WOODLANDS PARK

BUILT FOR BUSINESS. DESIGNED FOR POSSIBILITY.

Class A Office in BWI Business District

CUSHMAN & WAKEFIELD

GCP GRANDER CAPITAL PARTNERS, LLC

A DISTINCTIVE DESTINATION FOR BUSINESS.

Set within 26 acres of beautifully landscaped, wooded grounds, Woodlands Park offers a distinctive Class A office environment designed for today's businesses. With three well-appointed buildings, flexible office opportunities and thoughtfully designed spaces, the campus combines a welcoming atmosphere with everyday convenience.

HIGHLIGHTS

- Three-Building Class A Campus
- 26-Acre Park-Like Environment
- Available Suites from 983 SF to 18,354 SF
- 10 Min to BWI Airport, Amtrak & MARC Stations
- Easy Access to I-295, I-95 & More Major Highways
- Fitness & Conference Centers On-Site

Atrium Lobbies in Each Building

24/7 Key-Fob Access

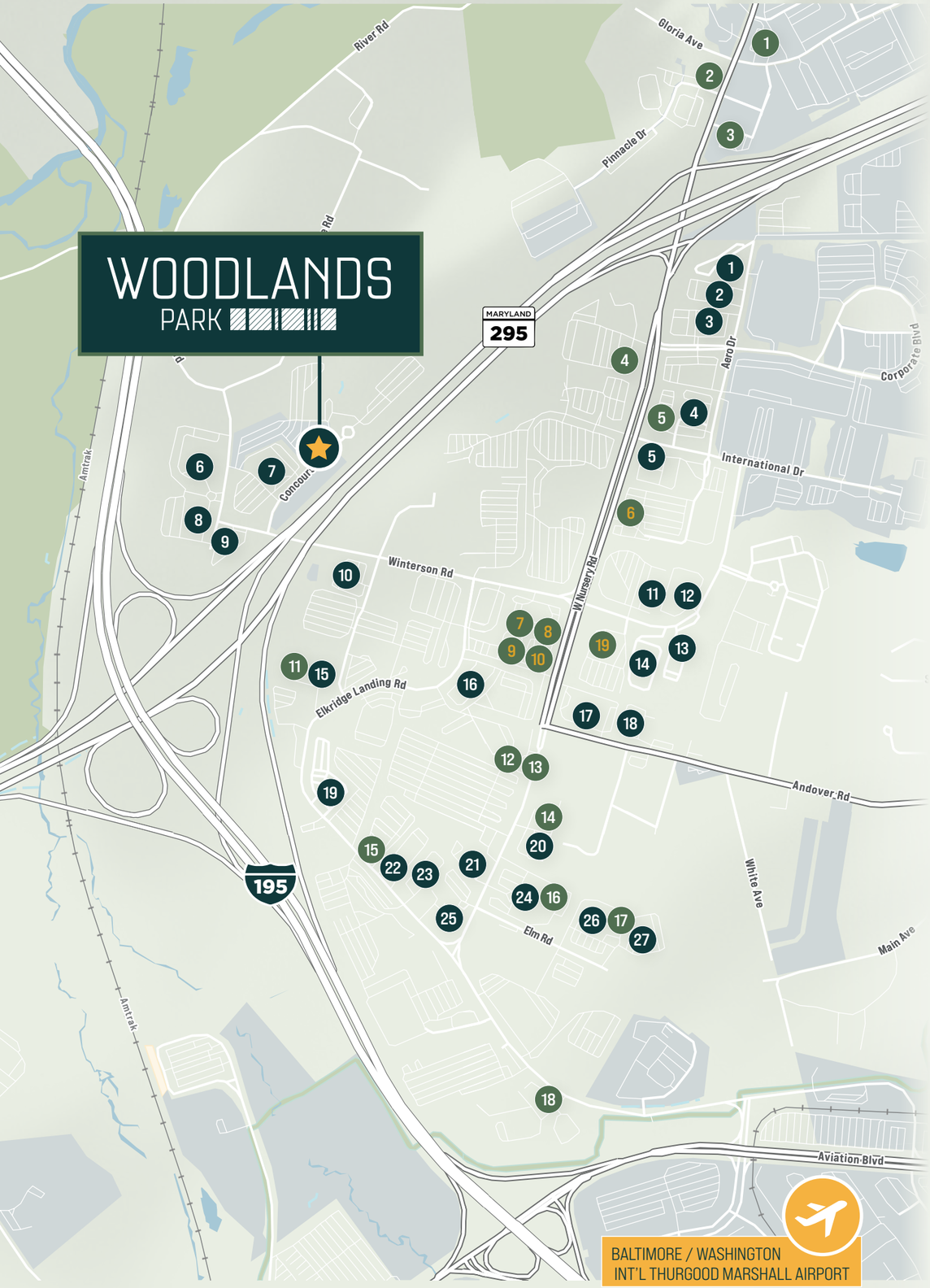
Free Surface Parking at 4.0 / 1,000 SF

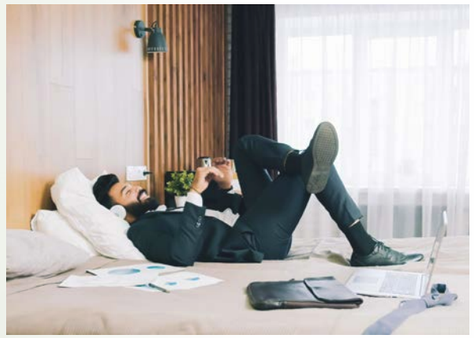
MORE AMENITIES. MORE FLEXIBILITY.

