

WOODLANDS

PARK



CLASS A OFFICE SPACE FOR LEASE



1302, 1304, 1306 CONCOURSE DRIVE, LINTHICUM, MD

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WOODLANDS PARK I, II &

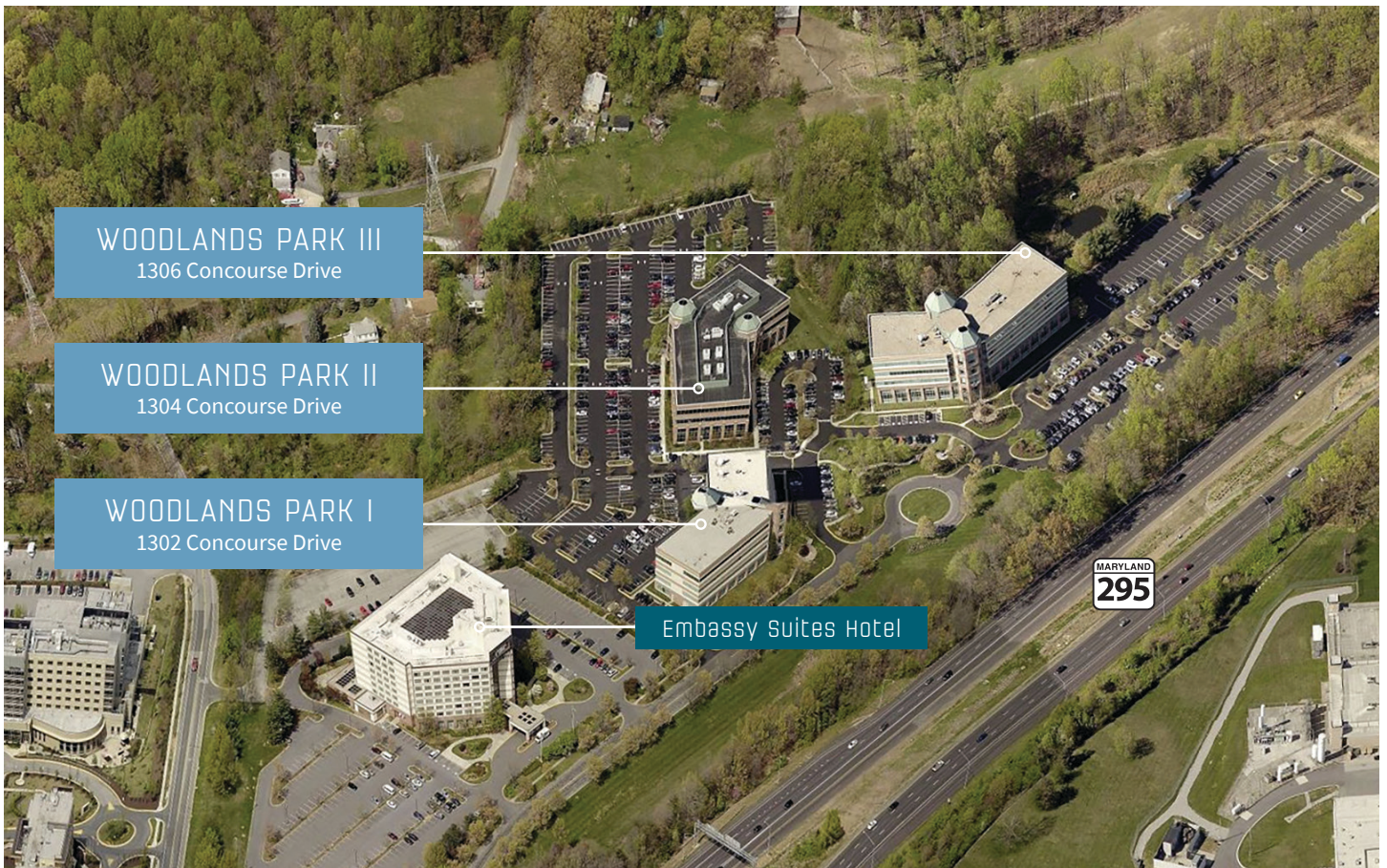
III is a class A
office park ideally
located near
BWI Airport with
easy access to
Baltimore and
Washington, DC.

