

# FOR LEASE

Up To 17,114 SF Of Office Space

1800 Dual Highway | Hagerstown, MD 21740



## PROPERTY HIGHLIGHTS

- Silver LEED\* Certified
- Advanced Air-Quality Management System
- Energy Efficient Lighting Throughout
- Low-Flow, Water-Saving, Plumbing Fixtures
- Inside city limits: qualifies for extra incentives
- Access to Hagerstown's public transportation network
- Less than 1 mile to I-70
- 2 miles from the I-81 interchange
- Suite 101: 7,194 SF (able to sub-divide)
- Suite 201: 9,920 SF (able to sub-divide)

### For Information Contact:

Treva Ghattas, Sales and Leasing Associate  
treva@murphycre.com  
410.266.1113



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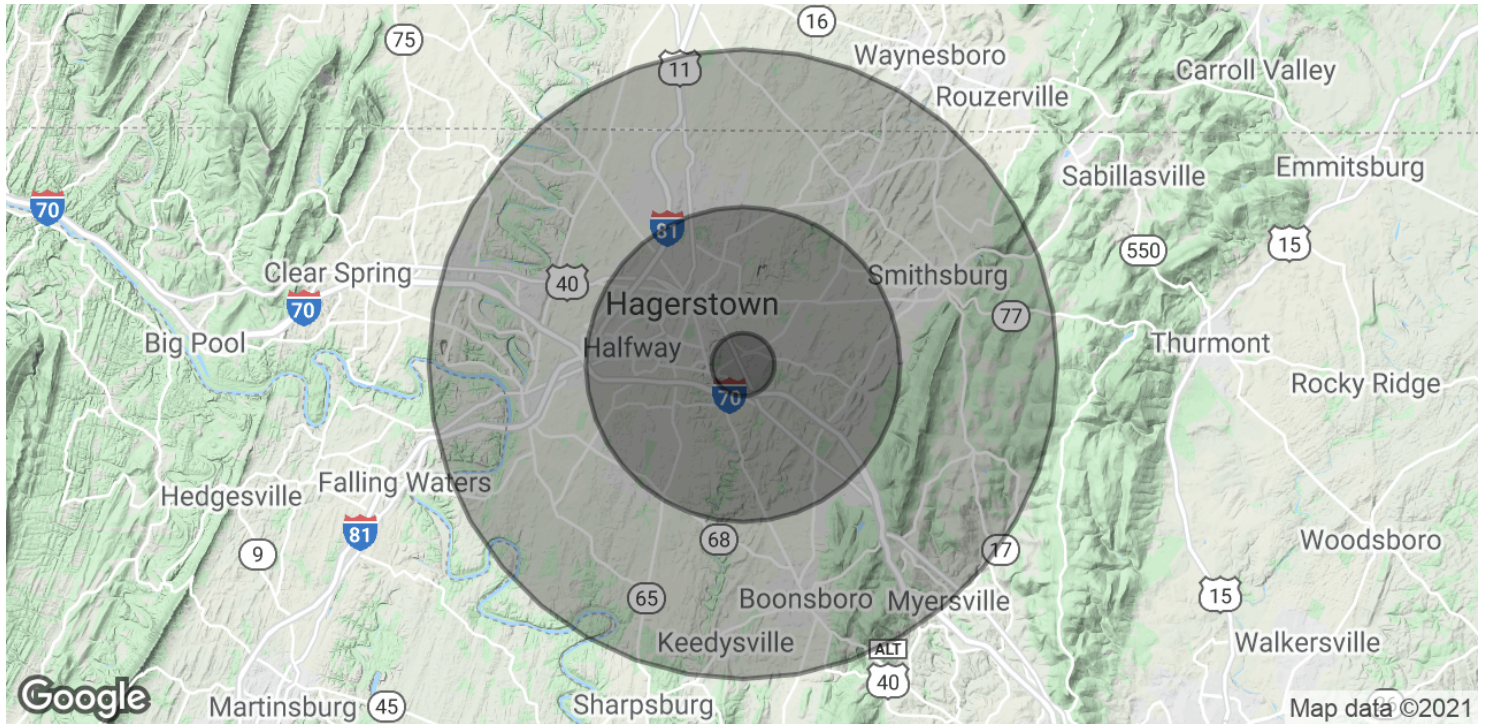


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,689	90,172	156,965
Average age	39.5	37.8	38.8
Average age (Male)	38.9	36.1	37.5
Average age (Female)	40.7	37.1	38.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,075	35,015	59,639
# of persons per HH	2.5	2.6	2.6
Average HH income	\$78,526	\$60,747	\$67,026
Average house value	\$239,812	\$226,294	\$242,403

\* Demographic data derived from 2010 US Census

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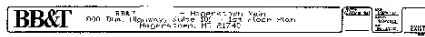
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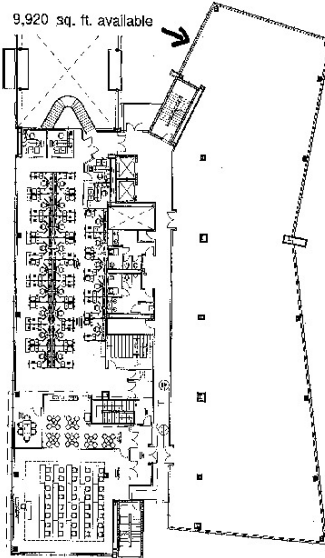
1st Floor BB&T Building



7,194 sq. ft. available



2nd Floor BB&T Building



9,920 sq. ft. available

SECOND FLOOR

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