



# JAMES RUN CORPORATE CAMPUS

A Unique Corporate Office Community in Harford County



**JAMES RUN CORPORATE CAMPUS**  
Harford County, Maryland

**FOR INFORMATION CONTACT**  
**David Baird, Senior Managing Director**  
410.685.9595

**Highlights**



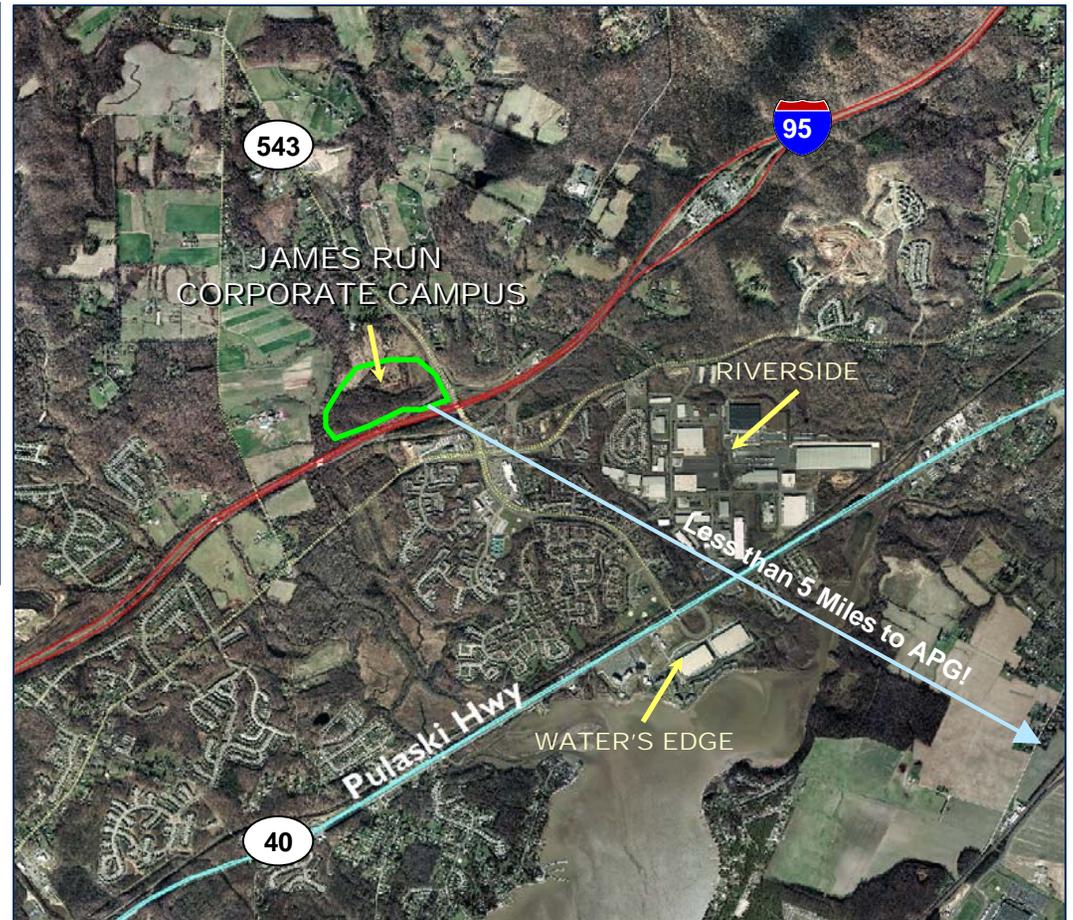
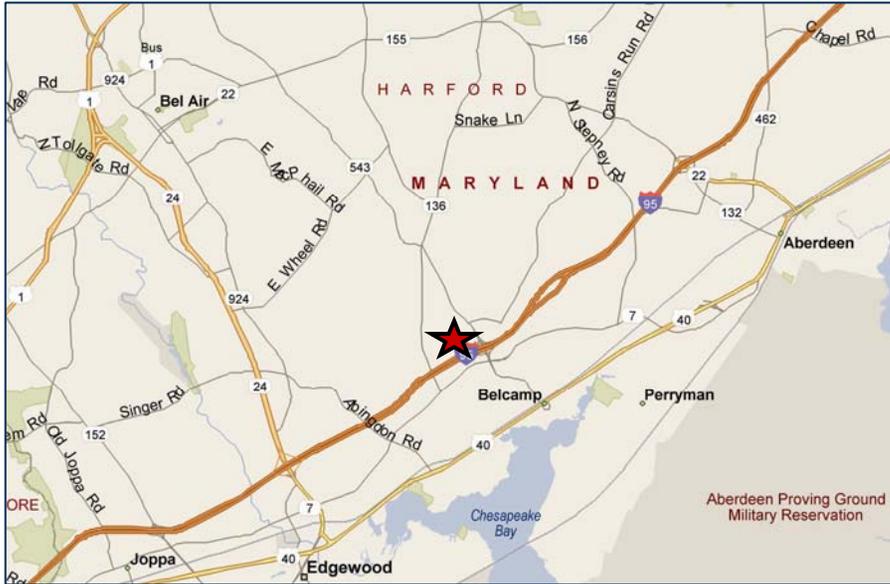
- Mixed-Use Corporate Office Development Opportunity
- Fully Entitled, High-Profile Site
- "A" Location on I-95 at MD Route 543
- Corporate Office Campus with Avenue-Style Retail Component
- Fully Engineered
- Excellent Location for both Corporate and BRAC-Related Tenants
- 10 Minutes from Aberdeen Proving Ground Gate



