



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.

Rob Freedman
Managing Director
rob.freedman@jll.com
+1 410 952 9444

Dominic Digiovannantonio
Vice President
dom.digi@jll.com
+1 443 452 1505

6785 Business Parkway Elkridge, MD 21075

Leasing/Sale information:

All units could be purchased separately or together

- **Unit 1-2,730sf**
- **Unit 2-3,030sf**

- Units 1 and 2 are currently combined to 5,760 sf
- Two dock doors available

- Unit 3 – 3,030 sf
 - Formerly a gym, has a dock door
- Unit 4 – 3,030 sf
 - Currently a school, lease expires in 2029 with a 3 year option

- **Lease price : \$ 23.00 psf NNN**
- **Sale price : \$395 psf**

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

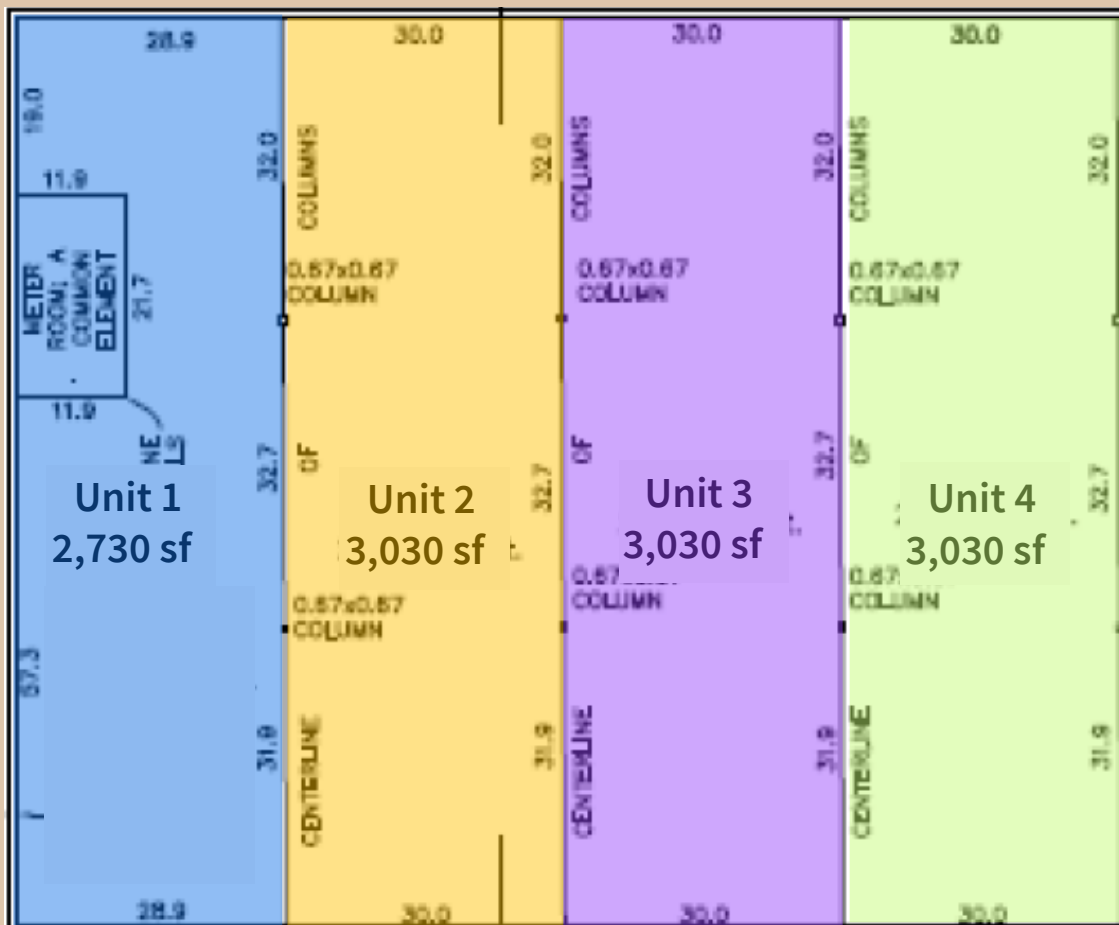
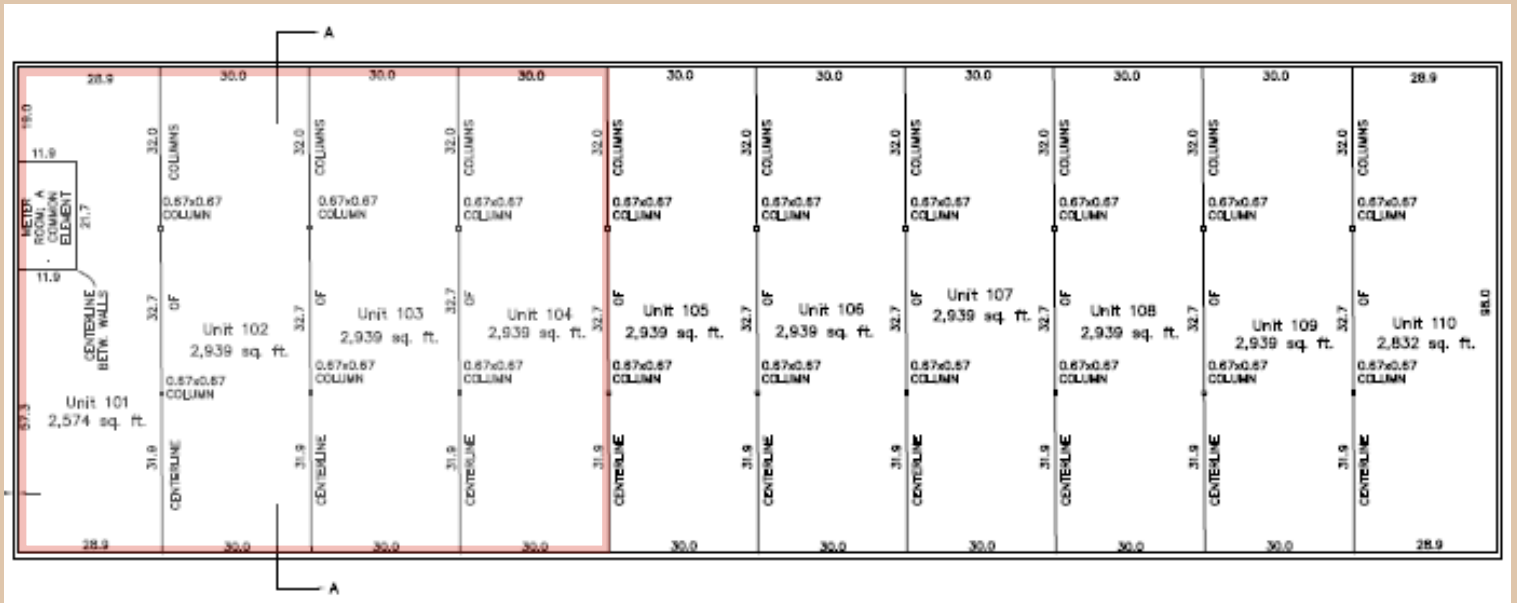
- Building Class: B

