



8211 TOWN CENTER DRIVE

BALTIMORE, MD 21236

FOR SALE



SALE PRICE

Negotiable

AVAILABLE SPACE

72,000 RSF

PROPERTY HIGHLIGHTS

- Strategic White Marsh Location
- Walkable to 2M sf of Retail
- I-95 Visibility and Signage
- 153 Parking Spaces on a 3 Acre Campus
- Existing High-End Finishes

SALE CONTACT

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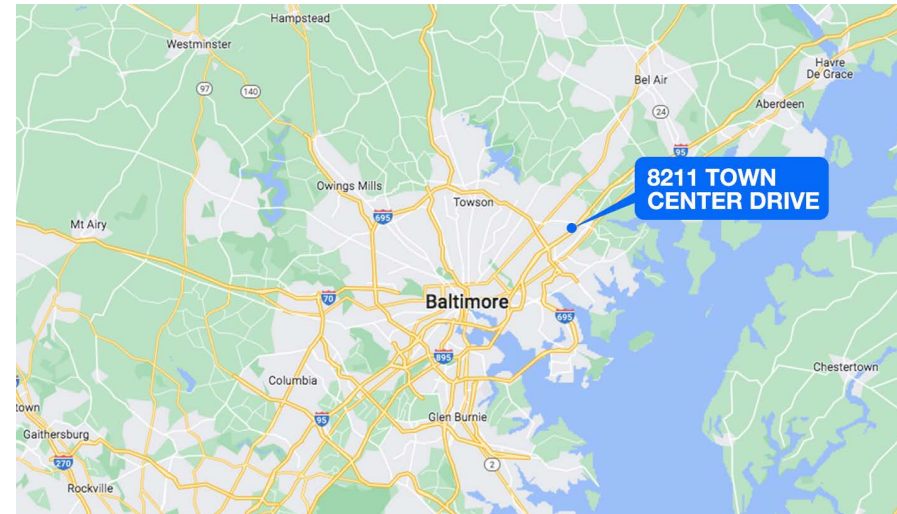
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OVERVIEW

8211 TOWN CENTER DRIVE | BALTIMORE, MD 21236



8211 Town Center Drive offers a strategically located office campus in the heart of the White Marsh Town Center with I-95 visibility. Consisting of 52,702 sf of above grade high end office improvements on three levels (plus an additional 17,500 sf of finished below grade usable space), the building is primed for a HQ relocation in one of the most demanded sub-markets of Baltimore County. The building location has unmatched highway connectivity and is just steps to the 315,000 sf retail/entertainment neighborhood hub of the Avenue at White Marsh. Company branding does not get better with potential signage exposure along Interstate 95 with over 191,000 vehicles per day.

Positioned just off Interstate 95, 8211 Town Center Drive offers easy access for employees and visitors, along with prime frontage providing unbeatable exposure to over 191,000 daily drivers. The property is centrally located just minutes from several major area thoroughfares, including Interstate 695, Routes 43 and 40, and Route 7. Within true walking distance are over 2 million square feet of retail amenities, from shopping and dining to hotels and service options. Further contributing to this top-tier locale, 8211 Town Center Drive is immediately among a growing residential and senior housing density & surrounded by major medical.



