

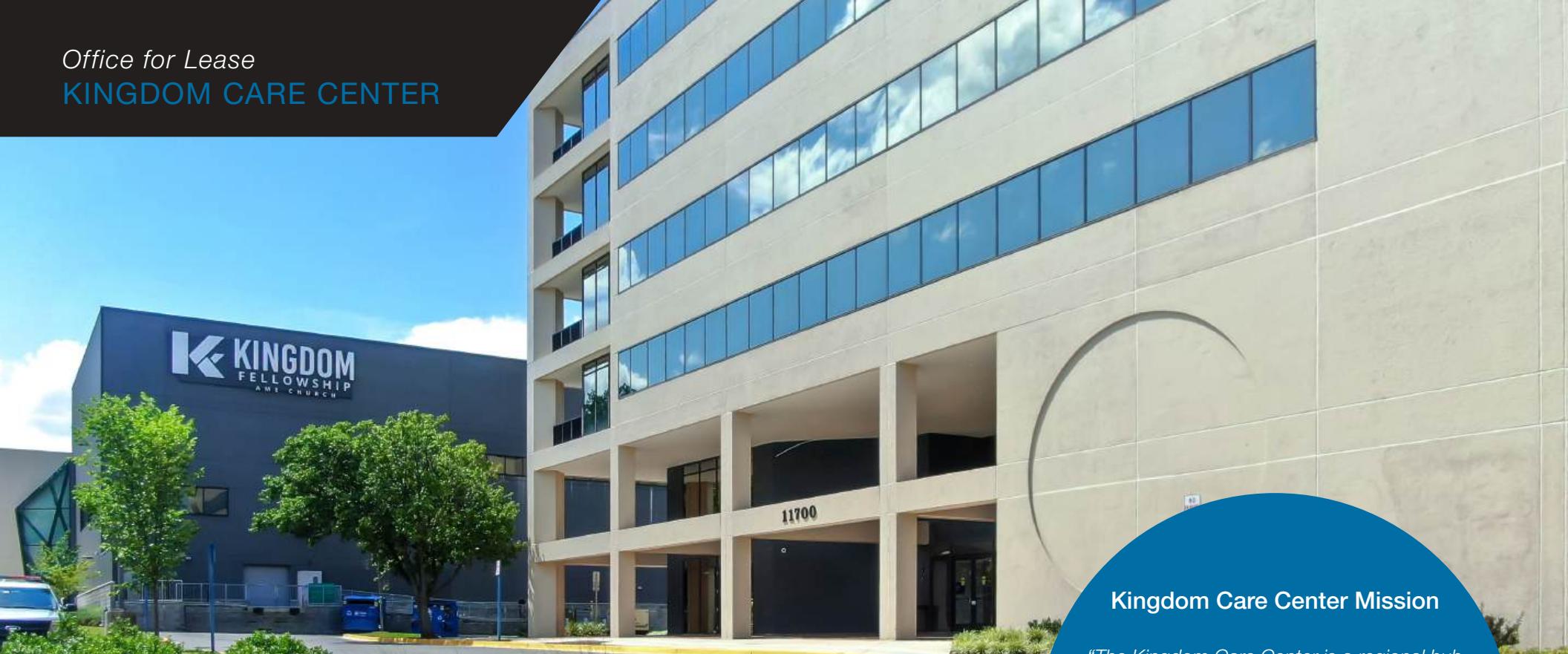
CLASS A
OFFICE BUILDING
FOR LEASE

KINGDOM CARE CENTER

11700 Beltsville Drive, Beltsville, MD 20705



Office for Lease
KINGDOM CARE CENTER



DESIGNED FOR MISSION-DRIVEN ORGANIZATIONS

The Kingdom Care Center at 11700 Beltsville Drive offers nonprofits and companies a rare blend of convenience, visibility, and flexibility. Recent renovations elevate the tenant experience, with upgraded common areas, business center, and new event spaces. Expansive panoramic windows fill each space with natural light, creating a welcoming atmosphere for staff and visitors alike. The building totals 95,983± SF and offers flexible office space ranging from 1,000± SF to 14,000± SF, accommodating a wide range of professional needs. The property offers ample surface parking and prominent building signage for full-floor tenants.

Well situated in the Washington DC metropolitan region, the Kingdom Care Center has seamless access to I-95, the Capital Beltway (I-495), the Intercounty Connector (MD 200) and Route 29. Plus, qualified organizations have the added benefit of being located within a HUBZone. Nearby amenities include restaurants, grocery stores, large retailers, medical facilities, and more.

Whether you're seeking a strategic location to amplify your mission or a flexible space to grow your impact, this building delivers.



The information contained herein has been given to us by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Representations of this property are not necessarily to scale. All information should be verified prior to purchase or lease.