The project consists of three buildings each with inviting atrium lobbies and high-end finishes throughout. The buildings sit on 26 acres of beautifully landscaped and wooded property. Although set back in a park-like setting, Woodlands Park has approximately 1,300 feet of direct frontage along Route 295 and is located minutes from BWI Airport, numerous hotels, restaurants, Baltimore City, Fort Meade, Columbia and Washington, D.C.

SUITES AVAILABLE

Suites from 2,000 –
16,000 square feet





Three building office park



Building Lobby



RECENT UPGRADES

While the properties have been superbly maintained by prior ownership, the new owner is committed to enhancing the properties even more. The following projects were completed in 2017:

WOODLANDS PARK I



LOBBY UPGRADES

3rd & 4th floor



RESTROOM UPGRADES

4th floor



DELI UPGRADES

1st floor - flooring & furniture

WOODLANDS PARK II



LOBBY UPGRADES

1st floor

WOODLANDS PARK III



RESTROOM UPGRADES

10 restrooms including showers for fitness room



FITNESS CENTER & CAFÉ

WiFi enabled;
Showers & Lockers



CONFERENCE CENTER

Relocated

10 MINUTES TO BWI AIRPORT AND TRAIN STATION

Only a short drive away from the airport and Acela served train station, this location offers many services such as hotels, restaurants and other transportation services.



BUILDING AMENITIES

Atrium lobby's

Embassy Suites Hotel in walking distance

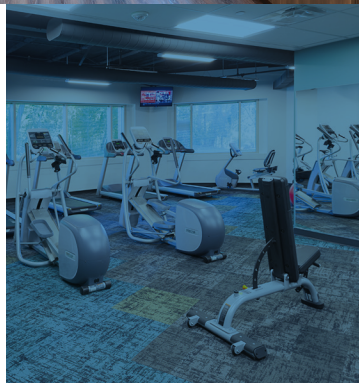
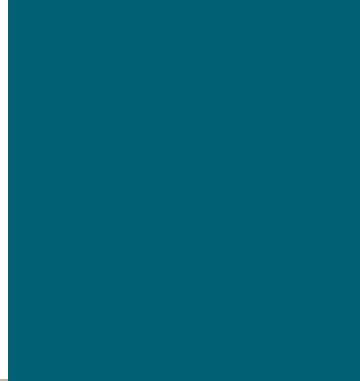
Fitness Center

