



Southern Maryland's Premier Office Park

Increasingly known for its concentration of military facilities, Maryland's Southern region is now home to 200 technology and defense contractors clustered around installations such as the U.S. Naval Air Systems Command on the Patuxent River. Southern Maryland—considered part of the Washington-Baltimore-Northern Virginia Combined Statistical Area—offers ready market access to such major metropolitan areas as Philadelphia, Richmond, Baltimore and Washington, D.C. Proximity to a large, lucrative metropolitan Washington market, an attractive commercial property and a relaxed yet dynamic technology environment make Southern Maryland an ideal place to locate a business. Companies looking to expand or relocate here will find a skilled and talented labor force, a pool of commuting workers eager to work closer to home and a safe, attractive environment with many cultural and recreation options within easy reach. Here are some of the amenities in this beautiful office park:

- Full service lease which includes electric, common area costs, and janitorial services
- Competitive rental rates to help your company keep overhead low
- 24 hour access with no hassles
- 3 miles from Gate 3 of Patuxent Naval Air Station, very close to government customers
- Desirable location for contractors supporting base functions
- Lots of windows
- Beautiful campus to enjoy
- 1500-6000 sq.ft. available immediately
- High speed access availability
- Responsive management
- Large offices
- Conference facility
- Each office has kitchen area and bathrooms, self control of heat and cooling, plenty of parking, and flexible lease terms (minimum 1 year)
- Pad site ready to go for 12,000 sq.ft. build-to-suit building.

For more details, go to www.marylandcommercialproperty.net



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