

**WOODLANDS PARK
(BUILDING NO. 3)**



FOR SUBLEASE

PROPERTY HIGHLIGHTS:

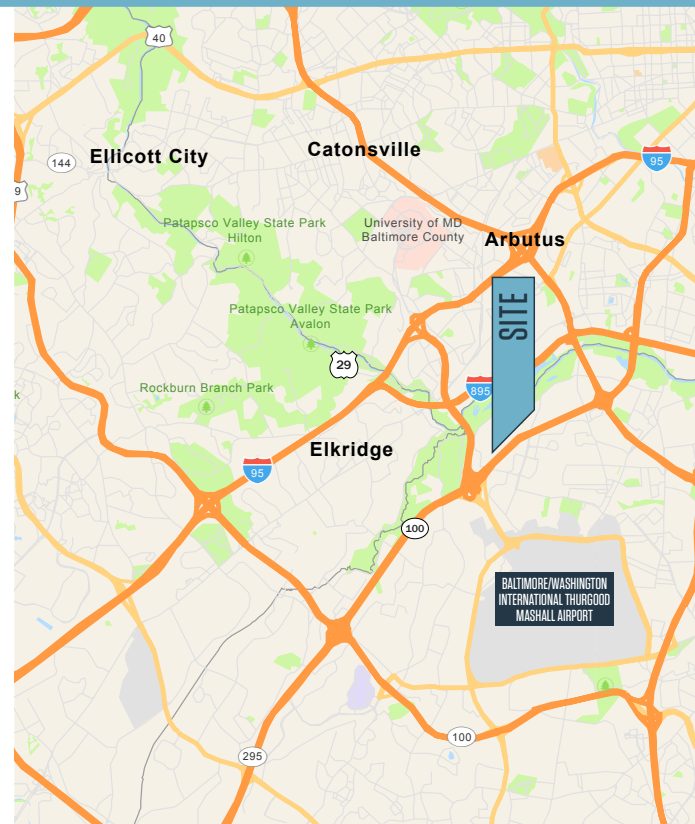
Suite Highlights

- **Class A Office Park With Ideal Location to BWI**
- **Available:** Suite 350; ±2,919 SF
- **Parking Ratio:** 4/1,000 SF
- **Term Remaining:** Through 12/2023

Building Highlights

- Five-story office building totaling 115,557 SF
- Easy Access to MD Route 295 and I-695; minutes from Baltimore City, Fort Meade, and Columbia
- On-site Property Management
- 24/7 key fob access

