AVAILABLE NOW

OFFICE / FLEX SPACE FOR LEASE









BOWMAN DOWNTOWN COMMERCIAL CENTER

34-54 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740

"Class 'A' suites in the heart of the Arts & Entertainment District."

FLEXIBLE LAYOUTS

FULL-SERVICE UTILITIES

GIGABIT READY

PARKING DECK ACCESS



PROPERTY OVERVIEW

Class A office suites in the heart of Hagerstown's Arts & Entertainment District featuring large windows and hard-wood flooring with some suites overlooking S. Potomac St.

- Walker House
- Tri-State Building
- Masonic Temple

Availability	Immediate
Size	136 - 1,774 SF
Zoning	Flexible (TOWN)
Lease Term	1-Year Minimum
Lease Rate	Competitive

Current Tenants

- BISFA Foundation
- Black Diamond Realty
- Cape & Blade
- Cool Refrigeration Sys. & Sol.
- Meinelschmidt Distillery
- RBC Wealth Management
- Sentinel Capital Solutions
- TLIC Wedding Photo & Video
- Veva's on Potomac
- Wash. Co. Arts Council

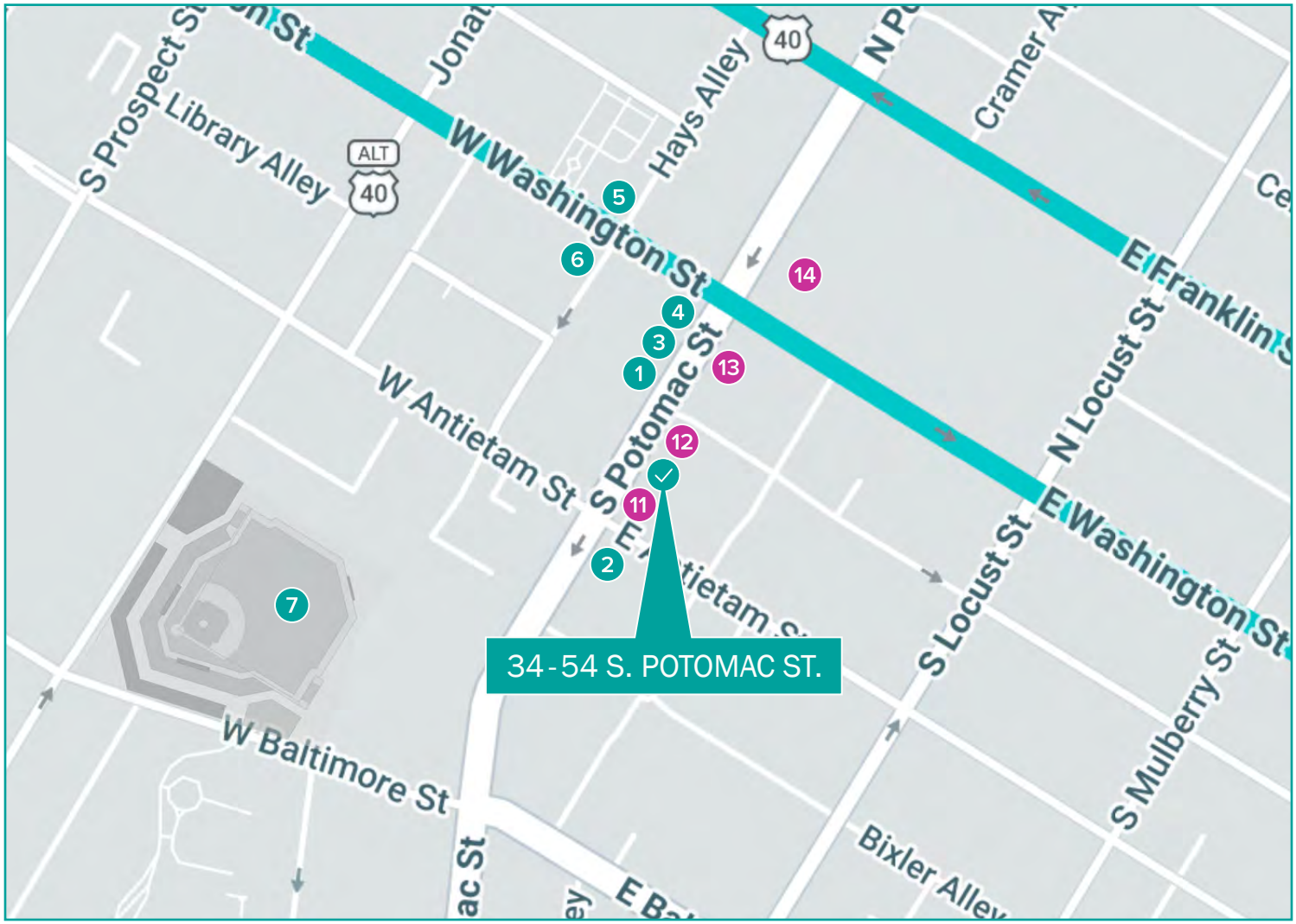
bowman DEVELOPMENT CORP.

