



For Lease

Up to 9,939 SF Available

801 Brightseat Road
Hyattsville, MD 20785



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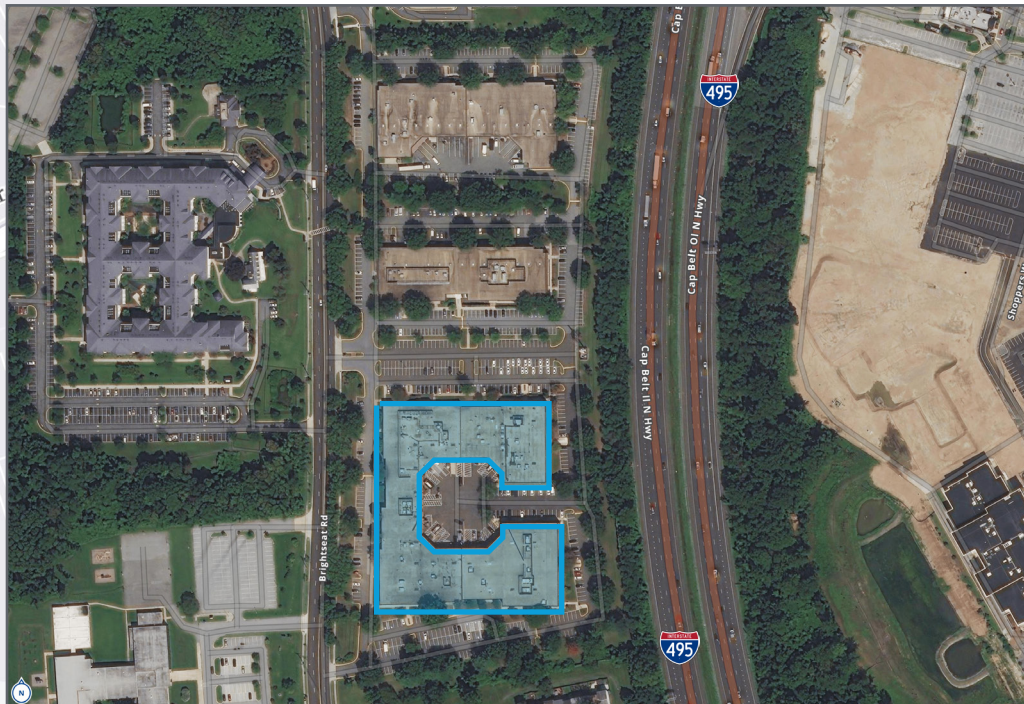
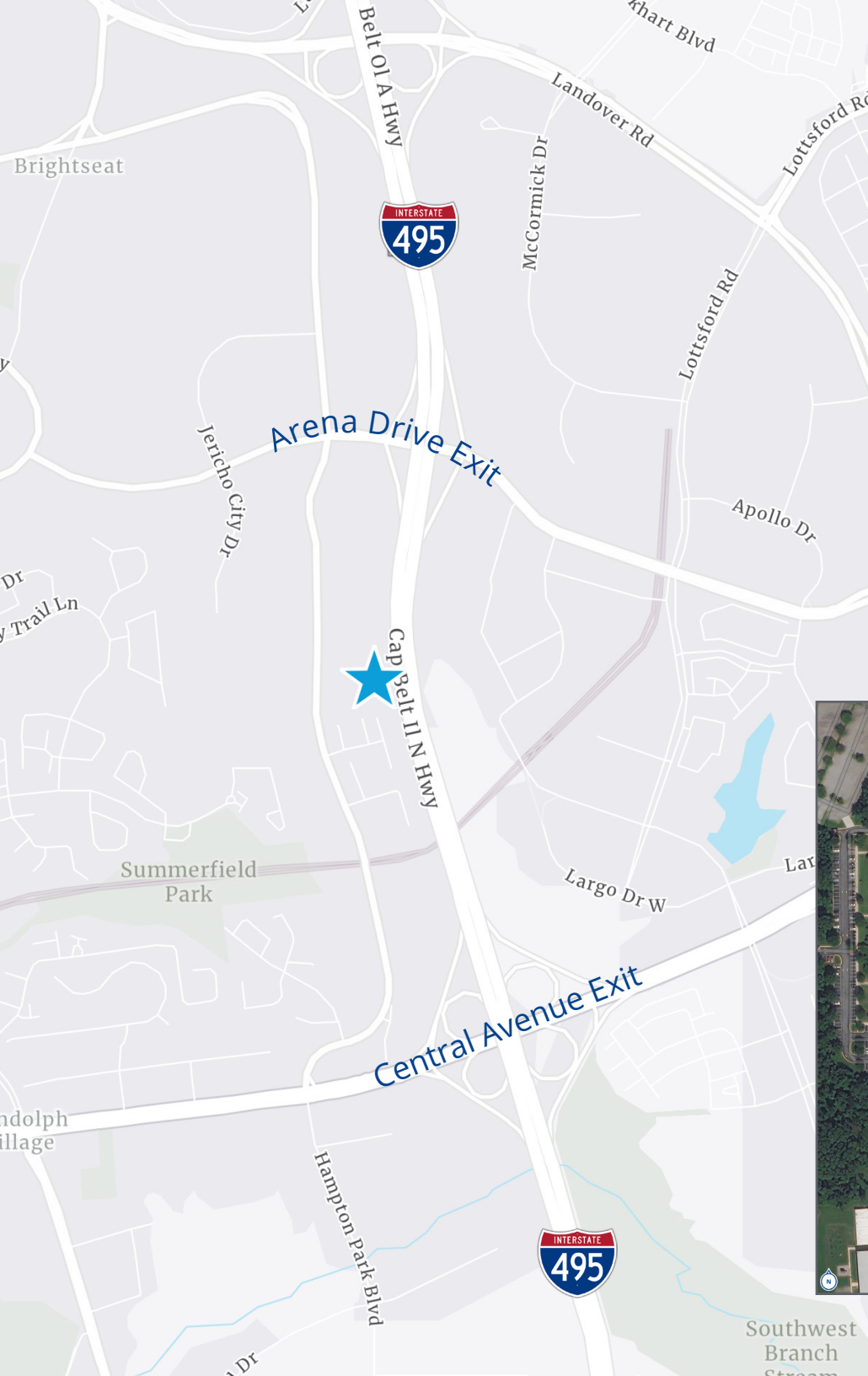
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Colliers International
6700 Alexander Bell Drive
Suite 200
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Property Features.

