



# MILESTONE BUSINESS PARK

12410 MILESTONE CENTER DRIVE | GERMANTOWN, MD | WWW.MILESTONEBUSINESSPARK.COM

**NOW LEASING**



## PROPERTY HIGHLIGHTS

### SPACE AVAILABLE

- Suite 130: 6,846 SF
- Suite 215: 9,649 SF
- Suite 600: 31,720 SF
- **Total Available: 48,215**

### OVERVIEW

- 6 story Class A office building built in 2002
- 183,210 total square feet
- 8.86 acres
- LEED Silver for Existing Building and Operations Maintenance
- Energy Star rated
- Large and efficient floor plates with minimal columns
- Premier I-270 visibility
- Easy access to points north and south via I-270 at Father Hurley Boulevard and points east and west via the ICC

### AMENITIES

- 4 building campus environment with beautiful landscaped plaza, perfect for corporate and client events
- Future expansion possibilities with up to 200,000 sq ft build-to-suit Class A approved building
- Structured and surface parking with an extraordinary parking ratio of 4 per 1,000 square feet
- Located minutes from the Shops at Seneca Meadows, Milestone Shopping Center, and Germantown Town Center
- Fitness Center
- Deli with catering capabilities
- Conferencing facilities
- Concierge services

**BEST-IN-CLASS** IN THE GERMANTOWN MARKET



