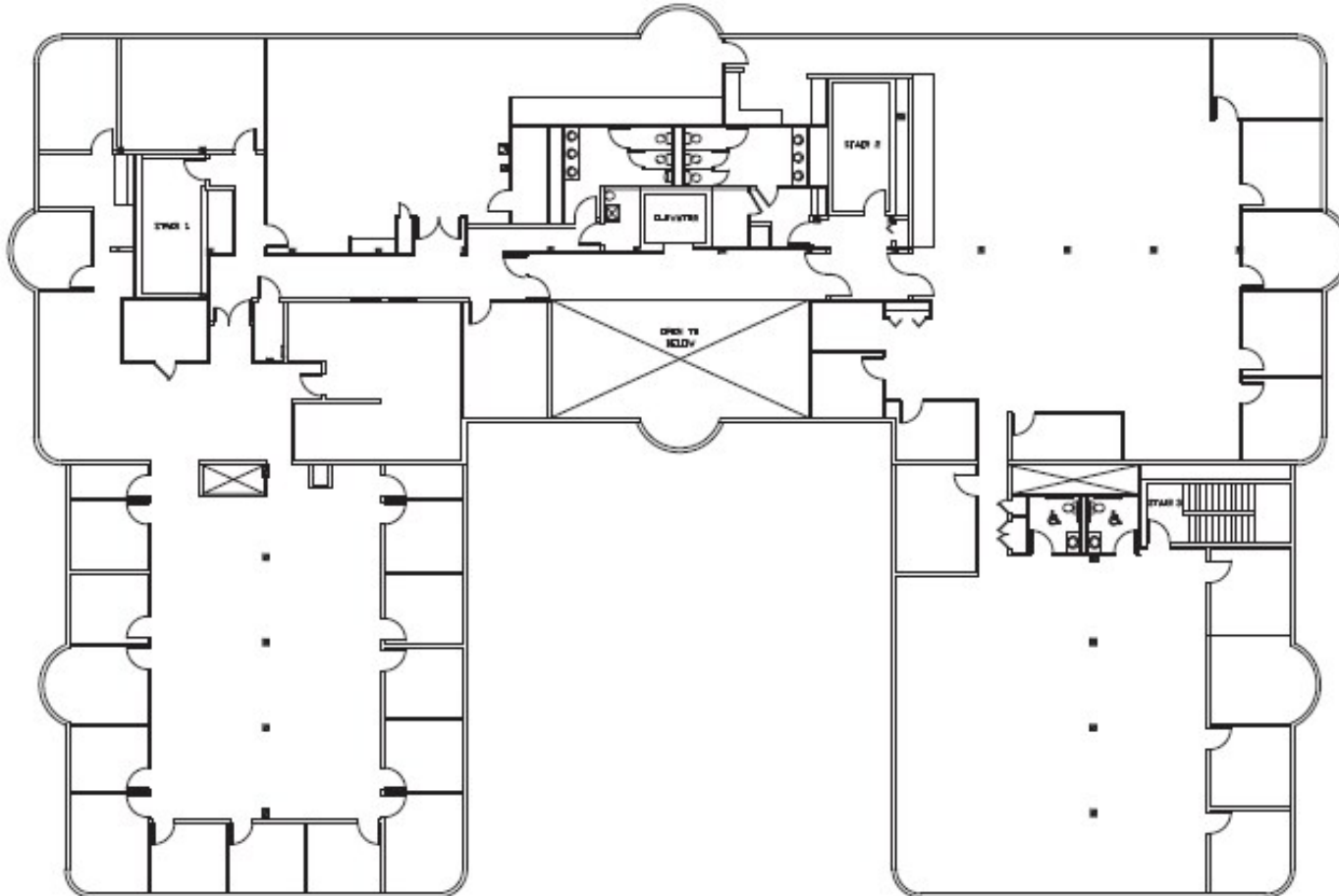




# FLOOR PLANS

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## Second Floor



