

HILLSIDE BUSINESS PARK

Baltimore-Washington Corridor/Arundel Mills/BWI Submarket

7030 Dorsey Road, Hanover, Maryland 21076

OFFICE SPACE NEW CONSTRUCTION

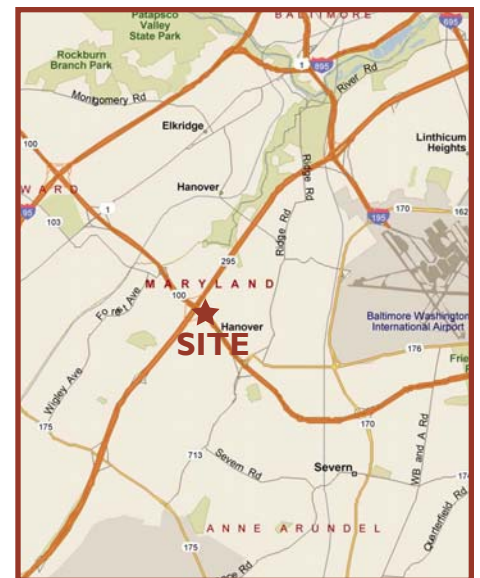


AVAILABLE FOR SALE OR LEASE

Fantastic MD-295 & Route 100 Visibility from Hilltop Location

FEATURES

- 63,000-Square-Foot Class A office building
- Located in the northeast quadrant of the MD-295 & Route 100 interchange
- Two-story construction allows for efficient & flexible floor plans
- Surface parking ratio of 4 per 1,000 square feet
- Ideal for an owner/occupant
- Signage opportunities on Route 100 and MD-295
- Two-mile amenity base includes: Hotels, Arundel Mills Mall, restaurants/Cafes, and MARC train station
- Located within two miles of BWI airport
- Located within five miles of major employment centers (Ft. Meade and Columbia) & educational facilities (UMUC, Johns Hopkins, UMBC) via I-95 or MD-295



FOR MORE INFORMATION CONTACT:

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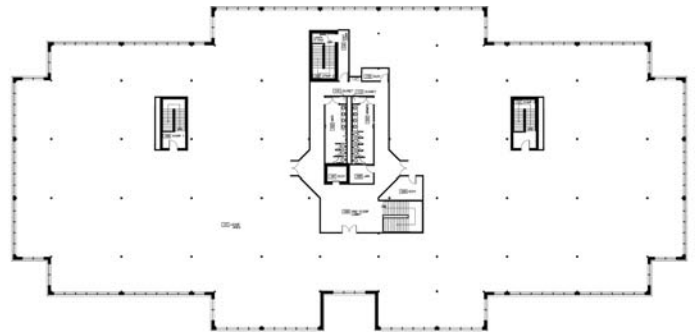
SITE PLAN



FIRST FLOOR



SECOND FLOOR



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