AERIAL VIEW

8211 TOWN CENTER DRIVE | BALTIMORE, MD 21236





ADDITIONAL PHOTOS

8211 TOWN CENTER DRIVE | BALTIMORE, MD 21236



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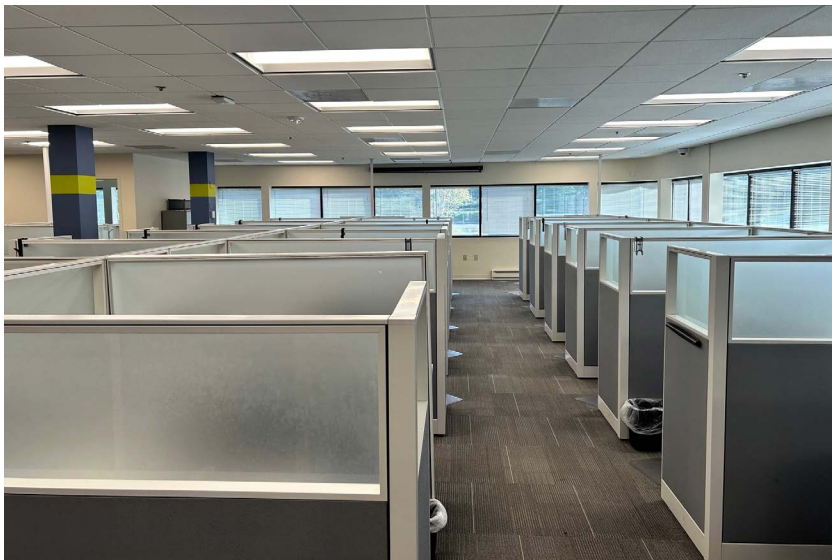
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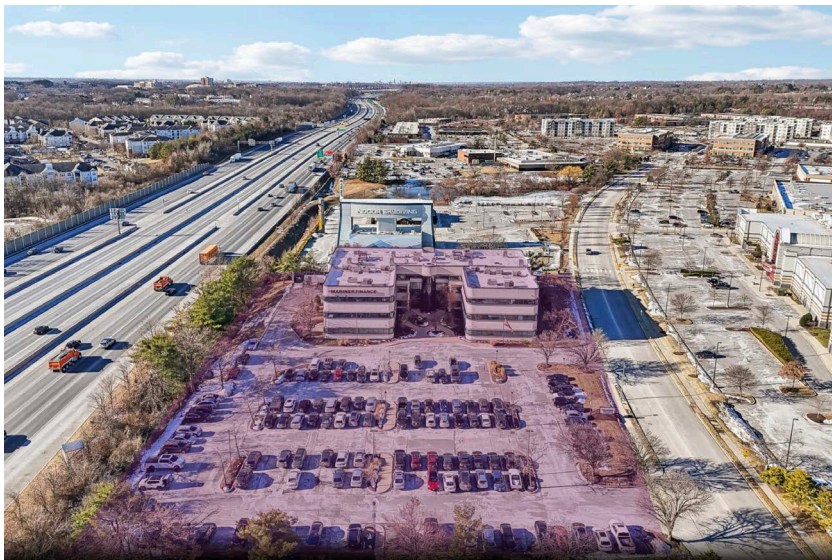


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DEMOGRAPHICS

8211 TOWN CENTER DRIVE | BALTIMORE, MD 21236



Greater Baltimore Medical Center (GBMC)
3,900 employees



MedStar Franklin Square Medical Center

MedStar Franklin Square Hospital
2,800 employees



UNIVERSITY SYSTEM of MARYLAND

UMD System of MD
6,350 employees



T.Rowe Price
4,200 employees



US Social Security Administration
12,750 employees



Baltimore was founded in 1729 and is the **second largest US seaport** in the Mid-Atlantic, and it is the **21st largest metro area** in the US.



Due to Baltimore's **close proximity to Washington, DC**, it has become home to many **Defense Contractors, Information Technology professionals, and the Professional, Scientific, and Technical (PST) industry.**



More than **200,000 Cyber Security professionals** reside within Baltimore-Washington with upwards of 75,000 in the Greater Baltimore/Central Maryland area.



University of Maryland Medical Center and Johns Hopkins Hospital maintain approximately 11,900 full-time, part-time, and medical/doctoral student staff members between the two hospitals.



Baltimore is home to the **Under Armor Headquarters, National Bohemian Brewery, and the first Guinness Brewery in the US.**



