



Sale or Lease

6785 Business Parkway
Elkridge, MD 21075

Property Highlights

- Move-in ready premium end cap retail/office space.
- Unparalleled visibility (25,000+ vehicles/day).
- 100+ surface parking spaces.
- Tenant entitled to two illuminated exterior signs.
- Signalized intersection for easy ingress/egress.
- Convenient to I-95, Route 100, Route 295.
- Fastest-growing submarket in Howard County, Maryland.
- Competitively priced.

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Leasing/Sale information:

- Unit 1 - 2,730 sf
- Unit 2 - 3,030 sf
- Units 1 and 2 are currently combined to 5,760 sf
 - Must be sold or leased together
 - Two dock doors available
- Unit 3 - 3,030 sf
 - Formerly a gym, has a dock door
- Unit 4- 3,030 sf
 - Income producing tenant, lease expiration in 2032
- Lease price : \$ 23.00 psf NNN
 - NNN's: \$4.42 psf
- Sale price for Unit 1, Unit 2 & Unit 3: \$340 psf
- Sales price for Unit 4: \$1,200,000

Property information

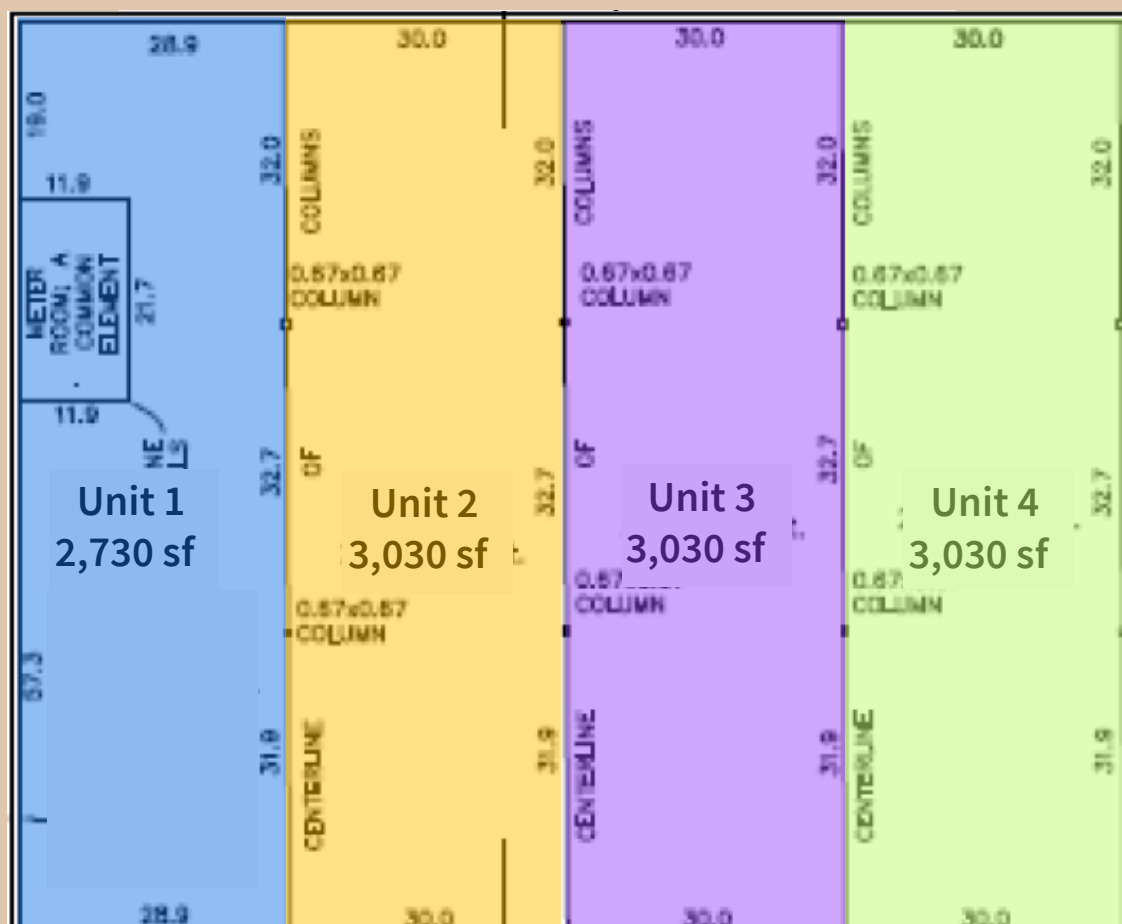
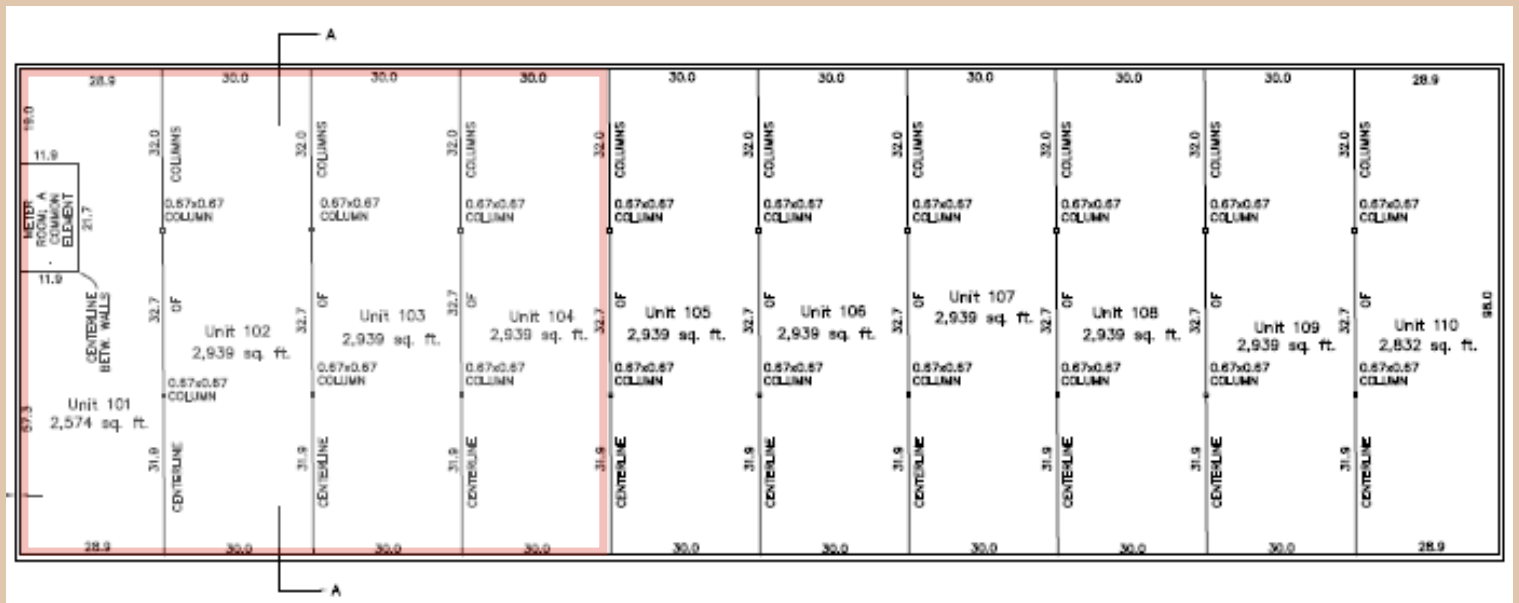
- 4.62 acres site
- 30,000sf building
- 103 parking spaces
- Property zoned CECLI. Ambulatory health care facilities permitted by right
- Building faces Route 1 (Washington Boulevard)
- Flex building, masonry construction, built 2005
- Signalized intersection at Route 1/Business Parkway
- Property Type: Flex
- Building Class: B