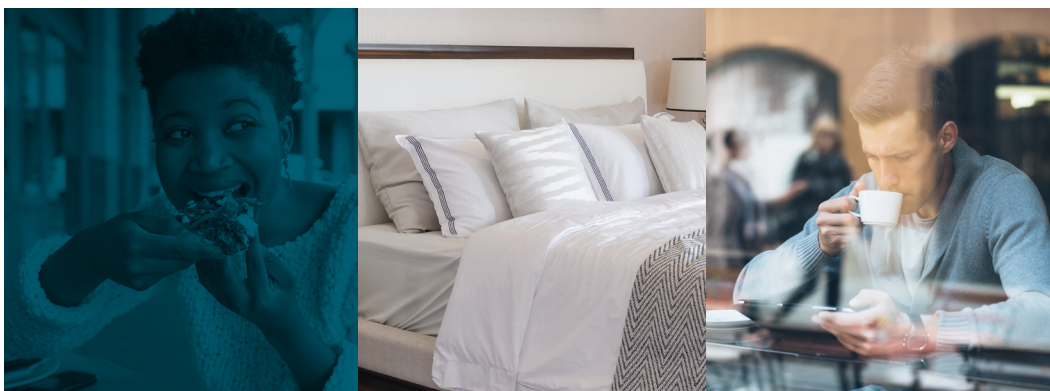
Conferencing facility, seats 133

Upscale vending & deli on-site

24/7 key fob access

4/1,000 SF free surface parking





LOCAL AMENITIES

DINING

1. Cracker Barrel
2. Ruby Tuesday
3. Wendy's
4. Deli and Cafe
5. Starbucks
6. Chili's
7. Maiwand Kabob
8. Italia's Corner
9. Domino's Pizza
10. McDonald's
11. Bob Evan's
12. Dunkin Donuts
13. Chick fil A
14. Chipotle
15. Potbelly's
16. El Toro Bravo / Urban BBQ

HOTELS

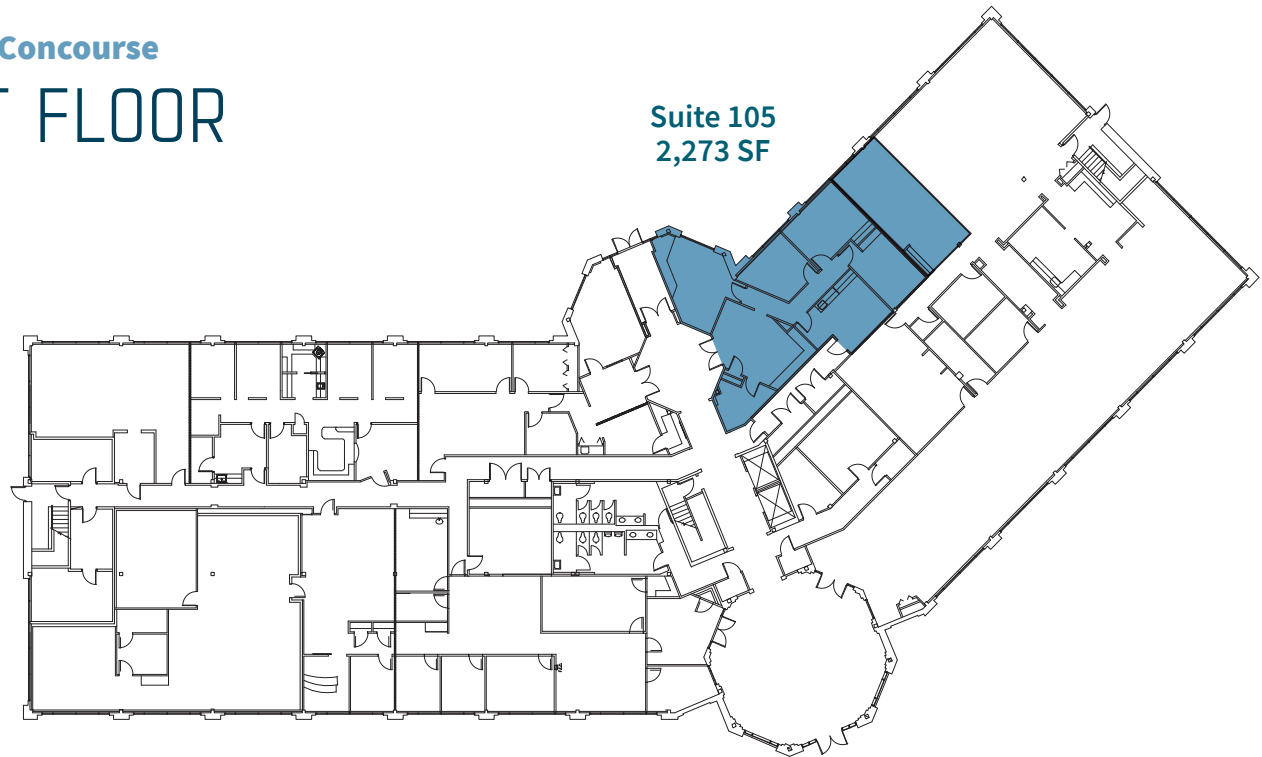
17. Hilton Embassy Suites
18. The Westin Baltimore
19. Sheraton BW Airport
20. Staybridge Suites
21. Candlewood Suites
22. DoubleTree by Hilton
23. Springhill Suites
24. Extended Stay America
25. Hilton Garden Inn
26. Hyatt Place
27. Residence Inn
28. Holiday Inn
29. Homewood Suites
30. Courtyard Baltimore
31. Fairfield Inn



