

SUSQUEHANNA FINANCIAL CENTER

1800 DUAL HIGHWAY, HAGERSTOWN, MD 21742

GHATTAS
ENTERPRISES



DESCRIPTION:

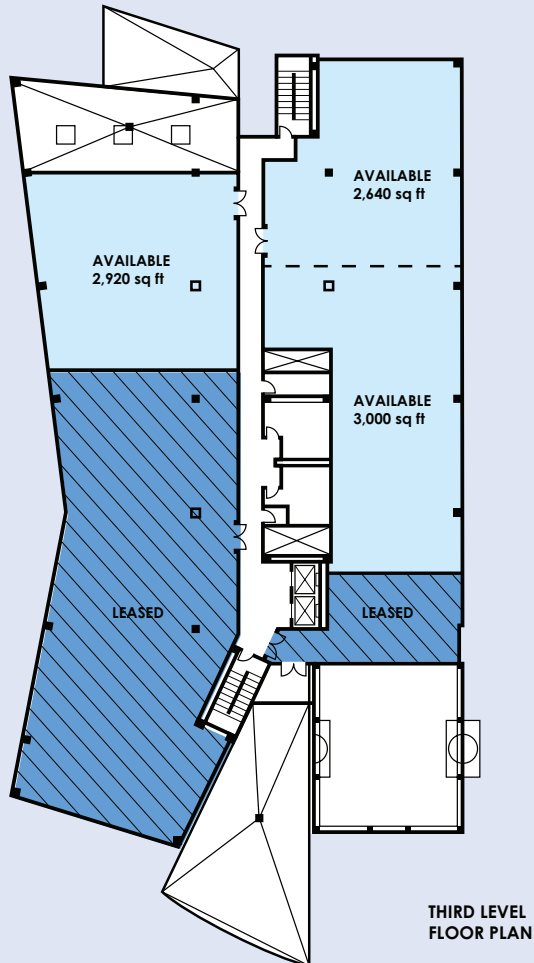
Three-Story, Class A, Office Building
54,616 sq ft Total Leasable Area
274 Parking Spaces

LEASE AVAILABILITY:

1 vacant space of 2,640 sq. ft. - 3rd floor
1 vacant space of 2,920 sq. ft. - 3rd floor
1 vacant space of 3,000 sq. ft. - 3rd floor
or an additional option of
5,640 sq. ft. - combined 3rd floor

The *Susquehanna Financial Center* offers state of the art office space in an innovative and environmentally-friendly facility. The building has received Silver LEED* Certified by the U.S. Green Building Council and offers tenants the optimum indoor environment that provides personal comfort and supports productivity. Thoughtfully designed, the smoke-free complex offers features a contemporary 2,000 sq. ft. common space lobby with a magnificent fountain sculpture and cafe stand.

Situated on a prime site at 1800 Dual Highway (U.S. Route 40) and within the city limits of Hagerstown, Maryland, the *Susquehanna Financial Center* is within walking distance of banks, restaurants, grocery and retail stores. The location affords easy access to Hagerstown's public transportation network and to the I-70 and I-81 corridors.



THIRD LEVEL
FLOOR PLAN



GREEN BUILDING HIGHLIGHTS

- Use of Recycled Construction Materials from Rapidly Renewable Resources
- Minimal Use of Any Materials Emitting Volatile Organic Compounds (VOCs)
- Double-Glazed, Low E, Tinted Glass
- Energy Efficient Lighting Throughout
- Motion Sensor Lighting Control
- Low-Flow, Water-Saving, Plumbing Fixtures
- High-Efficiency Water Heating Boilers
- Advanced Air-Quality Management System
- Trash Recycling Room

*The Leadership in Energy and Environmental Design Green Building Rating System™ encourages and accelerates global adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria.

13621 Crayton Blvd
Hagerstown, MD
Phone: 301-797-2488
Fax: 301-797-1407