

UNITED CENTER

1219 MOUNT AETNA ROAD, HAGERSTOWN, MD 21742

GHATTAS
ENTERPRISES

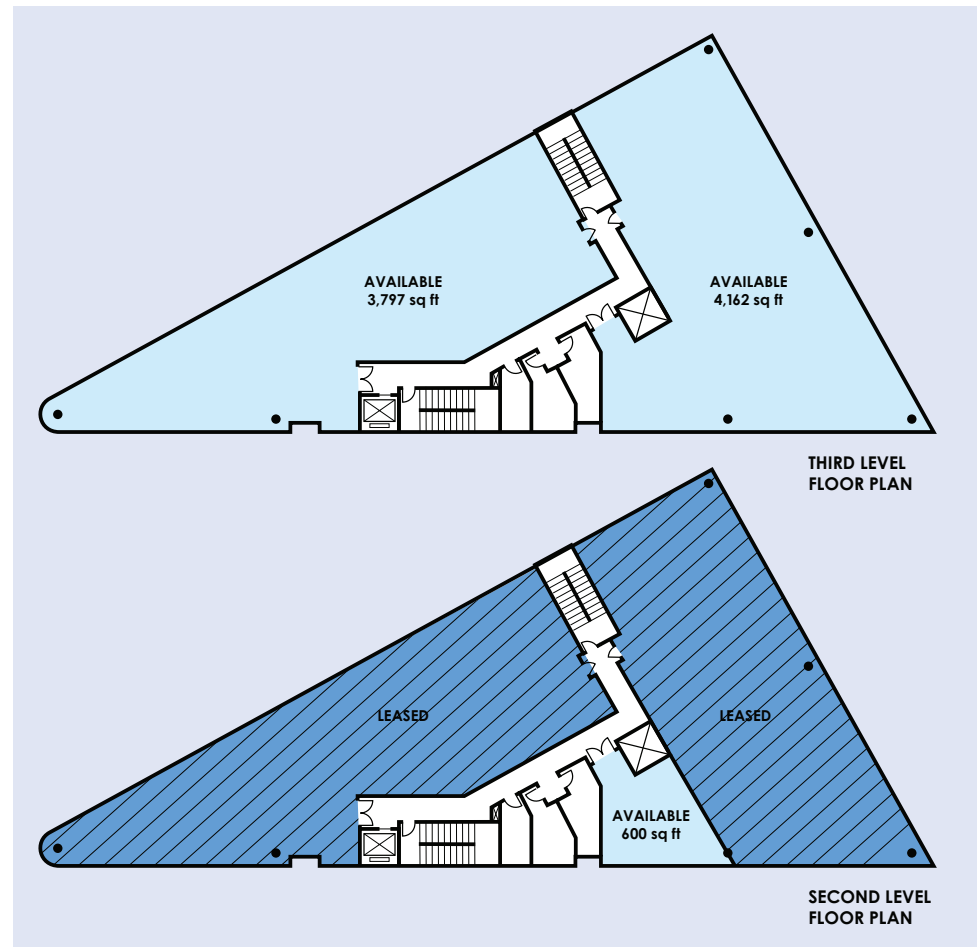


DESCRIPTION:

Three-Story, Class A, Office Building
22,120 sq ft Total Leasable Area
80 Parking Spaces

LEASE AVAILABILITY:

1 vacant space of 600 sq. ft. - 2nd floor
1 vacant space of 3,797 sq. ft. - 3rd floor
1 vacant space of 4,162 sq. ft. - 3rd floor
or an additional option of
1 vacant space of 8,951 sq. ft. - full 3rd floor



The *United Center* building offers state of the art office space in an aesthetically appealing environment. Situated on a prime site at the intersection of Dual Highway (State Route 40) and Mount Aetna Road, the location affords easy access to Hagerstown Public Transportation. In addition, the building offers great exposure due to the elevated nature of the site. It is within walking distance of banks—including one located on the first floor, restaurants, a variety of retail stores and service offices. It is also in close proximity to Hagerstown's new hospital, the Meritus Medical Center, and to Robinwood Medical Center.

BUILDING HIGHLIGHTS

- Curtain wall with low-e insulated tinted glass panels
- 9'-6" ceilings
- Steel and concrete block structure with brick veneer finish on exterior walls
- Covered drop-off deck

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