AVAILABILITIES - 1302 CONCOURSE

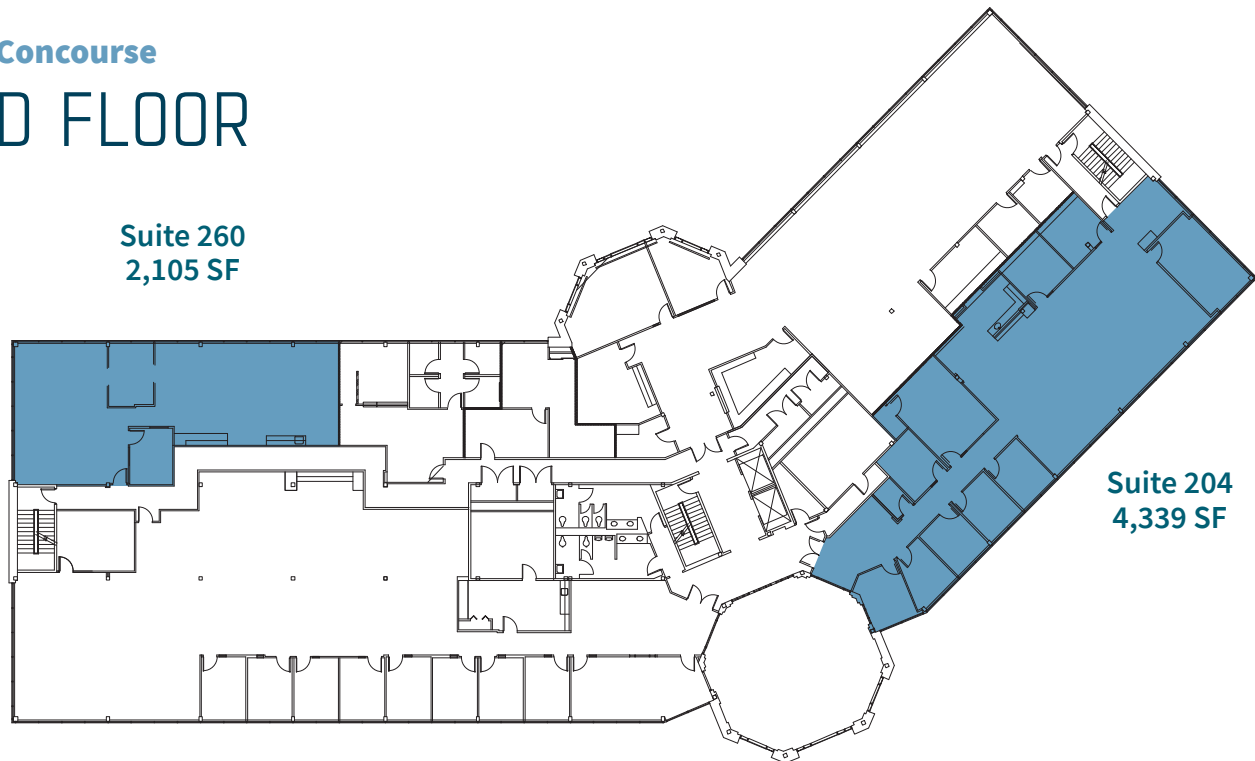
1302 Concourse

1ST FLOOR



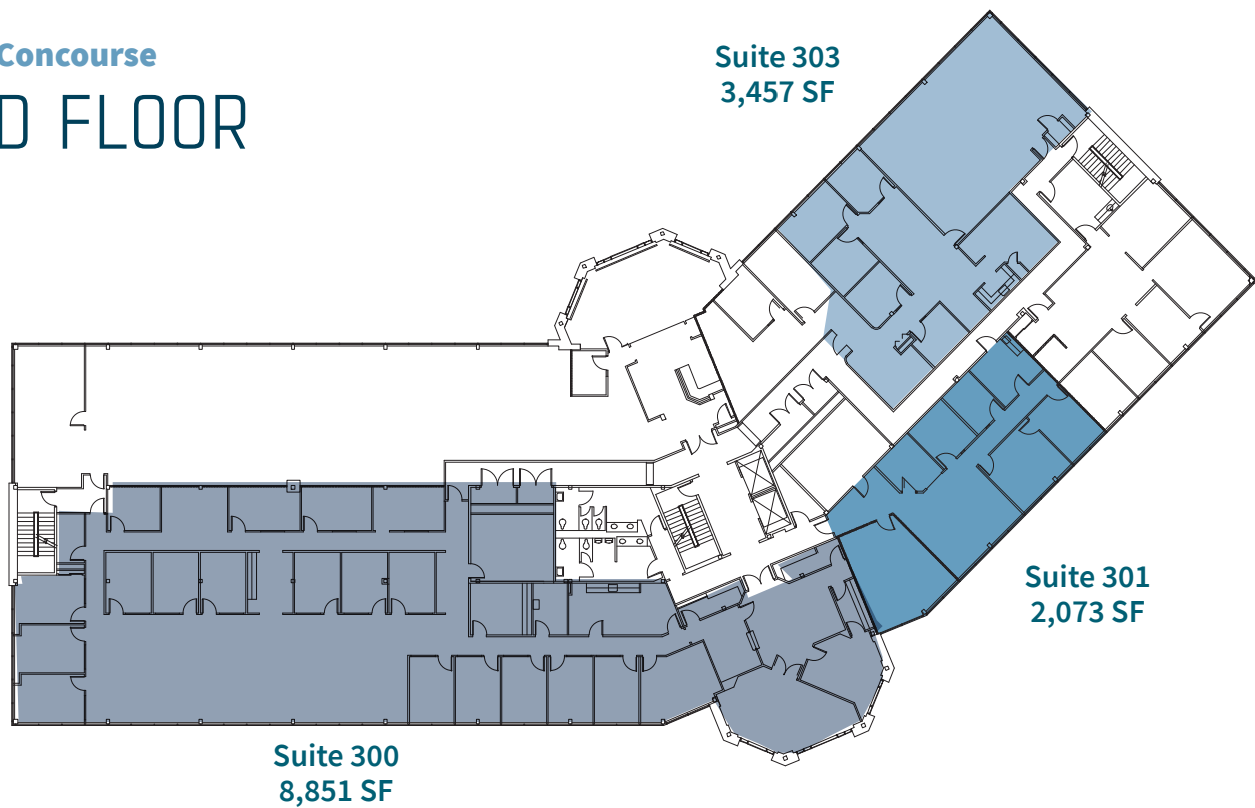
1302 Concourse

2ND FLOOR