6785 Business Parkway
Elkridge, MD 21075



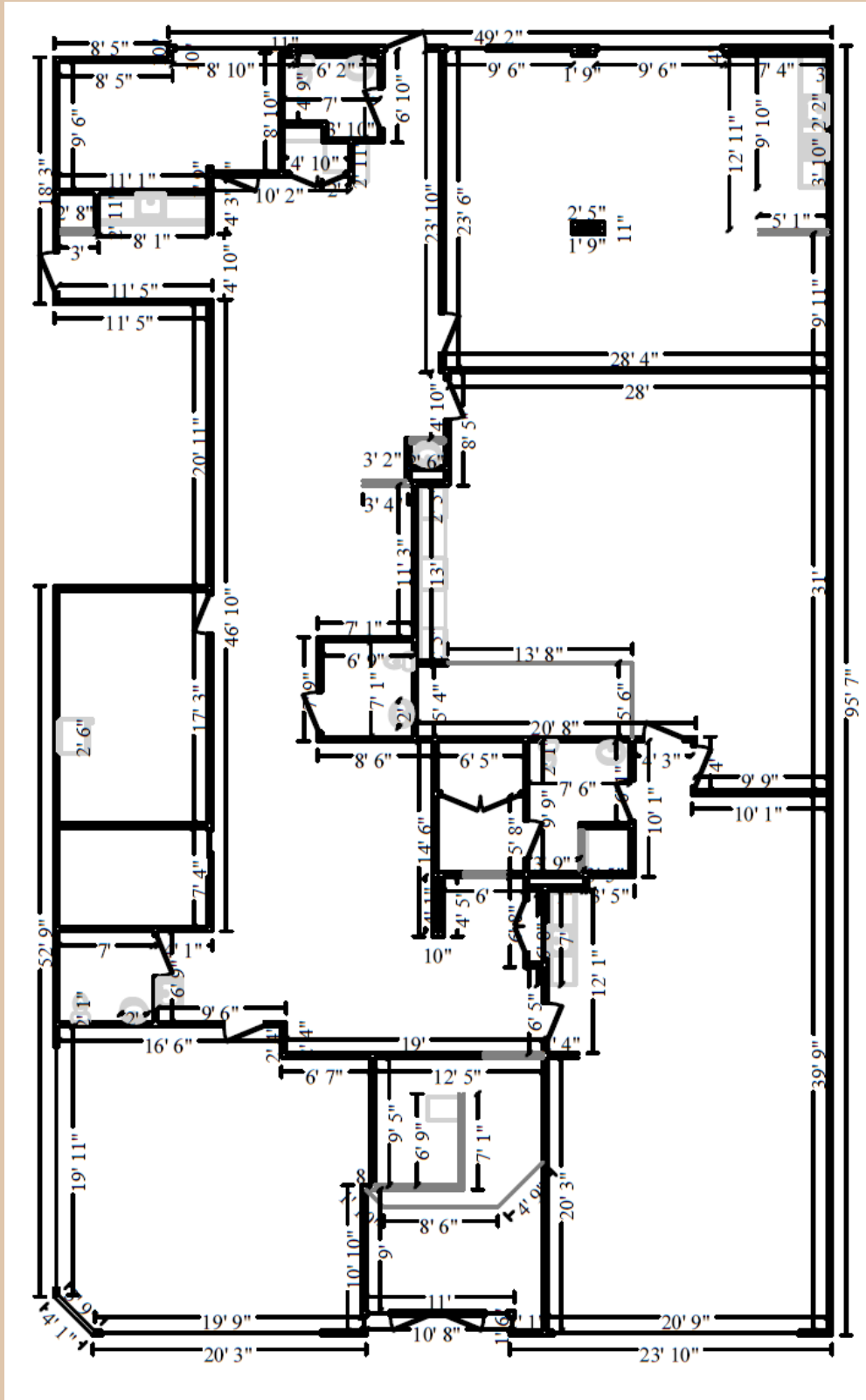
6785 Business Parkway
Elkridge, MD 21075

