



Buildings & Sites

Available Properties

The Maryland Department of Commerce maintains a growing database of almost 4,000 active properties that have been chosen with:

- 3,480 buildings
- 470 sites

Residential and investment properties are not included. To access this data and perform a query of available properties, please visit <https://business.maryland.gov/plan-your-move/buildings-sites/>.

Business Incubators

Maryland is home to many business incubators that target various industry sectors. The following list of selected incubators is organized by region and county.

Selected Business Incubators in Maryland

Incubator	County	Web site	Focus
Capital Region			
Frederick Innovative Technology Center, Inc. (FITCI)	Frederick	www.fitci.org	Early stage biotechnology, Agtech, IT and renewable energy firms
Bethesda Green Business Incubator	Montgomery	bethesdagreen.org/be-green-hub	Environmentally sustainable technologies
BioHealth Innovation	Montgomery	www.biohealthinnovation.org	Biohealth R&D
GovCon Incubator	Montgomery	ostglobalsolutions.com/govcon-incubator	Government contracting
Montgomery County Innovation Centers ■ Germantown Innovation Center ■ Rockville Innovation Center ■ Silver Spring Innovation Center	Montgomery	montgomerycountymd.gov/business/expand-move/incubators	Advanced technology, international, professional services and life science
Biomedical Research Institute	Montgomery	www.afbr-bri.org	Global health innovation and technologies
Innovation Station	Prince George's	pgcedc.com/innovation-station	Early stage technology companies
University of Maryland ■ Mtech Ventures ■ Startup UMD ■ Quantum Startup Foundry	Prince George's	www.mtech.umd.edu https://innovate.umd.edu/re-sources/startupumd qsf.umd.ed	UM related technology entrepreneurs UM student entrepreneurship Quantum technology commercialization

Incubator	County	Web site	Focus
Greater Baltimore			
Emerging Technology Centers	Baltimore City	etcbaltimore.com	IT and biotech related start-up firms
Harbor Launch at IMET	Baltimore City	imet.usmd.edu/harborlaunch	Bioscience, environmental science
Johns Hopkins University	Baltimore City	ventures.jhu.edu/fastforward	
■ FastForward 1812			Life Technologies
■ FastForward R. House			Start-ups
LifeBridge BioIncubator at Sinai Hospital	Baltimore City	lifebridgehealth.org/innovation/bioincubator	Hospital based emerging biotech and life sciences firms
University of Maryland BioPark BioInnovation Center	Baltimore City	umbbiopark.com/our-properties/bioinnovation-center	Early stage biotech firms
LaunchPort @Baltimore Peninsula	Baltimore City	thelaunchport.com/about-us/	Manufacturing accelerator
bwtech@UMBC		bwtech.umbc.edu	
■ Cyber Incubator	Baltimore	bwtech.umbc.edu/incubators/cyber	Cybersecurity, IT, and tech
■ Biotech Incubator	Baltimore	bwtech.umbc.edu/incubators/biotech	Life science, biology tech, and engineering
■ Govtech Incubator	Baltimore	bwtech.umbc.edu/incubators/govtech	Federal and state government technology
Towson University StarTUP Accelerator at the Armory	Baltimore	www.towson.edu/startup	Early stage firms
DefTech MD	Harford	deftechmd.net	DefTech MD
DataTribe	Howard	datatribe.com	Cybersecurity, analytics, big data
Maryland Innovation Center	Howard	mdinnovationcenter.com	Start-ups
Western Maryland			
Technical Innovation Center at Hagerstown Community College	Washington	hagerstowncc.edu/technical-innovation-center	Technology start-up firms
Eastern Shore			
Eastern Shore Entrepreneurship Center hotDesks Network	Most Eastern Shore counties	hotdesks.org	Entrepreneurs
Eastern Shore Innovation Center	Dorchester	www.chooseinnovation.com	Start-up firms
Southern Maryland			
TechFire Southern Maryland	Charles	www.techfirenetwork.com	Cyber, defense and technology start-ups
TechPort @ the Airport Technology Incubator	St. Mary's	techport.umd.edu	Entrepreneurs; UAS focus

Source: Facility websites.

Research Parks

Maryland has several business parks for science and technology companies. Most have relationships with major universities, such as Johns Hopkins and the University of Maryland, and some also have a significant presence of federal research centers.