Designed to enhance the everyday work experience, Woodlands Park offers amenities that support productivity, collaboration and convenience. Recent property-wide enhancements and common area upgrades create an inviting environment for tenants and their guests.

- Conference Center with Seating for Up to 200
- Wi-Fi-Enabled Amenity Spaces
- Embassy Suites Hotel within Walking Distance
- Fitness Center with Showers & Lockers

WOODLANDS
PARK
WPII 1304 CONCOURSE DRIVE
WPIII 1306 CONCOURSE DRIVE
WPI 1302 CONCOURSE DRIVE
EMBASSY SUITES HOTEL
MARYLAND
295





CONVENIENCE COMES STANDARD

Located in the heart of the established BWI business and hospitality district, Woodlands Park offers easy access to a wide variety of dining, hotels and everyday services. With more than 27 hotels and 18 restaurants within a five-minute drive, tenants and visitors have everything they need close by.

HOTELS

1 Extended Stay
2 Holiday Inn
3 Hilton Garden Inn
4 Hyatt Place
5 Extended Stay
6 Westin Hotels & Resorts
7 Embassy Suites Hotels
8 Sheraton Hotels & Resorts
9 Residence Inn by Marriott
10 Sonesta Simply Suites
11 Microtel Inn & Suites
12 Sonesta ES Suites
13 TownePlace Suites by Marriott
14 Homewood Suites by Hilton
15 DoubleTree by Hilton
16 SpringHill Suites by Marriott
17 Courtyard by Marriott
18 Fairfield by Marriott Inn & Suites
19 Hyatt House
20 Country Inn & Suites by Radisson
21 La Quinta Inn & Suites
22 Wingate by Wyndham
23 Red Roof Inn
24 Marriott
25 Holiday Inn
26 Hilton International
27 Aloft Hotels

RESTAURANTS

1 Subway
2 Toro Bravo
3 Panera Bread
4 Cracker Barrel
5 Ruby Tuesday
6 Arby's – NEW
7 Dunkin' – NEW
8 Chick-fil-A – NEW
9 Chipotle Mexican Grill – NEW
10 Potbelly – NEW
11 Eden's Landing
12 Jimmy John's
13 Starbucks Coffee Company
14 Chili's Grill & Bar
15 Maiwand Kabob
16 Chesapeake
17 Acqua Restaurant
18 McDonald's
19 WAWA – COMING SOON

STRATEGICALLY POSITIONED FOR BUSINESS.

Strategically positioned along Route 295, Woodlands Park provides convenient access to Baltimore, Washington, D.C., and BWI Airport, with direct connections to I-95, I-97 and I-695. The property also places businesses within easy reach of major employment centers, a deep regional talent pool and the broader defense, technology and federal contracting ecosystem.

9 MILES TO BALTIMORE, MD

HALETHORPE

695

95

PATAPSCO

195

LINTHICUM HEIGHTS

WOODLANDS PARK

MARYLAND 295

NSA FANX

HANOVER

BALTIMORE / WASHINGTON INT'L THURGOOD MARSHALL AIRPORT

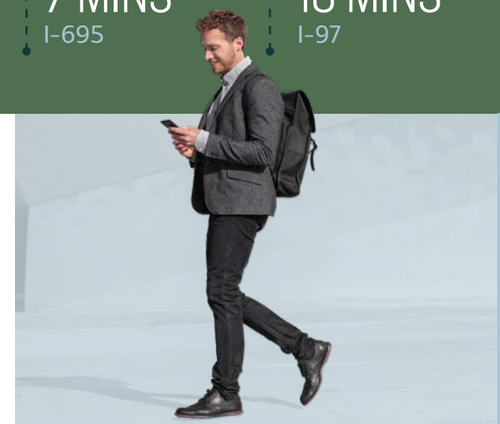
97

33 MILES TO WASHINGTON, MD

10 MILES TO FORT MEADE

DRIVE TIMES

5 MINS NSA Friendship Annex	
5 MINS BWI	15 MINS Baltimore
20 MINS Fort Meade	50 MINS Washington D.C
5 MINS I-295	10 MINS I-95
7 MINS I-695	10 MINS I-97



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WOODLANDS PARK

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