Site plan

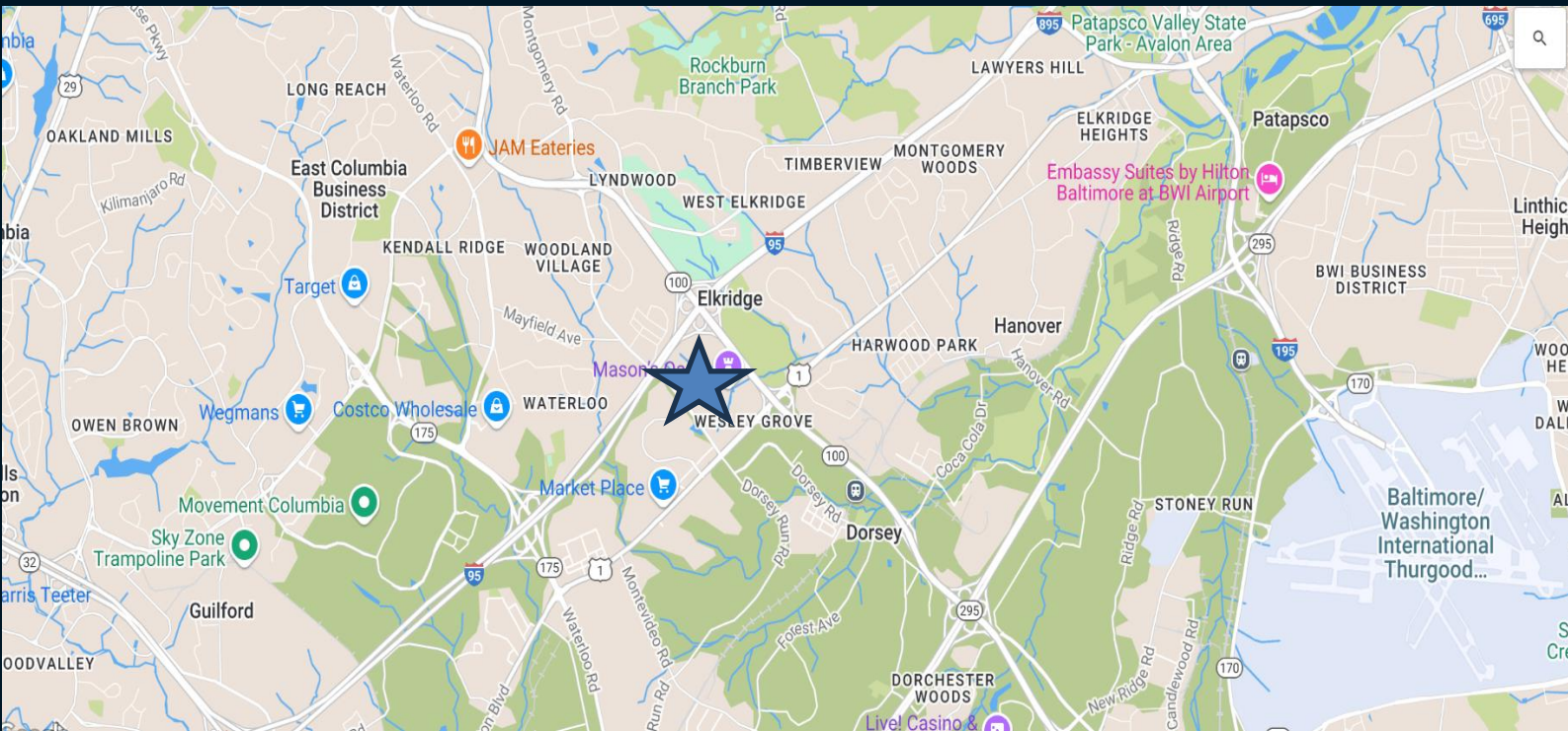


6785 Business Parkway
Elkridge, MD 21075

Unit 1 & 2
5,760 SF



Location Map



Rob Freedman
Managing Director
rob.freedman@jll.com
+1 410 952 9444

Dominic Digiovannantonio
Vice President
dom.digi@jll.com
+1 443 452 1505

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.