PROPERTY OVERVIEW

BWTECH@UMBC RESEARCH & TECHNOLOGY PARK 2

5523 RESEARCH PARK DRIVE, CATONSVILLE, MD 21228

Building Information

- Located within the bwtech@UMBC Research & Technology Park

- Two three-story class-A office buildings, totaling 121,786 SF

- Flexible floorplans to accommodate both office and research requirements

- New Core Community Lounge with seating areas, micromarket, kitchenette, games and business-grade WiFi

- Adjacent to UMBC campus with access to university amenities including walking trails, UMBC Retriever Athletic Center, conference facilities, library, daycare and more

- Situated within a federal HUBZone, providing competitive advantages for government contracts

- Minutes to Amtrak/MARC station

- Direct access with no traffic lights to I-95, I-695 and I-195

- Five miles to BWI Airport, eight miles to downtown Baltimore

- Close proximity to federal labs, NSA and Ft. Meade

- Ample free parking, 4/1,000 SF

- Baltimore County, O.T. zoning: office, technology

Surrounding Amenities

- Chick-fil-A
- True Grit's Restaurant
- Subway
- Pollo Restaurant
- Papa John's Pizza

- Fire Wok Chinese Restaurant
- United States Postal Service
- Bank of America
- Rite Aid
- University of Maryland Baltimore County

Site Plan

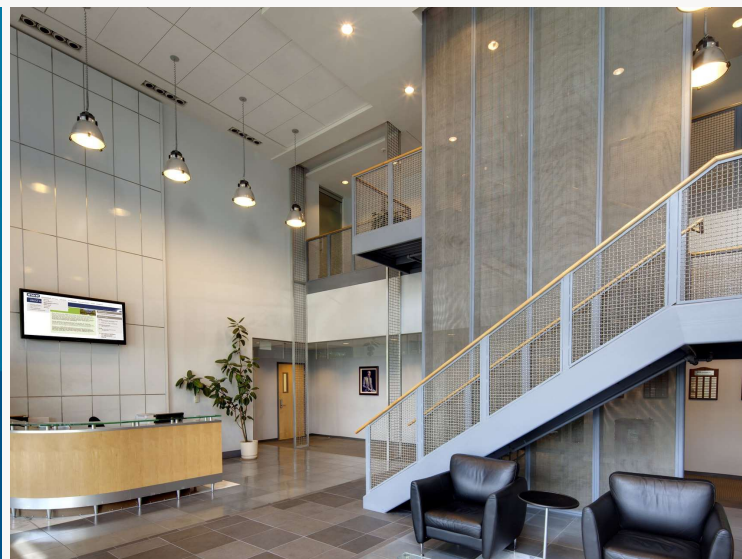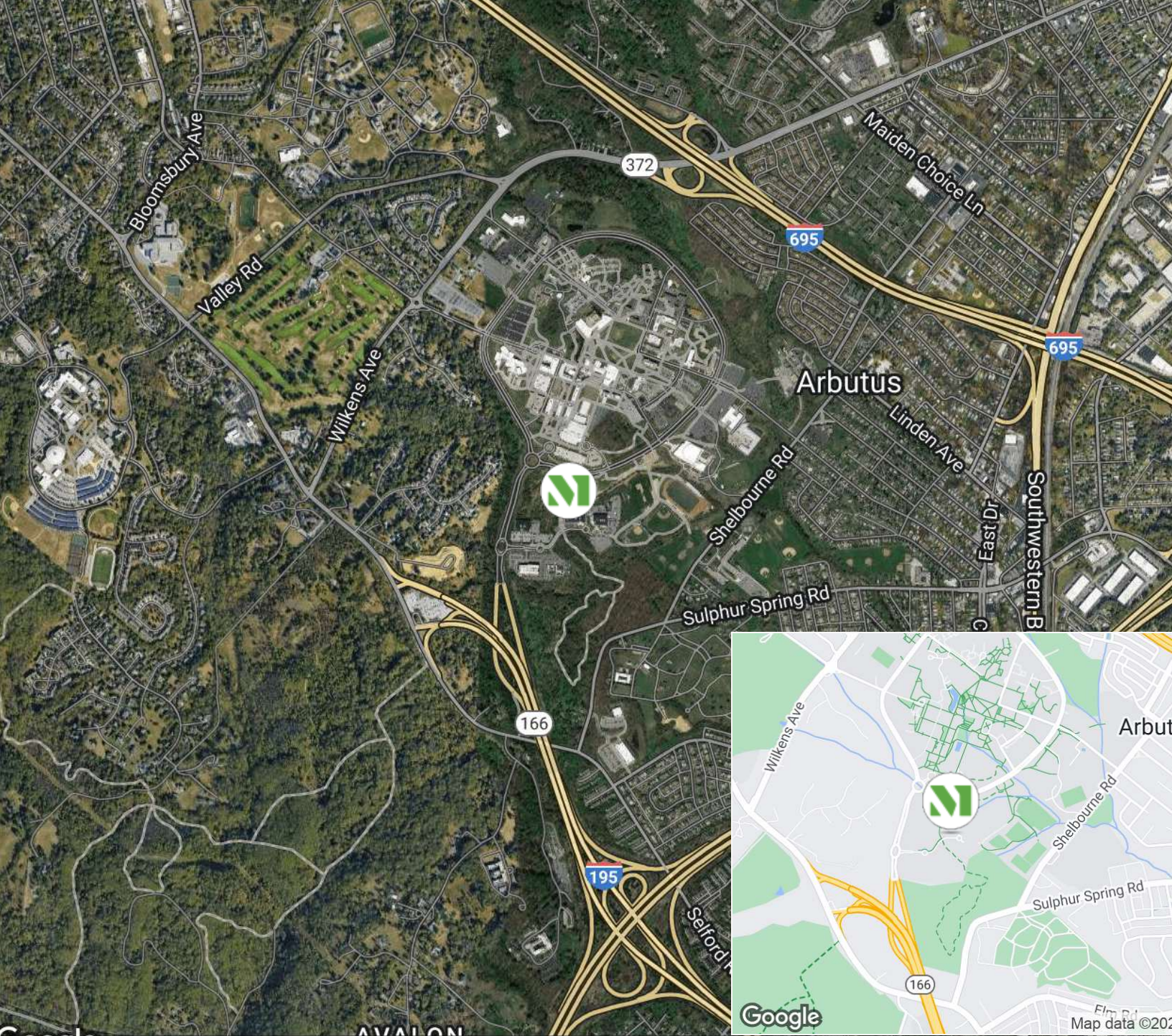bwtech@UMBC Research & Technology Park 2   5523 Research Park Drive   3 - Story Office   57,361 SF

UMBC
AN HONORS UNIVERSITY IN MARYLAND

UMBC Campus & Amenities

Hilltop Circle

UMBC Boulevard

5523

5521

Research Park Drive

1 mi. to

INTERSTATE 95

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PROPERTIES