Research Parks in Maryland			
Name of Park	County	Web site	Features
Greater Baltimore			
bwtech @ UMBC	Baltimore	bwtech.umbc.edu	71 acres right on I-95 between Baltimore and Washington - Close to BWI Airport - North campus in a federal HUB Zone
The Science + Technology Park at Johns Hopkins	Baltimore City	www.scienceparkjohnshopkins.net	31 acres adjacent to Johns Hopkins Medical Center - Planned build-out of 1.1 million square feet
University of Maryland BioPark	Baltimore City	www.umbbiopark.com	14 acres adjacent to Univ. of Maryland, Baltimore and Univ. of Maryland Medical Center - Ultimate build-out of 2 million square feet
Capital Region			
Pinkney Innovation Complex for Science and Technology	Montgomery	montgomerycollege.edu/business-partners-employers/pic-mc/index	- Park in I-270 corridor on Montgomery College campus - Partnership with Holy Cross Hospital
The Discovery District	Prince George's	https://greatercollegepark.umd.edu/	150 acres adjacent to University of Maryland; 2M+ square feet - Washington Metro subway station; MARC commuter rail - FDA Center for Food Safety - American Center for Physics
Riverside Research Park	Frederick	www.riversideresearchpark.com	177 acres; 1.4 million square feet at build-out - National Cancer Institute research facility

Real Estate Market Profiles

Real estate market data—rental rates, vacancy rates, and absorption—are available for two distinct markets.

- Greater Baltimore, including the Central Business District of Baltimore, and surrounding suburban markets such as Towson, Hunt Valley, Owings Mills, Columbia, Annapolis, and the BWI Airport area.
- Suburban Maryland, near Washington, D.C., is comprised of Montgomery, Prince George's, and Frederick counties. Specific submarkets include Bethesda, Rockville, Gaithersburg, Laurel, College Park, Greenbelt, Landover, and Frederick.

The data below represents market conditions for 2024.

Greater Baltimore Office Market

Major Submarket	Inventory	Vacancy Rate	YTD Net Absorption	Under Construction	Average Asking Rate (\$/SF)
Columbia	12,676,743	18.9%	(11,494)	- 0 -	\$27.71
Baltimore City CBD	11,191,117	22.1%	51,196	- 0 -	\$27.04
BWI	9,110,7374	10.2%	10,800	137,985	\$26.94
Towson/Timonium	6,309,386	20.8%	(64,300)	- 0 -	\$23.96
Baltimore City East	6,216,789	23.6%	(184,653)	450,000	\$34.57
Reisterstown Rd. Corr.	4,124,311	21.9%	54,519	- 0 -	\$25.15
Hunt Valley	4,512,819	24.9%	(303,089)	- 0 -	\$24.28
Overall Market*	67,336,249	19.7%	(418,971)	587,985	\$26.72

* Includes other submarkets not listed above, therefore columns do not total.

Source: CBRE, Baltimore Office MarketView, Fourth Quarter 2024.

Greater Baltimore Industrial Market

Submarket	Inventory	Vacancy Rate	YTD Net Absorption	Under Construction	Average Asking Rate (\$/SF)
Flex	32,288,287	5.9%	551,388	- 0 -	\$12.71
Warehouse	162,456,091	7.9%	2,339,436	1,581,627	\$10.77
Overall Market	194,744,378	7.5%	2,890,824	1,581,627	\$10.92

Source: CBRE, Baltimore Industrial MarketView, Fourth Quarter 2024.

Suburban Maryland Office Market

Major Submarket	Inventory	Vacancy Rate	YTD Net Absorption	Under Construction	Average Asking Rate (\$/SF)
North Rockville	10,916,416	18.3%	(201,660)	- 0 -	\$29.51
Bethesda/Chevy Chase	12,139,168	24.4%	78,176	- 0 -	\$45.03
North Bethesda	11,262,159	23.8%	(20,462)	- 0 -	\$31.89
Rockville	5,991,603	19.9%	(75,829)	- 0 -	\$31.05
Silver Spring	6,005,543	23.9%	46,403	- 0 -	\$30.47
Gaithersburg	3,708,346	9.0%	(12,751)	- 0 -	\$22.99
Frederick County	3,160,629	19.8%	(374,012)	- 0 -	\$21.18
Prince George's County	16,982,165	18.7%	(201,503)	- 0 -	\$23.25
Overall Market*	76,192,230	21.0%	(719,660)	- 0 -	\$31.25

* Includes other submarkets not listed above, therefore columns do not total.

Source: CBRE, Suburban Maryland Office MarketView, Fourth Quarter 2024.

Suburban Maryland Industrial Market

Submarket	Inventory	Vacancy Rate	YTD Net Absorption	Under Construction	Average Asking Rate (\$/SF)
<i>Flex</i>					
Frederick County	4,135,009	8.6%	106,490	- 0 -	\$13.18
Montgomery County	8,638,724	3.1%	140,980	600,000	\$21.13
Prince George's County	7,025,089	2.1%	178,052	- 0 -	\$13.49
<i>Warehouse</i>					
Frederick County	10,520,628	6.2%	315,830	772,431	\$12.15
Montgomery County	11,373,878	4.2%	184,488	- 0 -	\$15.46
Prince George's County	45,812,872	6.2%	58,791	1,456,432	\$13.90
Overall Market	87,506,200	5.4%	984,631	2,828,863	\$14.01

Source: CBRE, Suburban Maryland Industrial MarketView, Fourth Quarter 2024.