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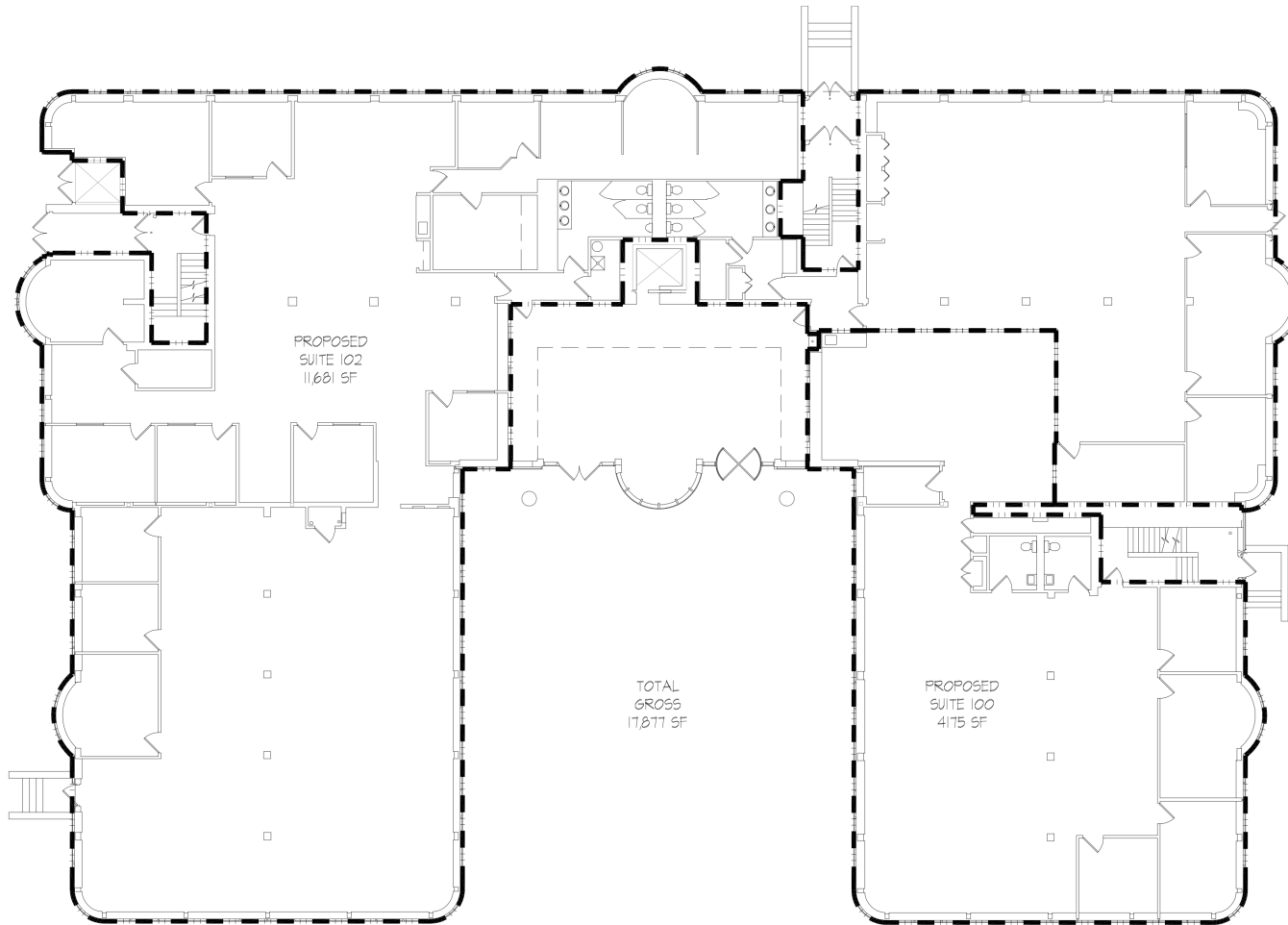
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FLOOR PLANS