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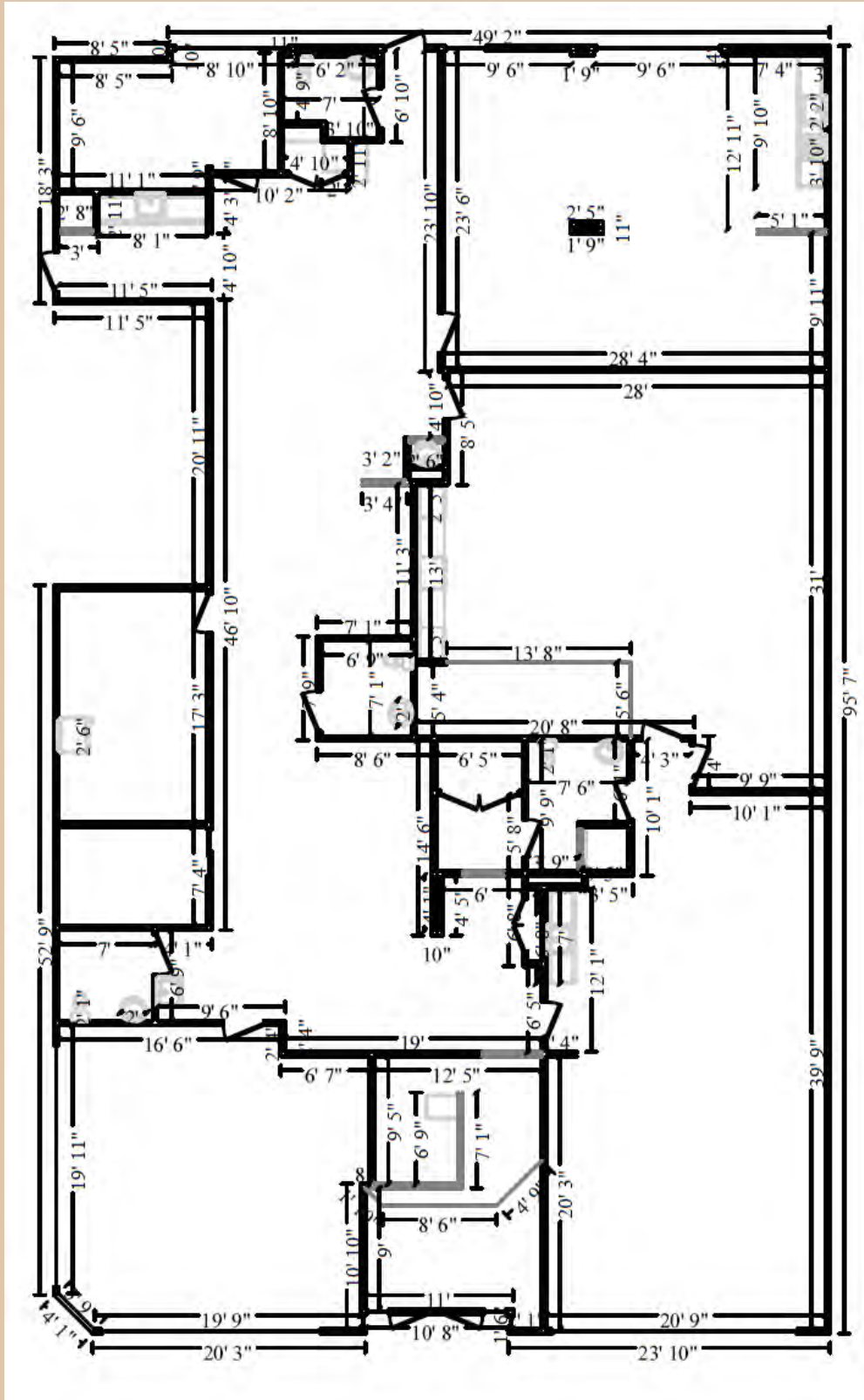
Site plan



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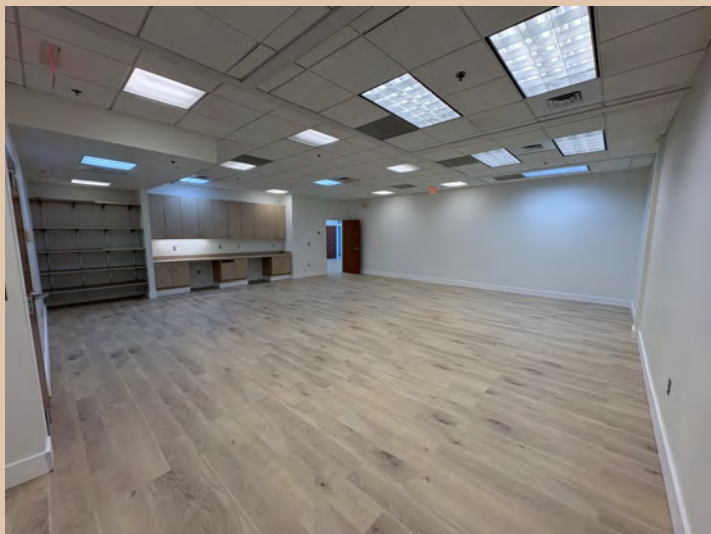
Unit 1 & 2