MARCUS N. DANIELS
(301) 597-9504 | mdaniels@naimichael.com

MICHAEL SCOTT
(240) 778-3595 | mscott@naimichael.com

Kingdom Care Center Mission

"The Kingdom Care Center is a regional hub dedicated to improving the quality of life for children, adults and families that live in the Prince George's, Montgomery and Howard County region. We accomplish our mission through a multi-sector approach of public-private partnerships to address disparities that exist in food security, education, employment, housing and health."

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AVAILABLE SPACES

Size: 95,983± SF gross area

55,676± SF available for lease

Suites: Ranging from 1,000± SF to 14,000± SF

Zoning: CGO (Commercial General Office)

Parking: 358 free surface spaces

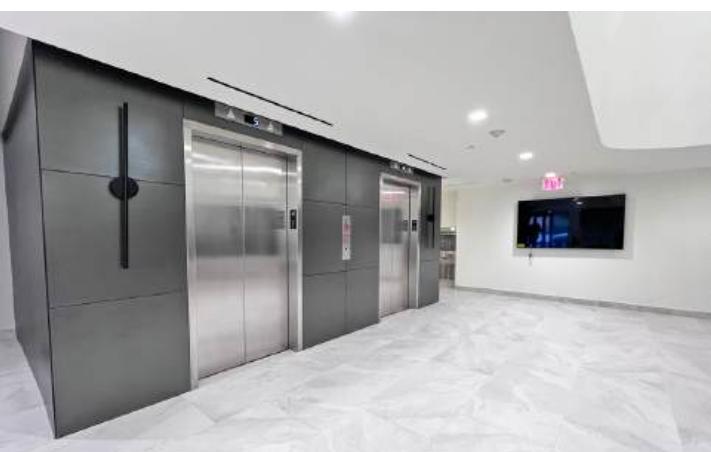
Windows: Panoramic lines

Signage: Available for full floor tenants

Features & Upgrades:

- Business center
- Grocery store
- Meeting areas
- Modern lobby and common areas

