

## New Office Parks Take Shape in APG Region

As more companies move into the region around Aberdeen Proving Ground because of BRAC activities, demand for office space is rising.

Several new office parks are nearing completion in the region, with many others scheduled to open in 2011.

Located immediately inside the main entrance to Aberdeen Proving Ground, **The GATE – The Government and Technology Enterprise** – project is a 413-acre business park under development by St. John Properties. When complete, the development is expected to include 2-3 million square feet of research and development, office, and retail space for lease to government and industry tenants.

The GATE is an Enhanced Use Lease project with the Army Corps of Engineers, giving the developer the right to build on federal property in return for contributing services to the installation. The land and its contents revert to the government after a period of time, usually 50 years.



Office building at The Gate

At The GATE, construction activities are almost complete and tenants are beginning to move into the Phase I portion of the development, which includes office buildings as well as two research and development/office/flex buildings. All structures are designed for the Leadership in Energy and Environmental Design (LEED) Silver Certification, will have the opportunity to connect to APG's secure network, and will comply with federal antiterrorism/force protection



Site plan for The GATE

requirements.

Construction of Phase II of the development will add two additional 75,000 sq. ft. Class "A" office buildings along Maryland Blvd. Phase III, planned for 2011, will include office space outside of the APG security perimeter as well as space for retail establishments.

"Our primary objective is to stay ahead of the office demand curve and we believe that interest will ramp up substantially in conjunction with the completion of the C4ISR facility," states Jerry Wit,

Senior Vice President of Marketing for St. John Properties. "We are finding that tenants need rapid access to new office or research and development space to satisfy contract requirements, so we need to remain aggressive and proactive in our planning."

Full-building leases currently signed at The GATE include CACI International, Boeing Corporation, General

Dynamics, Raytheon Company and L-3 Communications.

About 10 minutes from The GATE will be **Aberdeen Corporate Park**, which is a planned mixed-use office/retail/hotel project in Aberdeen on a 35-acre site just off MD 22. The development will include 40,000 SF of retail, 200,000 SF of office space, a 130-room hotel and three retail pads. It is located adjacent to the Target retail store in Aberdeen and is within a 10-minute drive of the APG entrance. The project is expected to take three years to complete.

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Artist rendering of James Run Corporate Campus

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Two new office buildings will be going up at the **Box Hill Corporate Center**. Located off of Route 924 in Abingdon, this business park will add about 200,000 sq. ft. of office space to the region's inventory.

**James Run Corporate Campus** is planned for a 111-acre site near the intersection of I-95 and Route 543 in Belcamp. Over 1 million square feet of office space is planned in addition to a hotel and a section of retail stores.

Builders are adding an additional office building at **Waters Edge**, a development in Belcamp, MD, located on the site of the former Bata Shoe Factory. This Class A office building will be five stories and 125,000 square feet.

Once complete, Water's Edge will comprise four mid-rise office buildings and four single-story office/retail buildings, as well as a hotel, restaurant, putting green, and fitness center.



*Office Building at North Gate Business Park*

The **North Gate Business Park** is a 850,000 sq. ft. development located just outside the north gate to Aberdeen Proving Ground. Built by Corporate Office Properties Trust (COPT), part of the office park opened this summer, with the first tenants taking occupancy.

The MITRE Corporation, a not-for-profit defense contractor, was the first to lease space at the project and will occupy 54,000 sq. ft. of an 80,000 sq. ft. building that is now partially operational. Northrop Grumman Corp signed on in March and will occupy part of a second 79,000 sq. ft. building.

Another three-story building is under construction at North Gate, with 27,000+ sq. ft. per floor. All buildings on the complex are designed to meet LEED Silver Certification standards for green buildings.

When complete, eight office buildings and 20-25,000 square feet of supporting retail space will be located at the North Gate site. Service establishments, such as food service/convenience store, a drug store/pharmacy and a branch bank with drive-through are planned.

**Hickory Ridge Technology Campus**, developed by Stewart Development, will be located at U.S. 40 near MD 7. The campus consists of several one-story office buildings and is zoned light industrial.

"Harford County is pleased with the build-out of Class A office space that accommodates the new and resident defense contractors doing business with APG. It is a significant boost to our local and state economy," remarked County Executive David R. Craig.



*Buildings at Water's Edge*

## 42 Defense Contractors Open Offices near APG

- AASKI
- ACE Electronics
- Alion Science
- BRTRC
- Blackhawk Management Corporation
- Boeing Co.
- Bowhead Technical
- CACI
- Cape Fox
- DSA
- Envirionics USA, Inc.
- Engineering Solutions Prdcts, ESP
- EOIR Technologies
- EPS
- Fastenal
- Future-Skies
- General Dynamics C4 Sys
- General Dynamics IT
- Hotfoot Mgmt Systems
- Janus Research Group, Inc.
- JRAD, Inc.
- Lear Siegler/URS
- MacB Enterprise
- MITRE Corporation
- Modus Operandi
- MSA
- Netcentric
- Noblis
- Northrop Grumman
- ORISE
- OSI Guidance Systems
- Potomac Fusion
- QinetQ
- R4 Technologies
- RSC2
- Sabre Systems, Inc.
- SRC
- Symbolic
- Syracuse Research Center
- System
- Telcordia Technologies, Inc.
- TRAX