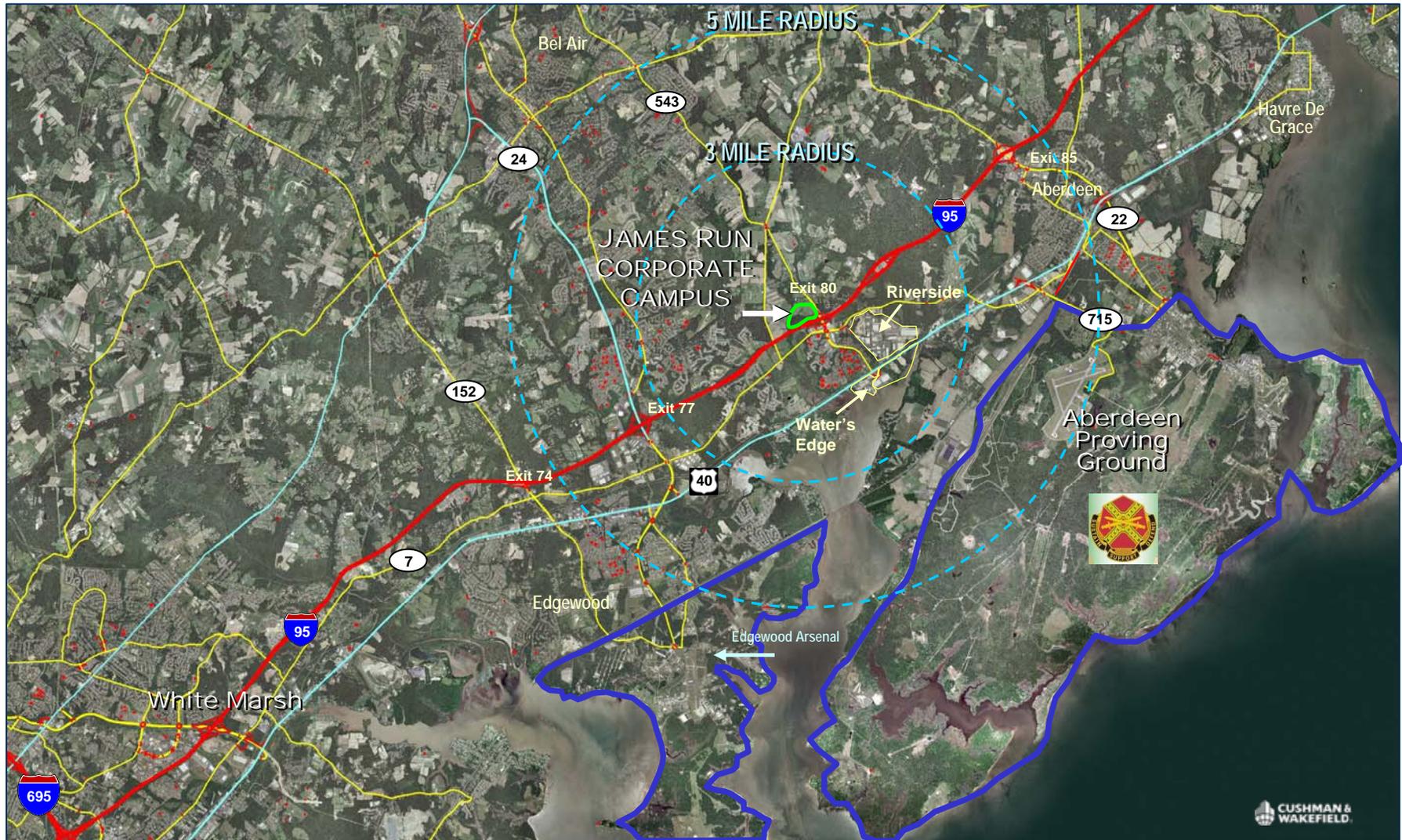
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Excellent Location

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Location Aerial



Site Description



- Total Acreage: 111.1 Ac.
- Net Buildable Acreage: 72.92 Ac. (65%)
- Gross SF Proposed: 1,467,500 SF
- Total Office: 1,080,000 Gross SF
- Total Retail: 267,300 Gross SF
- Total Hotel: 120,000 Gross SF
- MO (Mixed Office-Retail) Zoning
- Power/Utility Infrastructure at or available to Site
- Fast Track Development Approval Process





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