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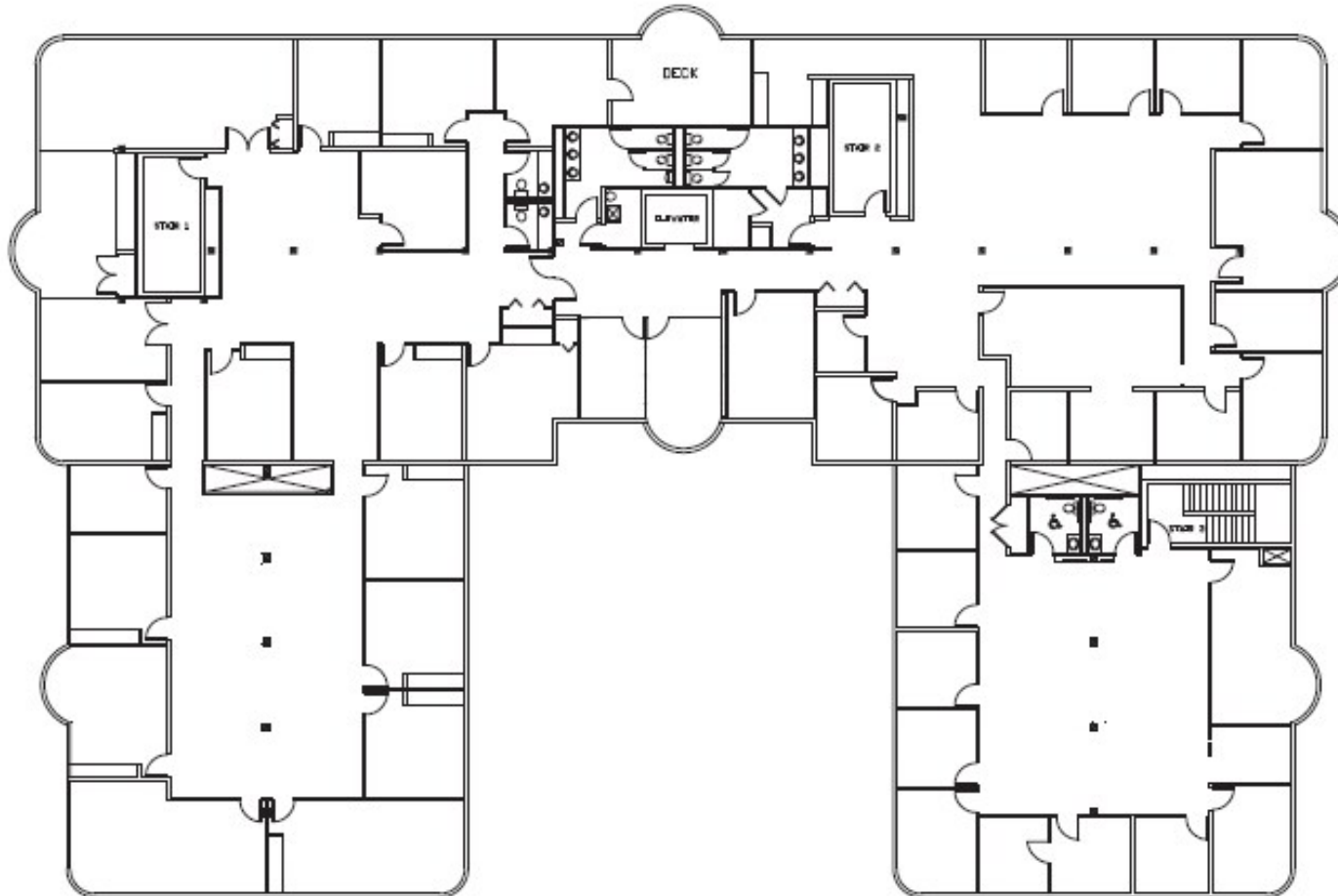
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# FLOOR PLANS