1302 Concourse

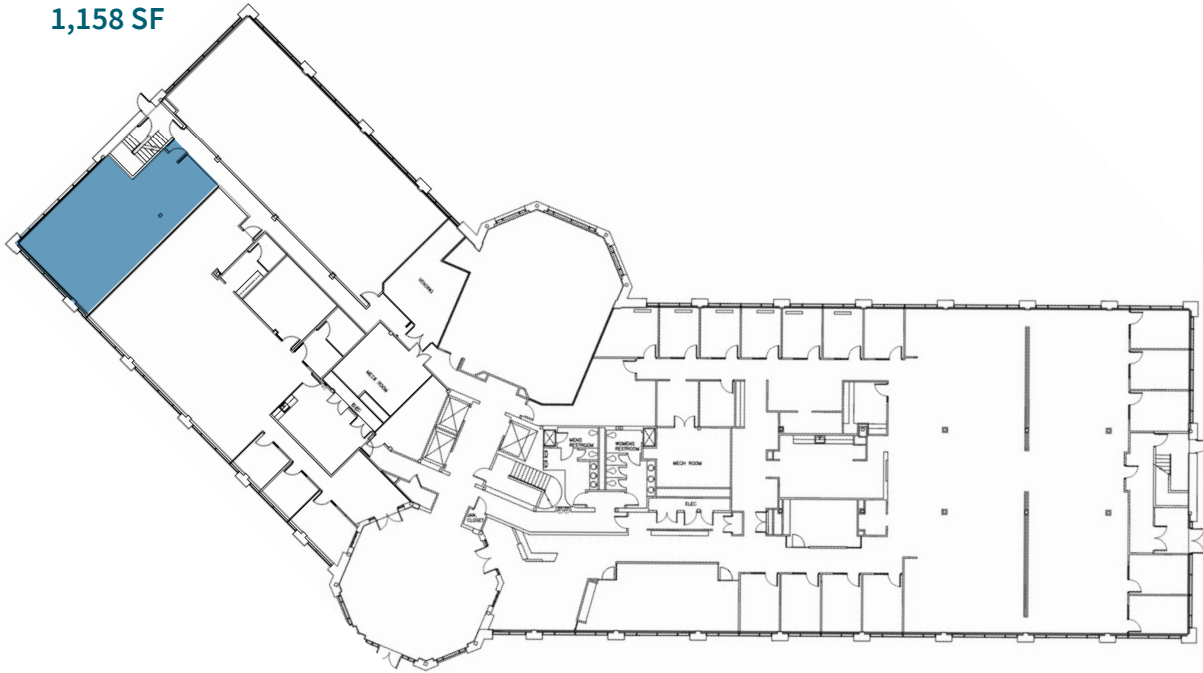
3RD FLOOR



AVAILABILITIES - 1306 CONCOURSE

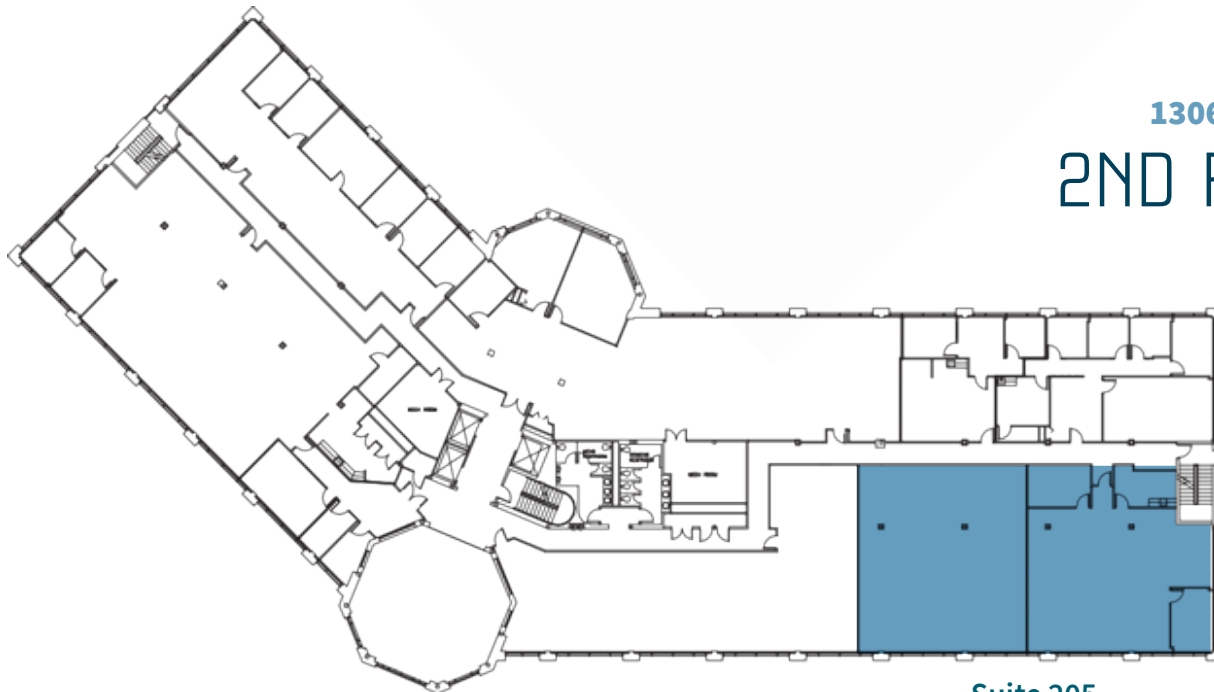
1306 Concourse 1st FLOOR