8211 TOWN CENTER DRIVE | BALTIMORE, MD 21236

First Floor

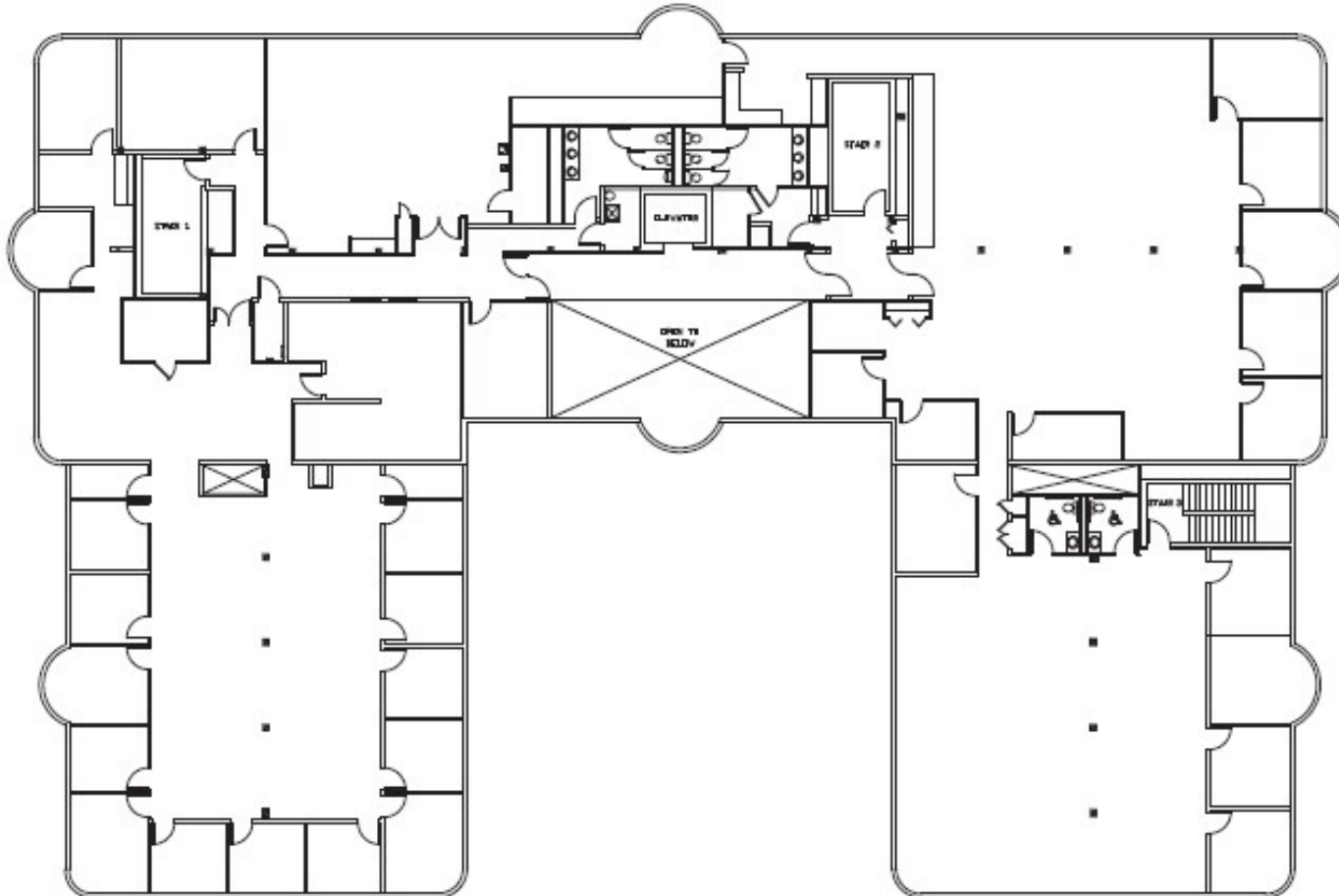




FLOOR PLANS

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Second Floor