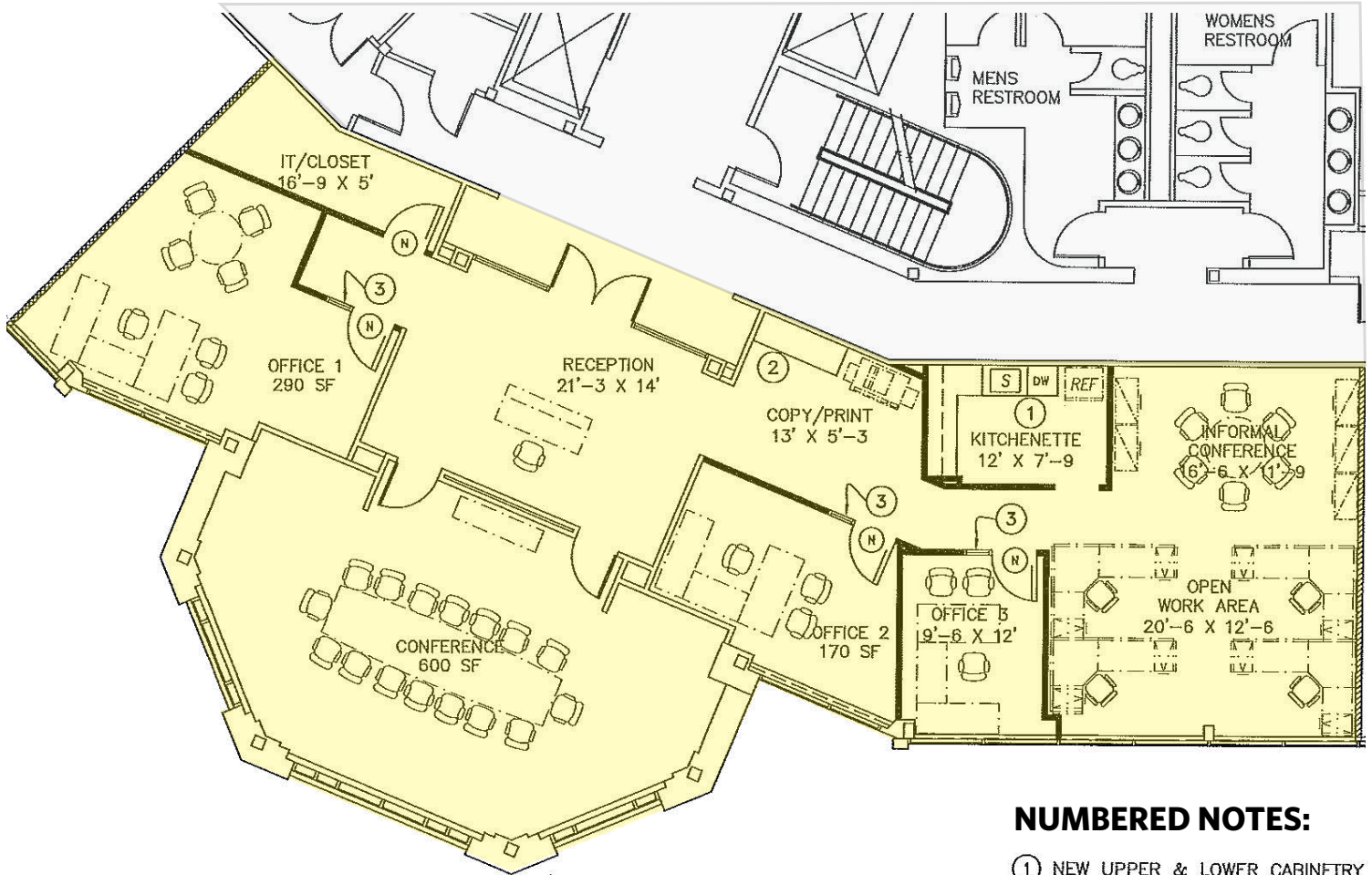
Nearby Amenities



1306 CONCOURSE DR

Linthicum, MD 21090 | Anne Arundel County

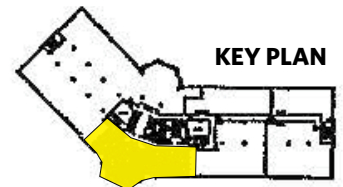
FLOOR PLAN | SUITE 350



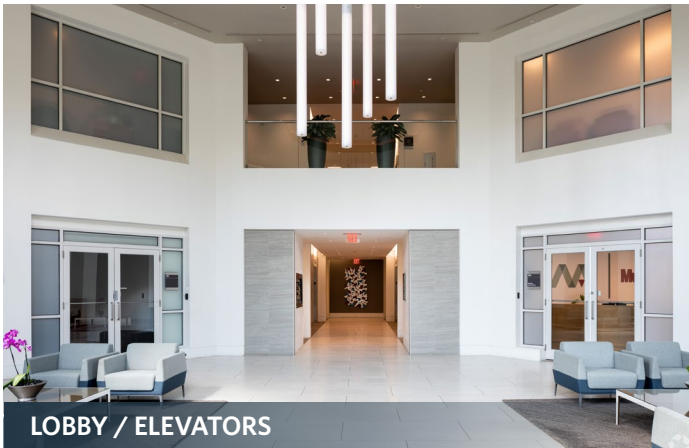
SUITE 350
± 2,919 SF

NUMBERED NOTES:

- ① NEW UPPER & LOWER CABINETS
- ② NEW LOWER CABINETS
- ③ NEW DOOR WITH 18" SIDELIGHT



PHOTOS



LOBBY / ELEVATORS



COMMON AREA CONFERENCE FACILITY (SEATS 200)



EXECUTIVE OFFICE



CONFERENCE ROOM IN OFFICE



OUTDOOR SEATING AREA



MARKETPLACE

1306 CONCOURSE DR

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MARKET AERIAL



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