Lease Rate: \$22/SF, NNN



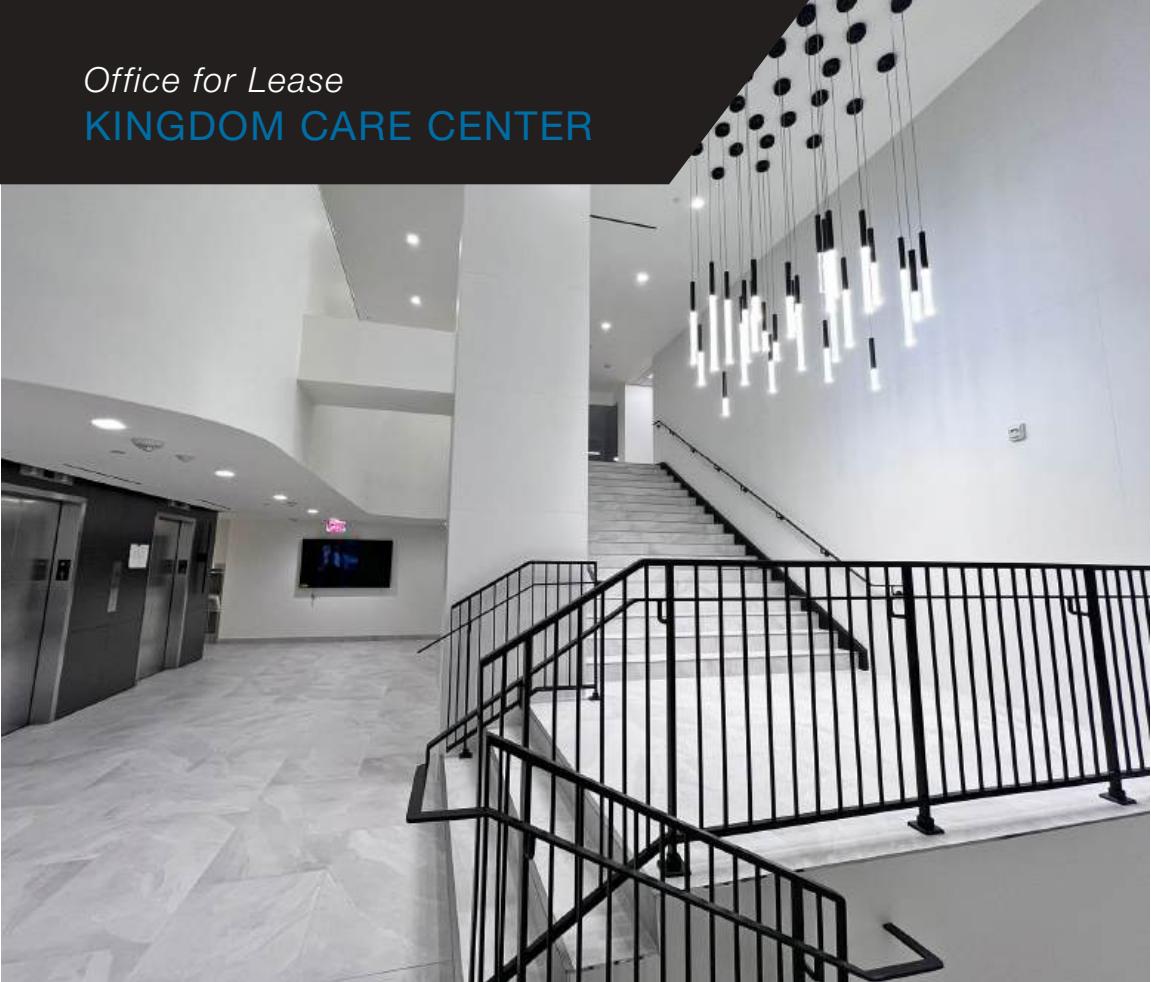
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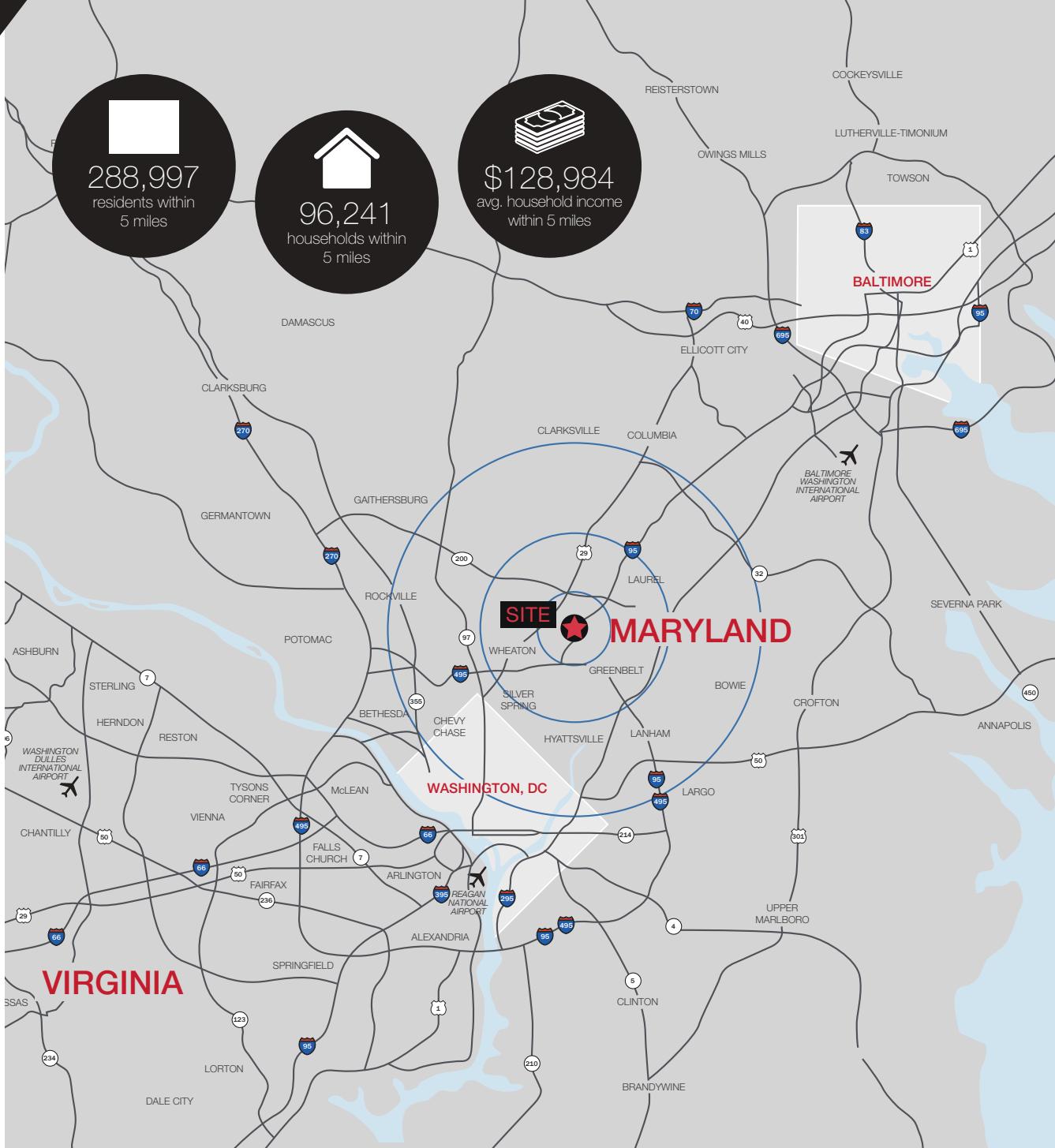
LOCATION OVERVIEW