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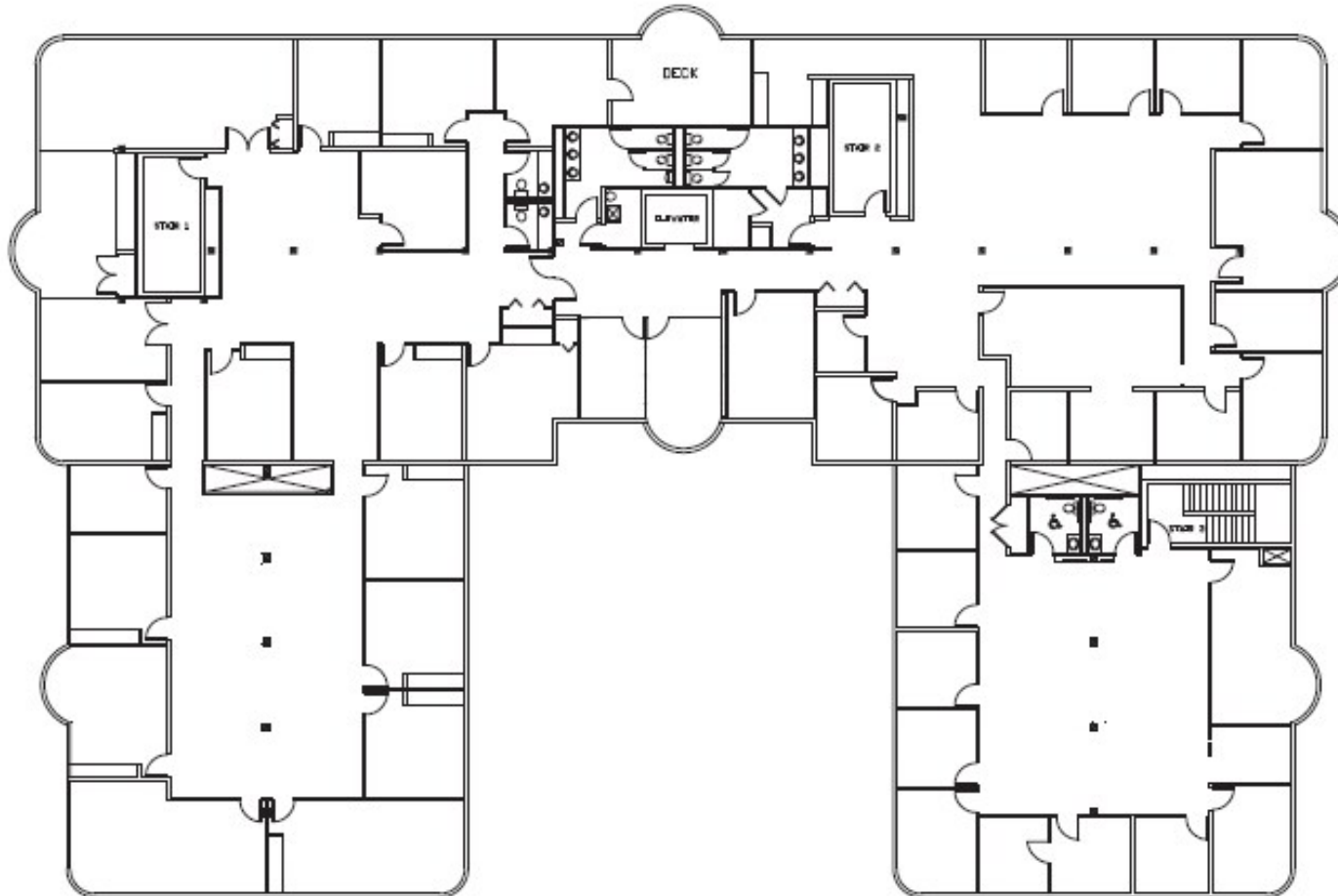
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FLOOR PLANS