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www.bowmandevelopment.com

NEARBY ATTRACTIONS

BOWMAN DOWNTOWN COMMERCIAL CENTER | 34-54 SOUTH POTOMAC STREET



	Attraction	Distance
1	The Maryland Theatre	200 ft.
2	Washington County Free Library	210 ft.
3	Barbara Ingram School for the Arts	260 ft.
4	Washington County Chamber of Commerce	300 ft.
5	University System of Maryland at Hagerstown	0.1 mi.
6	Doleman Black Heritage Museum	0.1 mi.
7	Meritus Park (Hagerstown Flying Boxcars)	0.3 mi.

	Restaurant	Distance
8	Veva's on Potomac	---------
9	Dugout Sports Bar & Grill	---------
10	Meinelschmidt Distillery	---------
11	Schmankerl Stube	60 ft.
12	The Brick Tavern of Hagerstown	140 ft.
13	Cannon Coffee	300 ft.
14	Rhubarb House	0.1 mi.

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AVAILABLE FOR LEASE

WALKER HOUSE

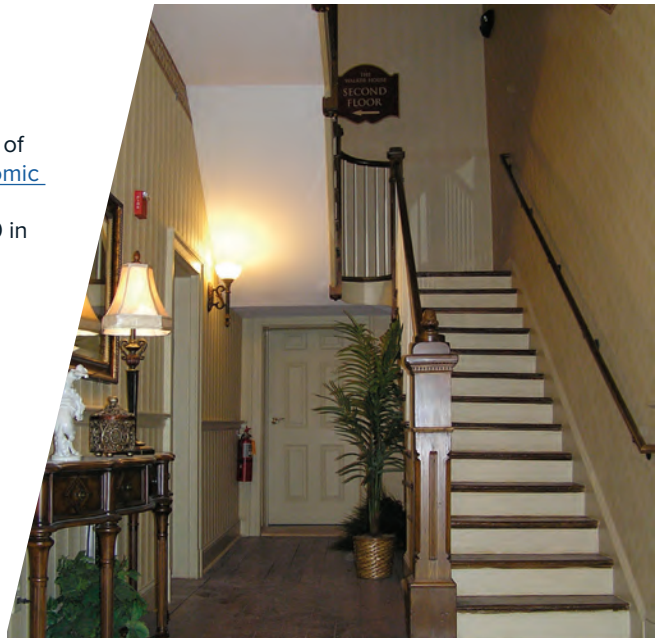
34/36 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740



