

6280 Guardian Gateway

Aberdeen Proving Ground, MD 21005



**Up to 36K SF
Class 'A' Office
Available
NOW**

Unique full floor opportunity with building signage available



- 4,456 up to 36,824 SF Class 'A' Office
- Prominent building signage for full floor user
- SCIF space available
- Full service landlord to accommodate your real estate needs
- Join a community of 50+ defense contractors on the secure campus
- Parking for 400+ vehicles
- LEED Silver Certified

THE GATE ADVANTAGES

- Embedded location with C4ISR, RDECOM, ARL, ATEC, ATC, JSEC and other federal customers on APG
- Ability to connect to APG's secure IT network
- Only office and tech park on APG leasing to DOD and non-DOD users
- Army considers this project the "Preferred Location" for contractors supporting the various missions of APG
- Anti-terrorism/force protection compliant with flexibility to sublease to DOD customers
- Hub of the defense contractor community on APG
- High-quality corporate image, well landscaped office park with attractive, contemporary, and efficient buildings

On-site Amenities:

- State of the art conference facility available to tenants
- On-site fitness center and Baltimore Coffee & Tea
- Concierge service available for corporate and personal use
- Building engineer located on-site
- Access to APG Amenities

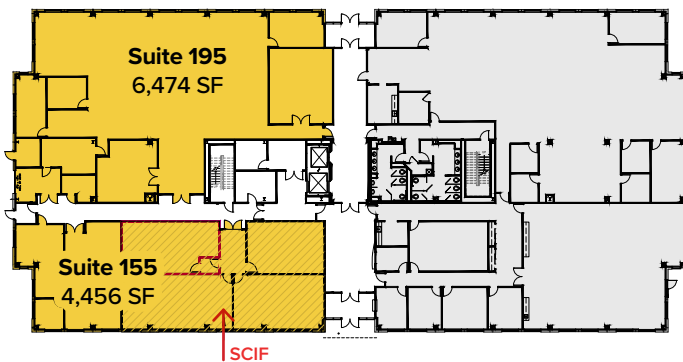


AVAILABLE SPACE

First Floor | Up to 10,930 SF

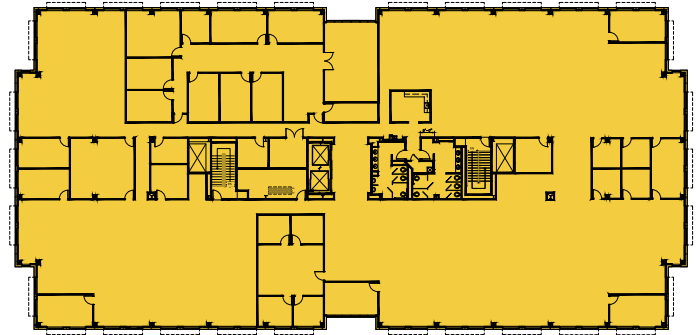
Suite 155: Corner suite, includes 3,000 SF SCIF space

Suite 195: Corner suite, open plan



Third Floor | Up to 25,894 SF

Suite 300: Full floor available for immediate occupancy, building signage available



For additional leasing information or to schedule a tour, contact:

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