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Third Floor



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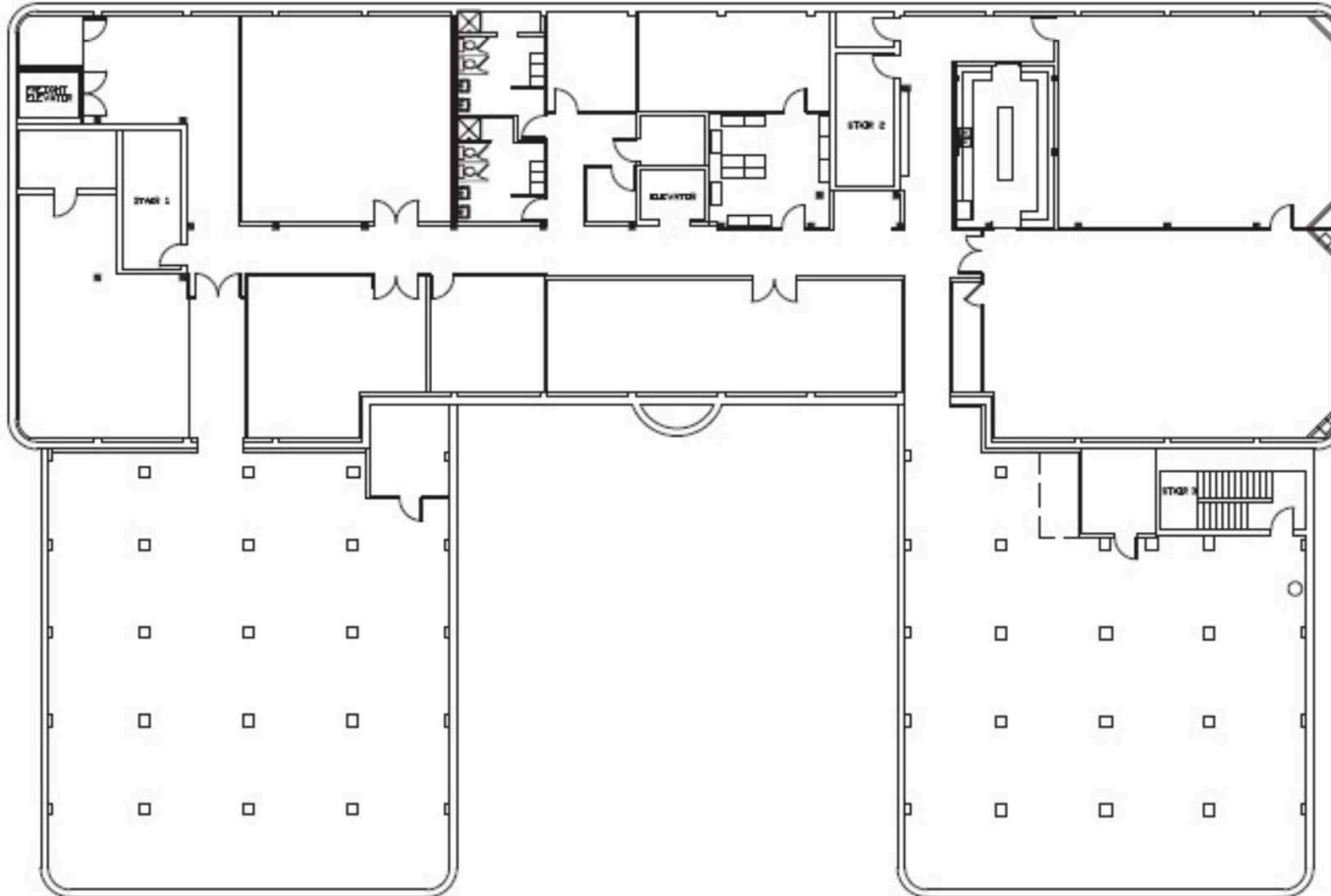
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FLOOR PLANS