- Located in HUBZone
- Situated along I-95, with quick access to the Capital Beltway (I-495) and the Intercounty Connector (Route 200)
- Just off I-95, which has an average daily traffic count of 187,000+ vehicles (MD SHA)
- Near many amenities, such as restaurants, retail, hotels, and banks
- Close to bus routes, with service to Metro Stations
- Convenient to NASA, NSA and other federal agencies
- Close to Kinder Care Learning Center

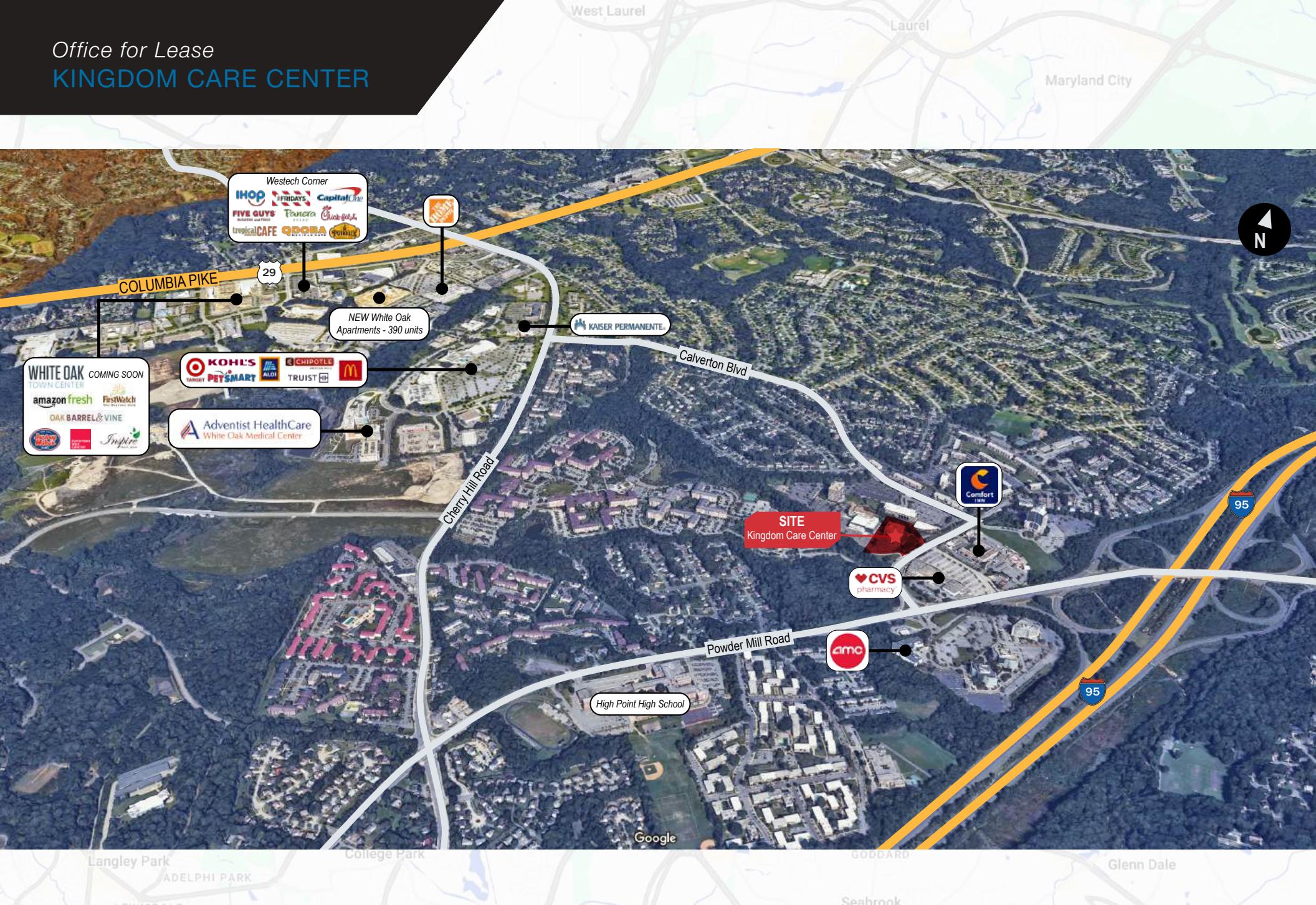
DEMOGRAPHICS

	2 miles	5 miles	10 miles
Population	46,493	288,997	1,264,219
Households	16,467	96,241	455,164
Avg. HH Income	\$124,612	\$128,984	\$146,527

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For more information, contact:



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