

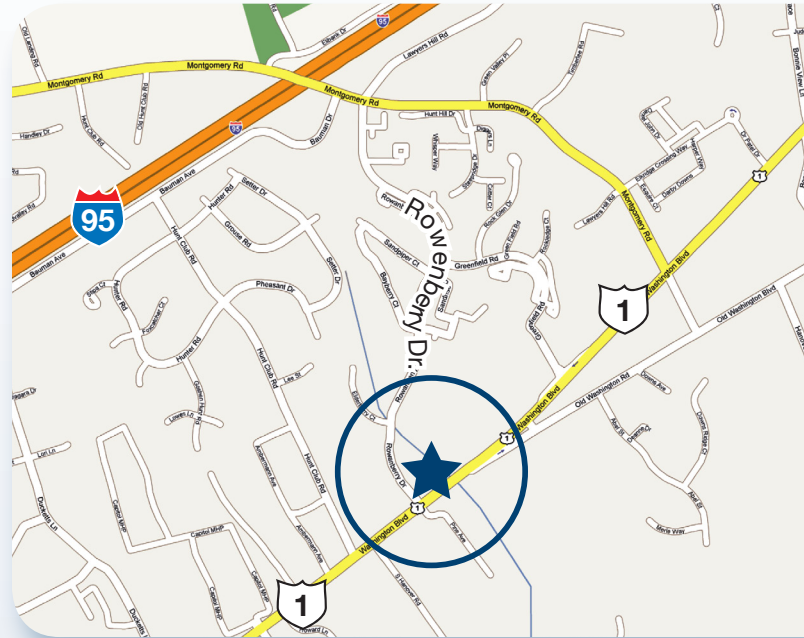
# ROWANBERRY CENTER

6500 WASHINGTON BOULEVARD, ELKRIDGE, MARYLAND 21075

SERVING THE COMMUNITY OF ELKRIDGE, MARYLAND

## PREMIUM SPACE AVAILABLE FOR OFFICE/RETAIL LEASE

- 6,750+ square foot space divisible to 1,250 square feet now available
- Space features ideal office build-out with reception area, kitchen, large open area, private offices & conference rooms
- Can subdivide for smaller office or retail use
- Ideal location for government contractors
- Strong tenant mix with 7-Eleven, H&R Block & Quiznos
- Great visibility with frontage to Rte. 1/Washington Boulevard
- Easy access to I-295 and I-95
- Daily passby traffic: 20,000+ cars
- Strong demographics in growing Howard County market



## CENTER FACTS

### TYPE

Office/Retail Center

### LOCATION

Rte. 1 & Rowanberry Drive in Elkridge, MD/Howard County

**SIZE** 12,000 square feet

**PARKING SPACES** 60

**TENANTS** 7-Eleven, H&R Block, Quiznos

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,954	35,056	139,998
Households	3,068	12,511	49,181
Average HH Income	\$83,262	\$102,530	\$94,517

SMART IDEAS. SENSIBLE SOLUTIONS.

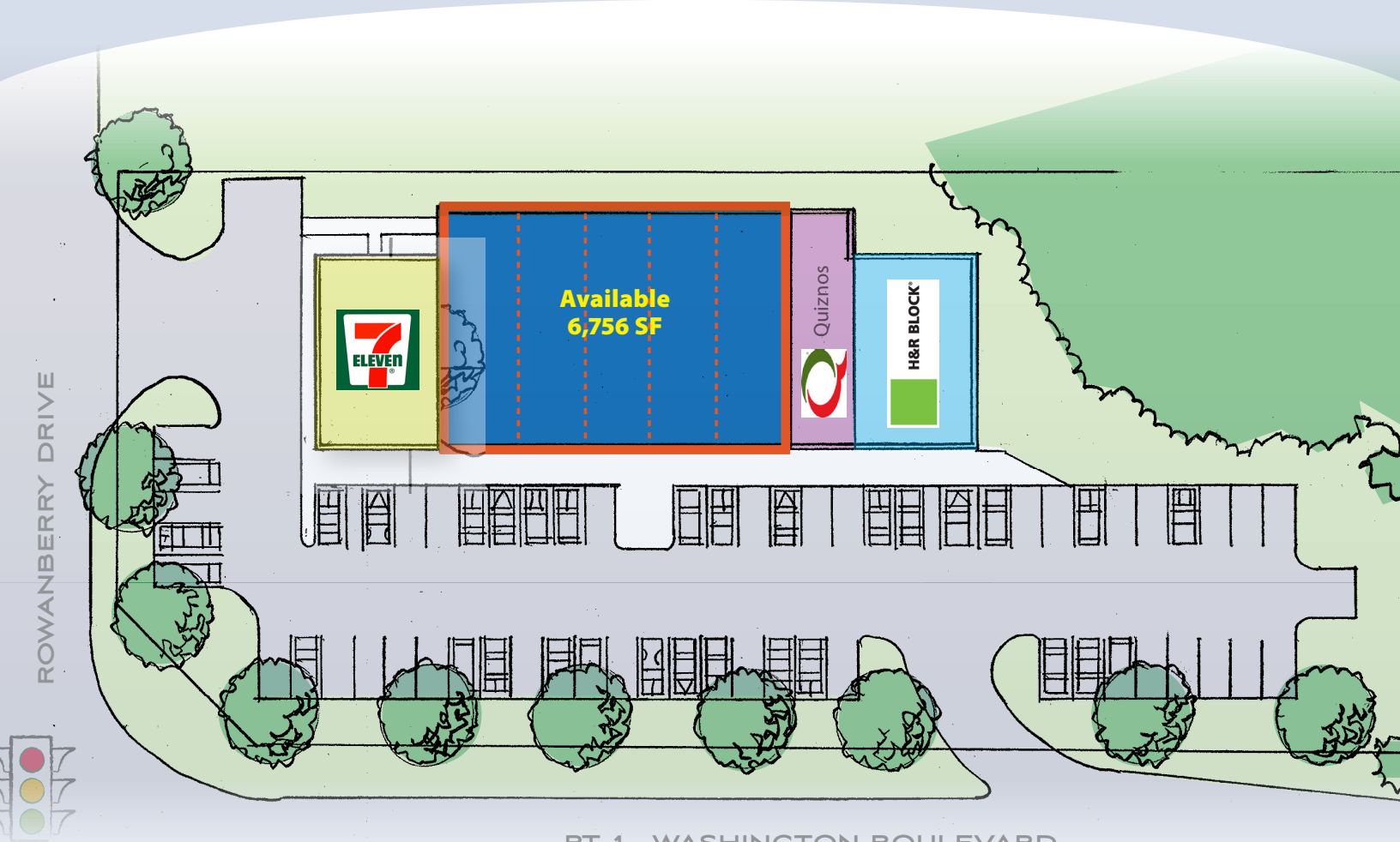


COMPASS REAL ESTATE  
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PATTI REYNOLDS 410.531.4809 | cell 443.838.8925 | preynolds@cre360.com | www.cre360.com

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RT. 1 --WASHINGTON BOULEVARD

Rowanberry Center, serving ElkrIDGE and surrounding areas, is home to a popular tenant mix including 7-Eleven, H&R Block and Quiznos. Ideally situated at the intersection of Rte. 1 and Rowanberry Drive, this Howard County project offers tenants flexible uses with a highly-visible and easily accessible location. Whether you're looking for a retail location or an office space, Rowanberry Center is the ideal location. Join us!



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