8211 TOWN CENTER DRIVE | BALTIMORE, MD 21236

Lower Level



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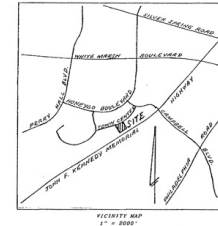
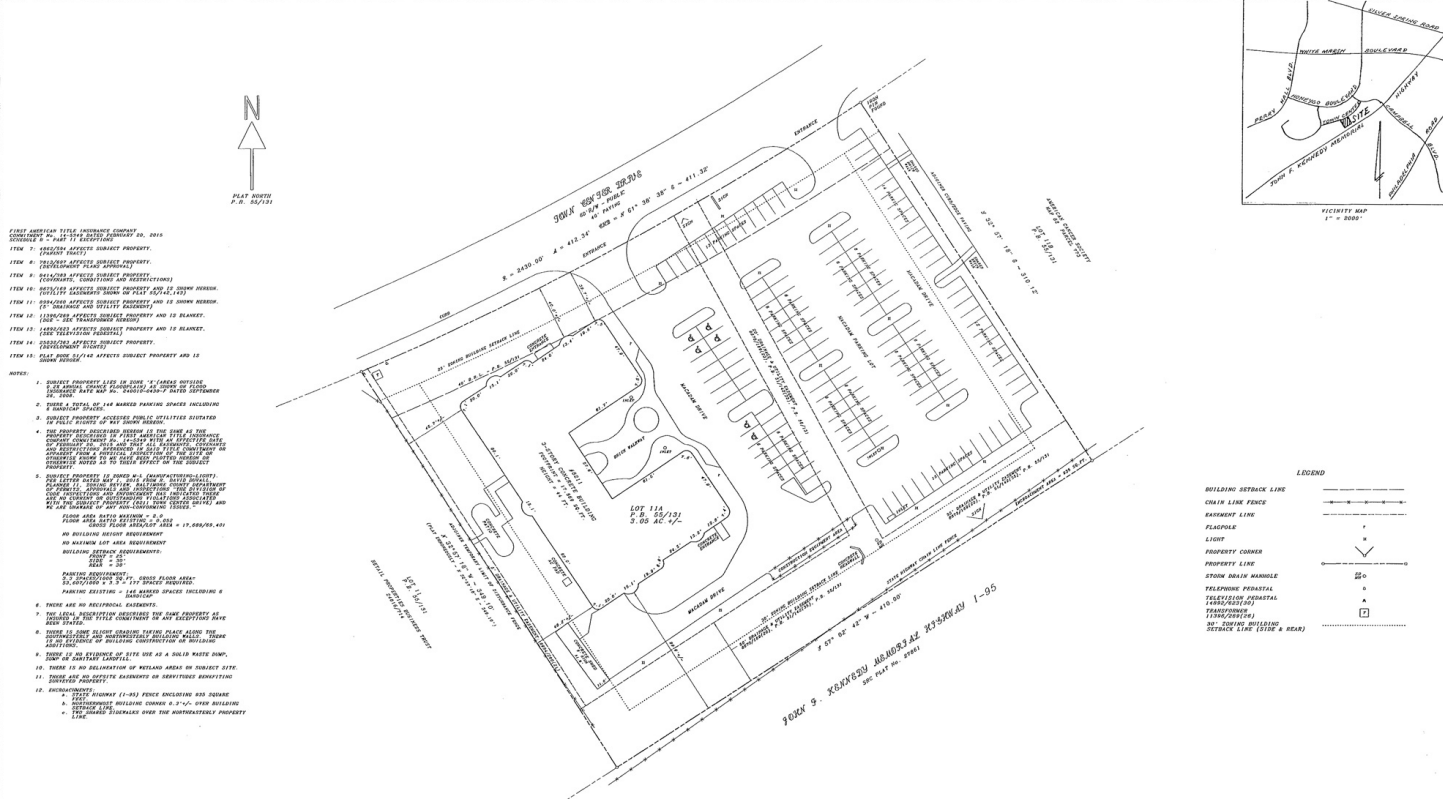
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SURVEY

8211 TOWN CENTER DRIVE | BALTIMORE, MD 21236

Survey



- PLAT 00210
P.M. 05/19/19
- CHARTERED TITLE INSURANCE COMPANY
COMMERCIAL TITLE INSURANCE COMPANY
- ITEM 1: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/19/19.
 - ITEM 2: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/19/19.
 - ITEM 3: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/19/19.
 - ITEM 4: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/19/19.
 - ITEM 5: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/19/19.
 - ITEM 6: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/19/19.
 - ITEM 7: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/19/19.
 - ITEM 8: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/19/19.
 - ITEM 9: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/19/19.
 - ITEM 10: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/19/19.
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 - ITEM 12: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/19/19.
 - ITEM 13: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/19/19.
 - ITEM 14: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/19/19.
 - ITEM 15: THIS SURVEY IS A RE-SURVEY OF THE PROPERTY DESCRIBED IN PLAT 00210, P.M. 05/19/19.
- NOTES:
1. SUBJECT PROPERTY IS IN ZONE R-1 (RESIDENTIAL) AND IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF BALTIMORE.
 2. THE PROPERTY IS SUBJECT TO THE EASEMENTS AND ENCUMBRANCES SHOWN ON THIS SURVEY AND TO ALL RECORDS, RECORDS, AND RECORDS OF RECORDS.
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 10. THERE IS NO DELINEATION OF WETLAND AREAS IN SUBJECT SITE.
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 15. THERE IS NO DELINEATION OF WETLAND AREAS IN SUBJECT SITE.

LEGEND

BUILDING SETBACK LINE	---
CHAIN LINK FENCE	—x—x—x—x—
EASEMENT LINE	—o—o—o—o—
FLAGPOLE	+
LIGHT	o
PROPERTY CORNER	∇
PROPERTY LINE	---
STONE DRAIN MANHOLE	⊗
TELEPHONE PEGMOUNT	+
TELEPHONE PEGMOUNT (UNDERGROUND)	+
TELEPHONE	+
ST. ADAPT. BUILDING	⊗
SETBACK LINE (SIDE & REAR)	---