



Liberty Exchange

Exchange Drive at Liberty Road
Eldersburg, MD 21784



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
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OF THE YEAR
— 2018 —

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About Liberty Exchange

Liberty Exchange is a 52-acre Carroll County mixed-use business community located near the intersection of MD Routes 32 and 26 (Liberty Road) in Eldersburg, Maryland.

Liberty Exchange is comprised of eleven buildings, totaling more than 295,900 square feet of office, flex/R&D and retail space. Tenant sizes from 1,183 square feet to 61,160 square feet of space offer businesses straight-forward, economical and high-utility space.

The retail component of Liberty Exchange can support more than 52,000 square feet of space, including inline merchant areas and pad sites featuring frontage on Liberty Road.



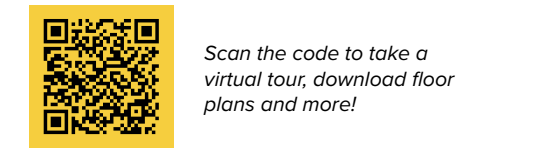
Scan the QR code or visit sjpi.com/libertyexchange to learn more.



Flex/R&D Buildings		
5965 Exchange Drive	61,160 SF	
5975 Exchange Drive	29,160 SF	
5977 Exchange Drive	29,160 SF	
Flex/R&D Building A	54,120 SF	FUTURE
Flex/R&D Specifications		
LEED	Certified Gold	
Suite Sizes	2,520 up to 61,160 SF	
Ceiling Height		
5965, 5975, 5977 Exchange Drive	16 ft. clear minimum	
Future Flex Building A	18 ft. clear height	
Parking	4 spaces per 1,000 SF	
Loading	Dock or drive-in	
Zoning	I-R	

Single-Story Office Buildings		
5961 Exchange Drive	24,480 SF	
5963 Exchange Drive	24,480 SF	
Future Office Building A	21,080 SF	FUTURE
Single-Story Office Specifications		
LEED	Certified Gold	
Suite Sizes	2,720 up to 24,480 SF	
Ceiling Height	10 ft. clear minimum	
Parking	5 spaces per 1,000 SF	
Zoning	I-R	

Retail Space	
Inline Buildings	
5957 Exchange Drive	16,645 SF
5959 Exchange Drive	16,645 SF
Future Retail A	9,507 SF
Future Retail B	9,472 SF
Pad Sites	
Convenience Store	3.13± Acres







Inline Retail

High Visibility with Signage

The retail component of Liberty Exchange can support more than 52,000 square feet of space, including inline merchant areas and pad sites featuring frontage on Liberty Road.

- ▶ Direct visibility and access off Liberty Road, with new traffic light and turn lane
- ▶ Serving 295,900 square foot business park as well as communities of Sykesville, Eldersburg, Woodbine and Gamber
- ▶ Attractive main street style retail design



Retail Space Availabilities		
5959 Exchange Drive		
Suites 100-102	Katana Sushi	3,162 SF
Suite 104	Subway	1,354 SF
Suite 106	Crimson Coward	1,453 SF
Suite 108	West End Hair Co.	1,372 SF
Suites 110-116	Fusion Dental	5,717 SF
Suite 118	Empire Cutz	1,648 SF
Suite 120	Bubbakoos Burritos	1,978 SF
5957 Exchange Drive		
Suites 101-106	Basta Pasta	6,896 SF
Suite 108	Norwood Ice Cream	1,266 SF
Suites 110-112	AVAILABLE	1,955 SF
Suite 114	Eldersburg Eye Care	2,050 SF
Suite 116-120	Kinara Indian Cuisine	4,519 SF
Future Retail Buildings		
Retail Building A		9,507 SF
Retail Building B		9,472 SF



Pad Site

3.13 Acres

Liberty Exchange includes a pad site up to 3.13± acres featuring frontage on Liberty Road.

- ▶ Seeking convenience stores/gas station
- ▶ Direct access off Liberty Road at new signalized intersection with visibility to over 27,471 vehicles/day
- ▶ Strong local demographics with 25,267 people residing within a 3-mile radius and an average annual household income of over \$188,115



Pad Sites

Convenience Store

3.13± Acres





Contact Us

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