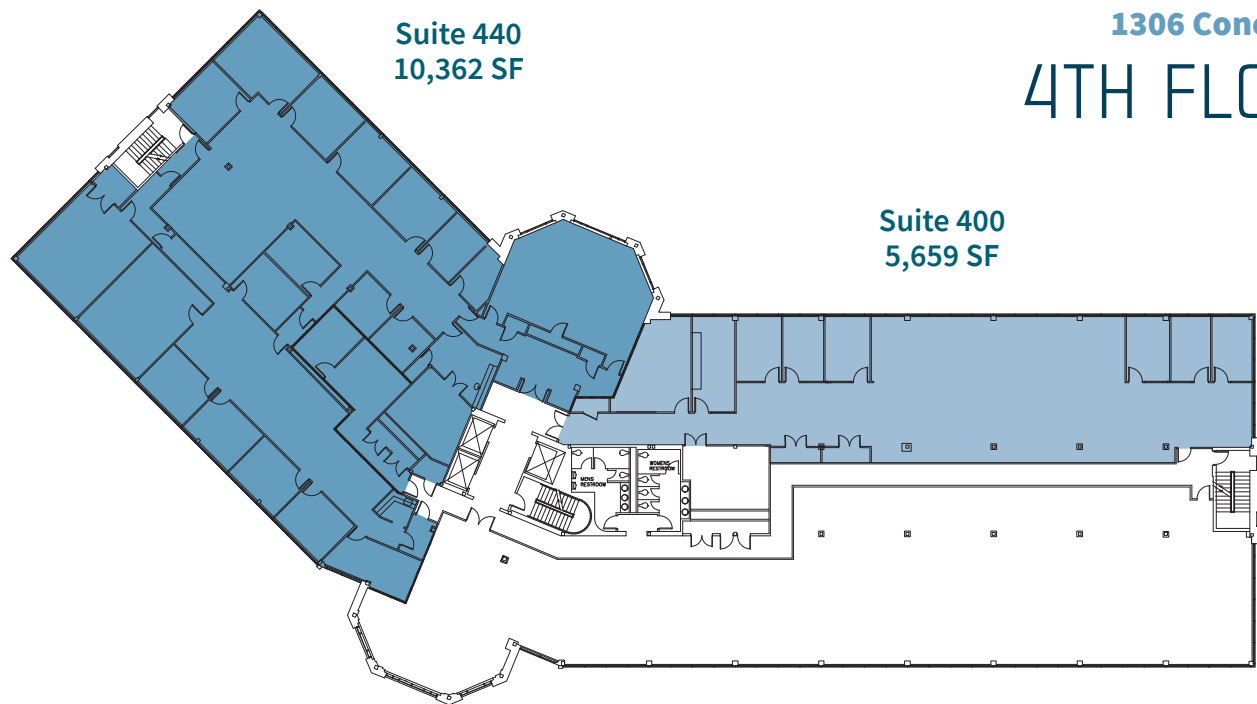
Suite 102
1,158 SF



1306 Concourse 2ND FLOOR

Suite 205
4,483 SF





1306 Concourse
4TH FLOOR



1306 Concourse
5TH FLOOR



EXCELLENT ACCESS

Located near the intersection of Route 295 (BW Parkway) and nearby I-195, I-95 and I-97.

CONTACT

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