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## Third Floor

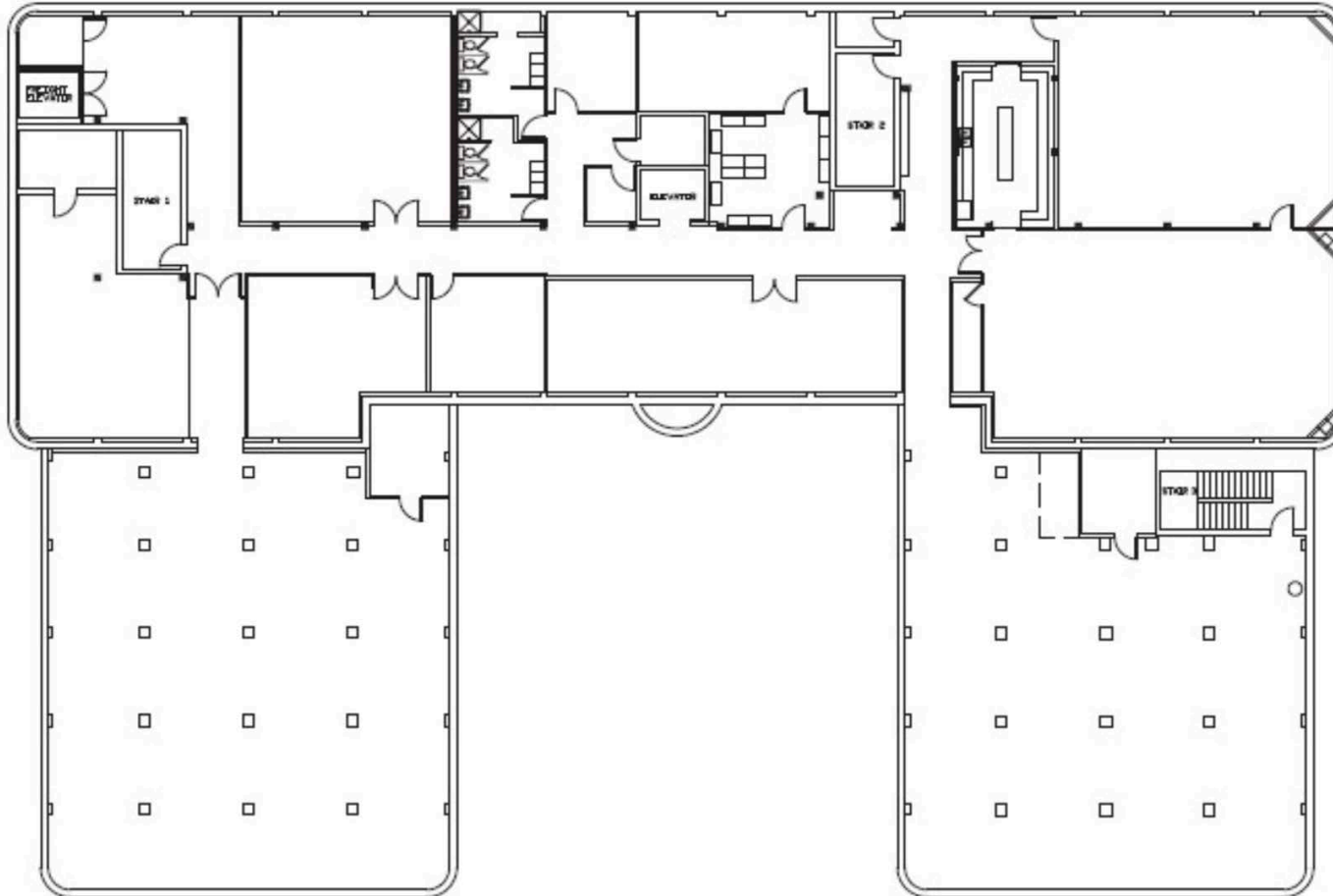




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## Lower Level

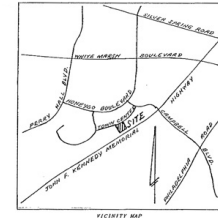
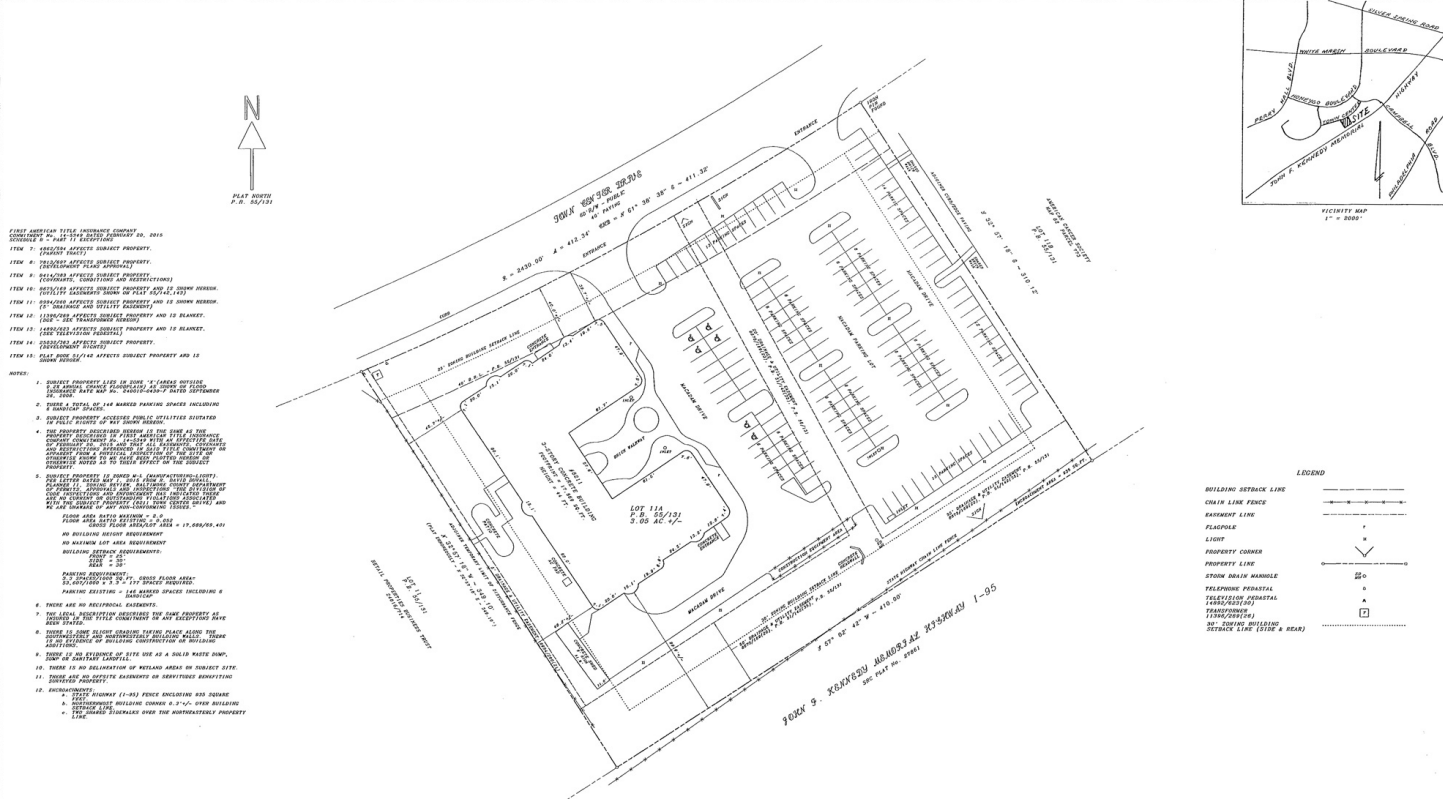




# SURVEY

8211 TOWN CENTER DRIVE | BALTIMORE, MD 21236

## Survey



- PLAT 00210  
P.M. 05/13/10
- CHARTERED AMERICAN TITLE INSURANCE COMPANY  
COMMERCIAL & RESIDENTIAL TITLE INSURANCE COMPANY
- ITEM 1: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/13/10.
  - ITEM 2: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/13/10.
  - ITEM 3: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/13/10.
  - ITEM 4: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/13/10.
  - ITEM 5: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/13/10.
  - ITEM 6: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/13/10.
  - ITEM 7: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/13/10.
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  - ITEM 14: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/13/10.
  - ITEM 15: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/13/10.
- NOTES:
1. SUBJECT PROPERTY IS IN ZONE R-1 (RESIDENTIAL) AND IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF BALTIMORE.
  2. THE PROPERTY IS SUBJECT TO THE EASEMENTS AND ENCUMBRANCES SHOWN ON THIS SURVEY AND TO ALL RECORDING INSTRUMENTS AFFECTING THE PROPERTY.
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LEGEND

BUILDING SETBACK LINE	---
CHAIN LINK FENCE	—+—+—+—+—
EASEMENT LINE	---
FLAGPOLE	+
LIGHT	o
PROPERTY CORNER	∇
PROPERTY LINE	---
STONE DRAIN MANHOLE	⊗
TELEPHONE PEGMOUNT	+
TELEPHONE PEGMOUNT (UNDERGROUND)	+
TELEPHONE (UNDERGROUND)	+
ST. ABOVE BUILDING	⊗
SETBACK LINE (SIDE & REAR)	---