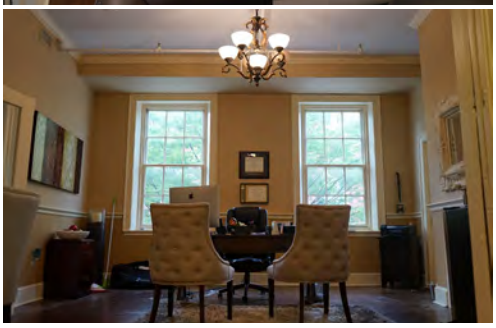
SECOND FLOOR

- Suite 201 (674 SF)
- Suite 202 (487 SF)*
- Suite 203 (136 SF)

Suite 202 is eligible for the City of Hagerstown's Partners in Economic Progress (PEP) Program, which would contribute up to $24,000 in rent over the first two years of a four-year term.







PROPERTY HIGHLIGHTS

- Class A office suites
- Flexible layout options for various business needs
- Full-Service Utilities (minus phone and internet)
- Gigabit-Level Internet Available (Antietam Broadband)
- Keycard access via top level of A&E Parking Deck
- Gang Restrooms
- Located in the Arts & Entertainment District
- Proximity to all downtown attractions and services
- PEP Program Eligible (select suites)

	Suite 201	Suite 202	Suite 203
SUITE SIZE (SQUARE FEET)	674	487	136
STREET FRONT SUITE	✓	✓	
LARGE WINDOWS/ NATURAL LIGHT	✓	✓	
HARDWOOD FLOORING	✓	✓	✓
FIREPLACES & POCKET DOORS	✓		

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AVAILABLE FOR LEASE

TRI-STATE BUILDING

38 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740



SECOND FLOOR

- Suite 206 (346 SF)

THIRD FLOOR

- Suite 301 (306 SF)
- Suite 302 (285 SF)
- Suite 303 (380 SF)
- Suite 306 (299 SF) *

Suite 306 is a *Conference Room that is currently available to all Tri-State Building tenants at no additional charge.*







PROPERTY HIGHLIGHTS

- Flexible layout options for various business needs
- Full-Service Utilities (minus phone and internet)
- Gigabit-Level Internet Available (Antietam Broadband)
- Elevator Access and Gang Restrooms
- Direct access to A&E Parking Deck and Potomac Walk
- Veva's on Potomac restaurant on first floor
- Proximity to all downtown attractions and services
- Conference Room (Suite 306) available to all building tenants at no additional charge

	Suite 206	Suite 301	Suite 302	Suite 303
SUITE SIZE (SQUARE FEET)	346	306	285	380
STREET FRONT SUITE			✓	
LARGE WINDOWS/ NATURAL LIGHT			✓	✓
HARDWOOD FLOORING	✓			
CARPET FLOORING		✓	✓	✓
BRICK INTERIOR WALL(S)	✓	✓	✓	✓

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AVAILABLE FOR LEASE

MASONIC TEMPLE

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HAGERSTOWN, MD 21740



SECOND FLOOR

- Rear Suite (1,700 SF)*

THIRD FLOOR

- Rear Suite (1,774 SF)*

Both suites are eligible for the City of Hagerstown's Partners in Economic Progress (PEP) Program, which would contribute up to $24,000 in rent over the first two years of a four-year term.







PROPERTY HIGHLIGHTS

- Class A office suites w/ ornate, 18-foot ceilings
- Flexible layout options for various business needs
- Full-Service Utilities (minus phone and internet)
- Gigabit-Level Internet Available (Antietam Broadband)
- Elevator Access and Gang Restrooms
- Direct access to A&E Parking Deck and Potomac Walk
- Meinelschmidt Distillery on first floor
- Proximity to all downtown attractions and services
- PEP Program Eligible

	Second Floor (Rear)	Third Floor (Rear)
SUITE SIZE (SQUARE FEET)	1,700	1,774
STREET FRONT SUITE		
LARGE WINDOWS/ NATURAL LIGHT	✓	✓
HARDWOOD FLOORING	✓	✓
18-FOOT CEILINGS	✓	✓
BRICK INTERIOR WALL(S)	✓	✓

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