5,760 SF



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Units 1 & 2 Interior Photos



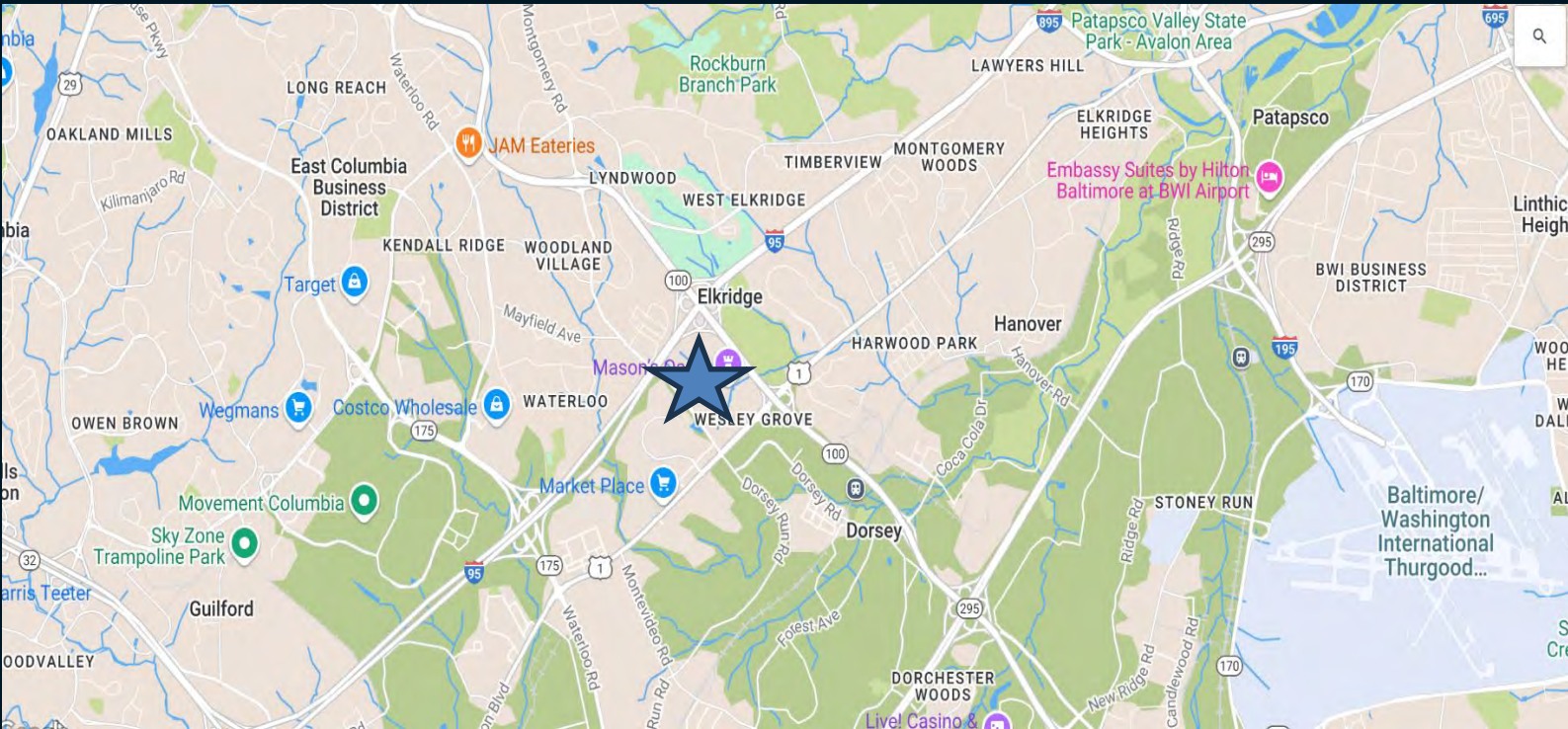
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Unit 3 Photos

- Currently built out as a gym
- Has a dock door



Location Map



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