

# PATUXENT BUSINESS PARK



The Patuxent Business Park (PBP) is the premier business campus in Southern Maryland. No other business campus in Southern Maryland offers a business-friendly environment like PBP. From an amenity-rich master plan for the Lusby Town Center to pro-business incentives, PBP is the location of choice for companies doing business in and around Southern Maryland.

## LOCATION:

The Patuxent Business Park is located in Calvert County, Maryland, 30 miles southeast of Washington, D.C.

Calvert County's scenic location on the Chesapeake Bay and Patuxent River offers rural charm, an excellent school system and unmatched quality of life.

The County's strategic proximity to Washington, D.C., Baltimore, Annapolis, the Patuxent River Naval Air Station and Lexington Park is accessible via major transportation networks including I-95, US 301, MD Routes 2, 4 and 5, Route 235, and the Port of Baltimore. Reagan National Airport, Dulles International Airport and the Baltimore/Washington International Thurgood Marshall Airport are all within a one-hour drive.



## THE CAMPUS:

The 92-acre, 700,000 square foot campus accommodates a variety of uses including Class A office and flex space. PBP is located just minutes from the Patuxent River Naval Air Base and is an easy commute to Washington, D.C. and Northern Virginia.

## CAMPUS INFRASTRUCTURE:

**Power:** SMECO, Washington Gas

**Roads:** Public roads serve the park.

**Water Supply:** Served by a 12" water-main connected to an elevated storage unit.

**Sanitary Sewer:** Collected by 8" gravity lines to a single pump station connected by way of a 6" force main.

**Telecom:** PBP is configured for present and future high-speed voice and data communications services. Voice, paging systems, data, video networking, CATV, satellite communications systems and fiber optics are available.

## WHAT THE CAMPUS OFFERS:

Option to lease, build-to-suit or purchase

Flexible building sites to accommodate 1 to 4 story Class A buildings

Flexible size capabilities for small users or campus-style consolidations

Close proximity to major defense contractors

Local amenities include a variety of restaurants, banks, and gas stations

## CONSTRUCTION SCHEDULE:

A variety of programs are in place to begin construction of an owned or leased facility for your organization. For current construction updates, please visit the PBP Web site:

[www.patuxentbusinesspark.com](http://www.patuxentbusinesspark.com)

FOR MORE INFORMATION ON THE PATUXENT BUSINESS PARK, CONTACT:

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