

SUBLEASING OPPORTUNITY
42,120 RSF | FLEX/R&D



6155 GUARDIAN GATEWAY

Aberdeen Proving Ground, MD 21005


In Association with Scott Reid & ParaSell, Inc. | P: 949.942.6585 | A Licensed Maryland Broker #652906

HUGHESMARINO


Building Overview


AVAILABLE FOR SUBLEASE

 **Square Footage**
42,120 RSF

 **Available**
In 30 days


 **Space**
Flex/R&D

 **Expiration**
Available through
January 31, 2032


 **Rate**
\$18.50/SF NNN


KEY HIGHLIGHTS


 Air-conditioned space


 Direct connection to
APG's secure hardwired IT/
communications network

 18' clear height

 2.5 miles from Interstate 95

 4 docks and 11 drive-ins

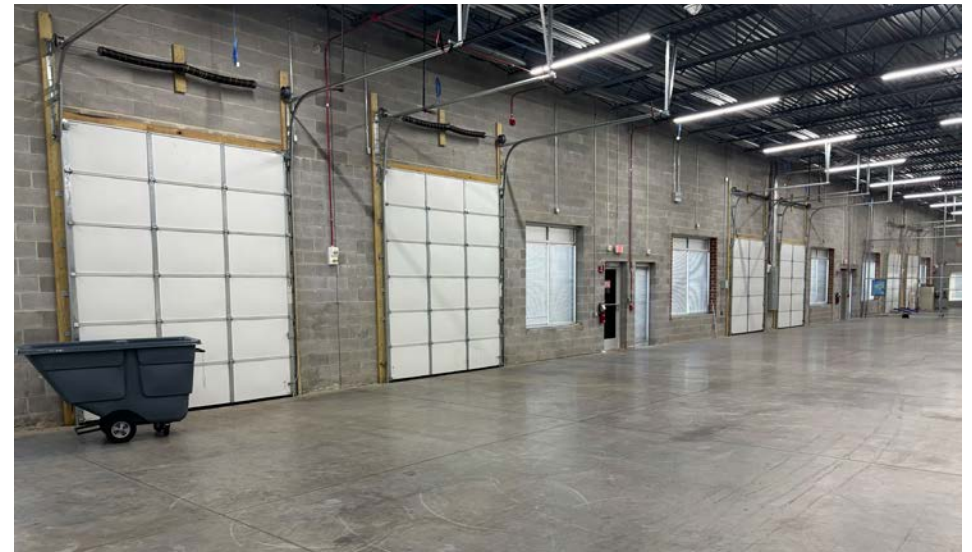
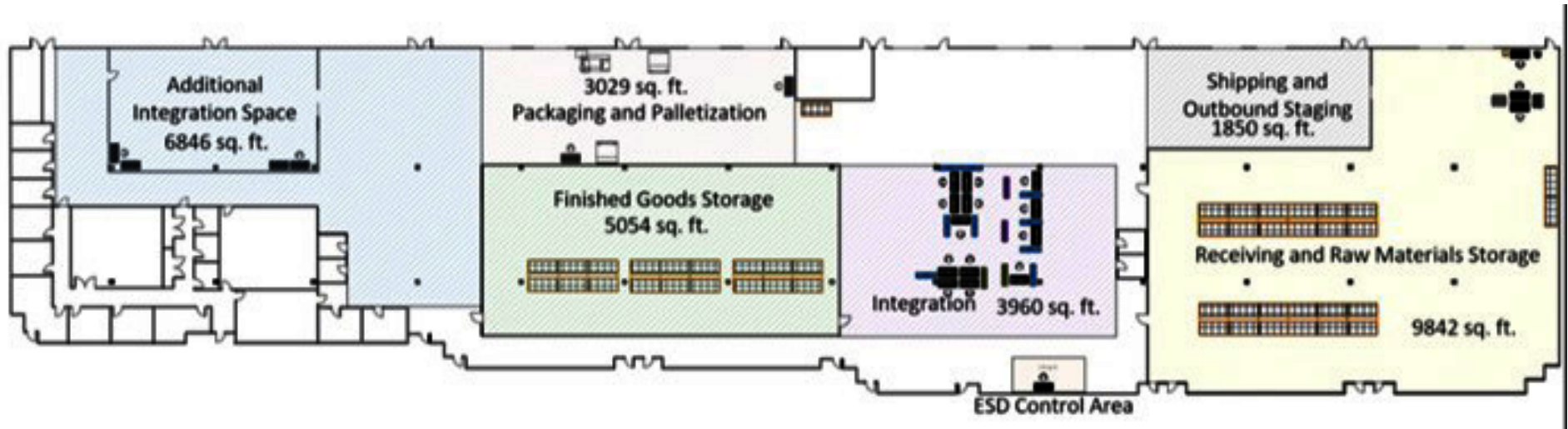
 Access to campus amenities
including conference facilities,
full-service fitness center and
dining options

 Less than 15 minutes away from
Aberdeen commuter rail system

 40 miles from BWI airport



Floor Plan





Nearby Amenities





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