| | |
|------------------|--|
| Available Space: | 9,939 SF |
| Building Size: | 144,000 SF |
| Built: | 1985; Renovated in 2022 |
| Parking: | Ample parking 3.3/1,000 SF parking ratio |
| Ceiling Height: | Up to 18' |
| Column Spacing: | 44"W x 46"D |
| Loading: | Standard dock high |
| Amenities: | Abundant amenities nearby |
| Access: | Immediate beltway/495 access via Arena Drive |



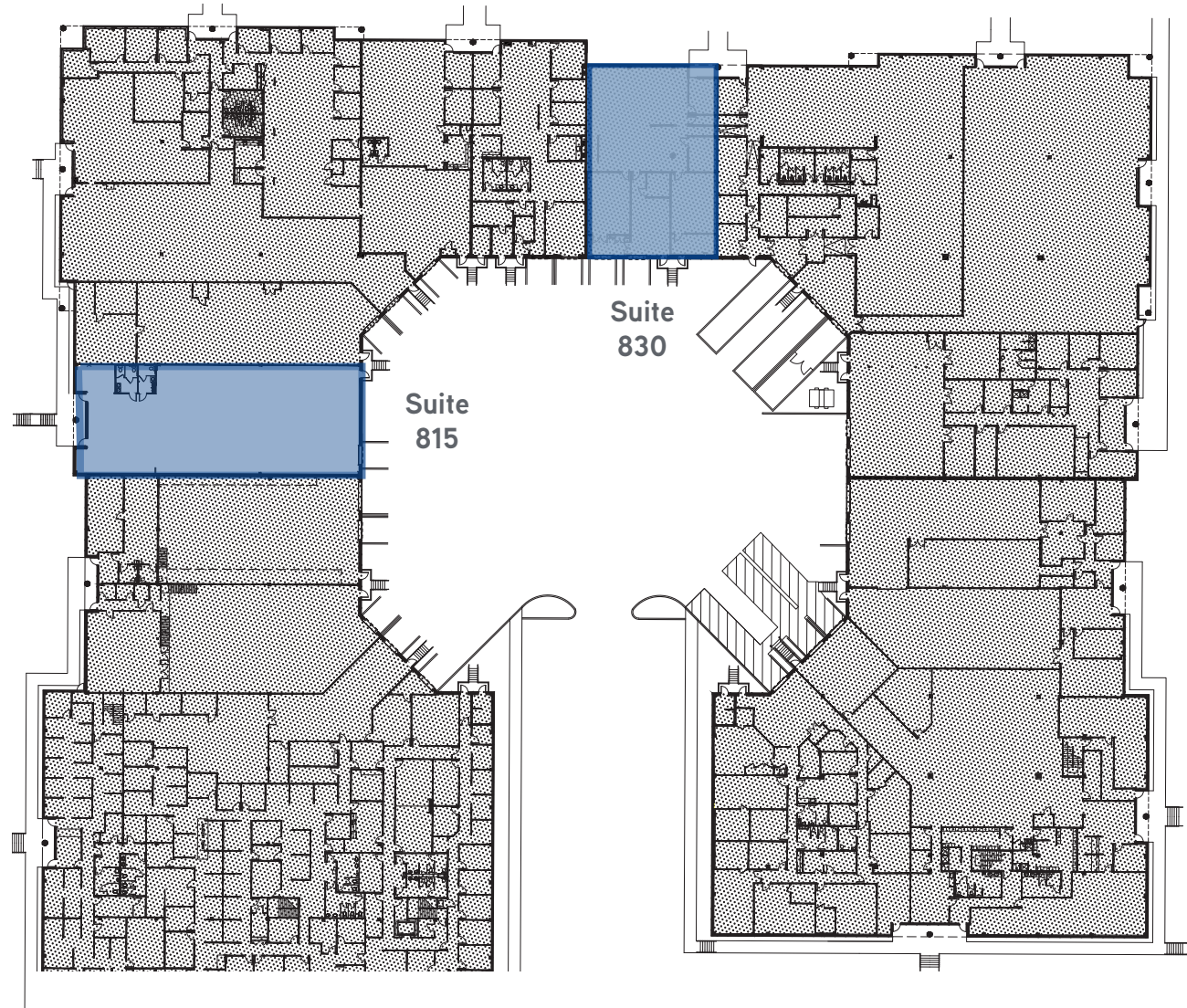
Suite Details.

Suite 830

| | |
|---------------|---|
| Available SF: | 4,632 SF |
| Office SF | See notes |
| Docks: | Two (2) |
| Notes: | Primarily office. Ownership is receptive to select demo. |

Suite 815

| | |
|---------------|-------------------------|
| Available SF: | 5,307 SF |
| Office SF | office size if flexible |
| Docks: | One (1) |



Aerial Map



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