

FOR LEASE

21800 NORTH SHANGRI-LA DRIVE, LEXINGTON PARK, MD 20653



**Modernized Office Space
For Lease**

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PROPERTY DESCRIPTION

This property, formerly a gymnastics center, offers approximately 26,405 square feet of redeveloped office space with multiple configurations available. Four office suites are currently offered for lease, providing flexibility for a range of users.

The building has been reimagined to meet the needs of today's businesses, featuring professional entrances, flexible layouts, and modern infrastructure. With suites ranging from 4,620 SF to over 26,000 SF, the property can accommodate small office users, growing teams, or larger organizations seeking a prime location.

OFFERING



FOR LEASE OFFICE SPACE

Building Size	55,074 SF
Price	Negotiable
Lease Type	NNN

SPACES	SPACE SIZE
Space 1 - 21770 FDR Blvd	26,405 SF
Space 2 - 21882 FDR Blvd	14,310 SF
Space 3 - 21800 N Shangri-La Dr	9,739 SF
Space 4 - 21800 N Shangri-La Dr	4,620 SF

SPACE 1



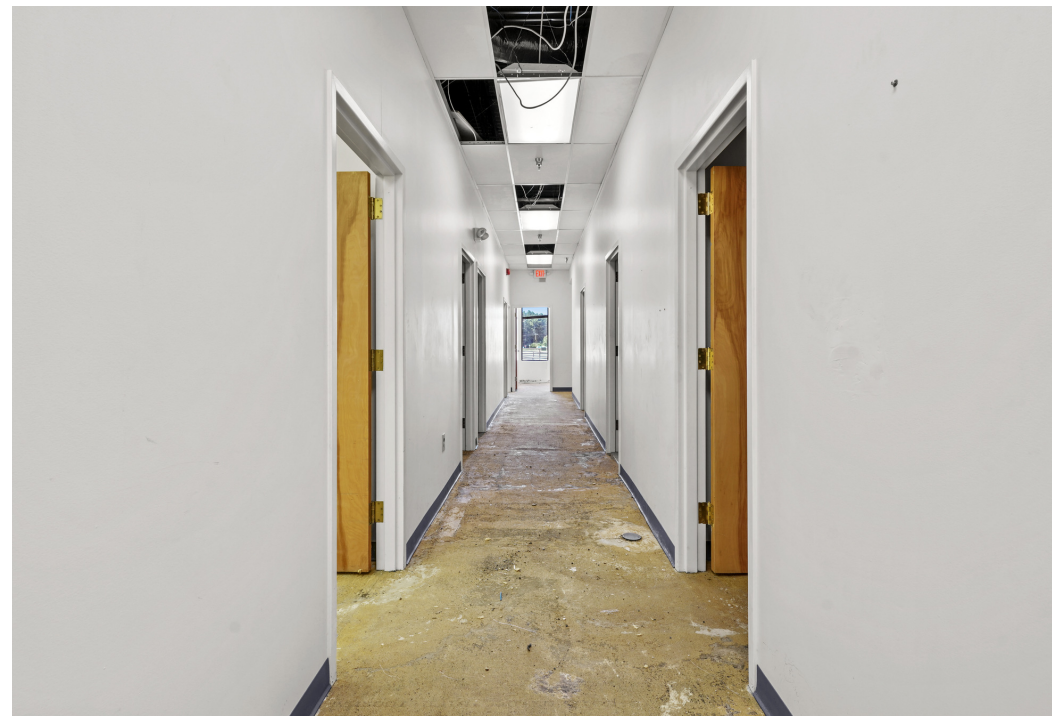
SPACE 1



SPACE 2



ADDITIONAL PHOTOS - SPACE 1



ADDITIONAL PHOTOS - SPACE 2



RETAILER MAP







Million Plaza

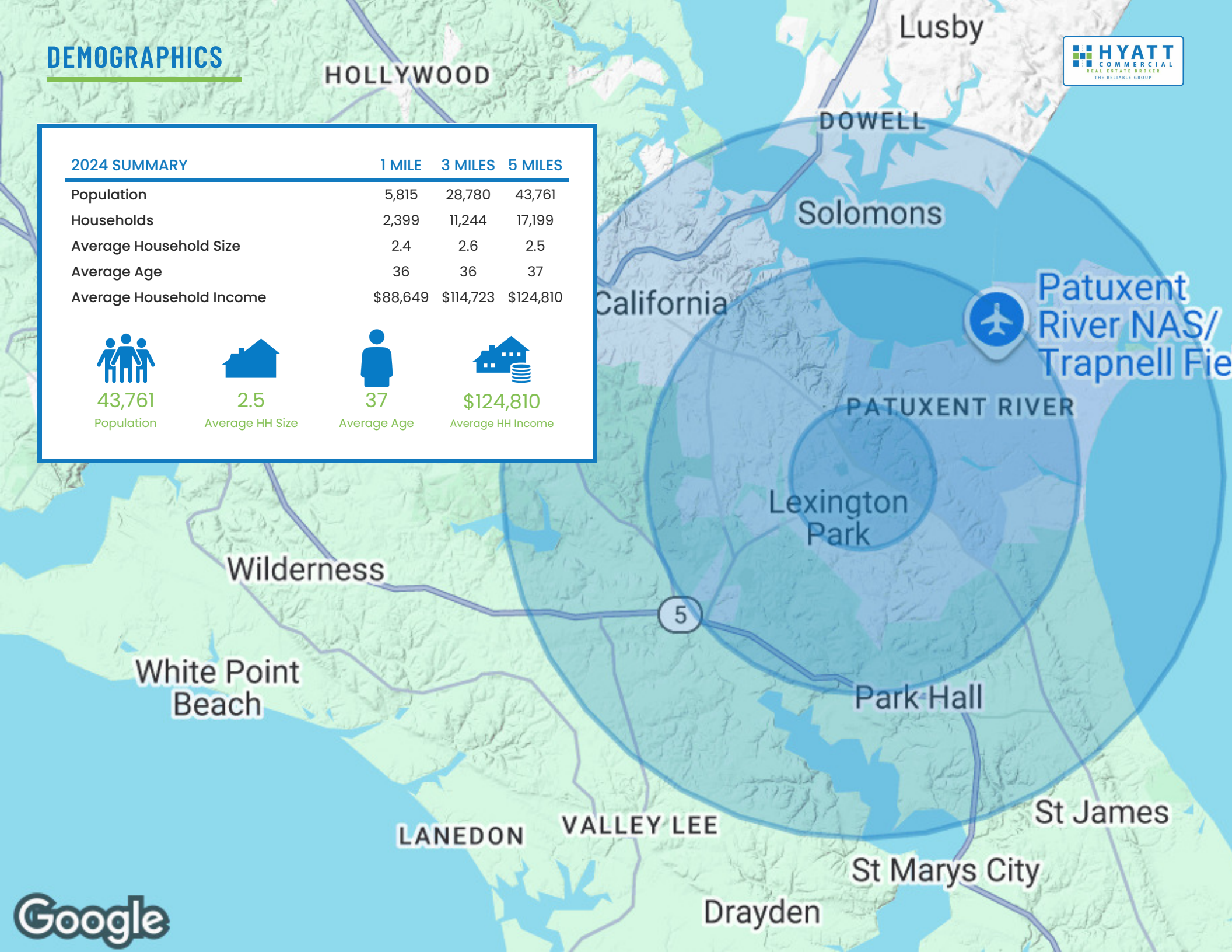
21800 North Shangri-La Dr

DEMOGRAPHICS



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,815	28,780	43,761
Households	2,399	11,244	17,199
Average Household Size	2.4	2.6	2.5
Average Age	36	36	37
Average Household Income	\$88,649	\$114,723	\$124,810

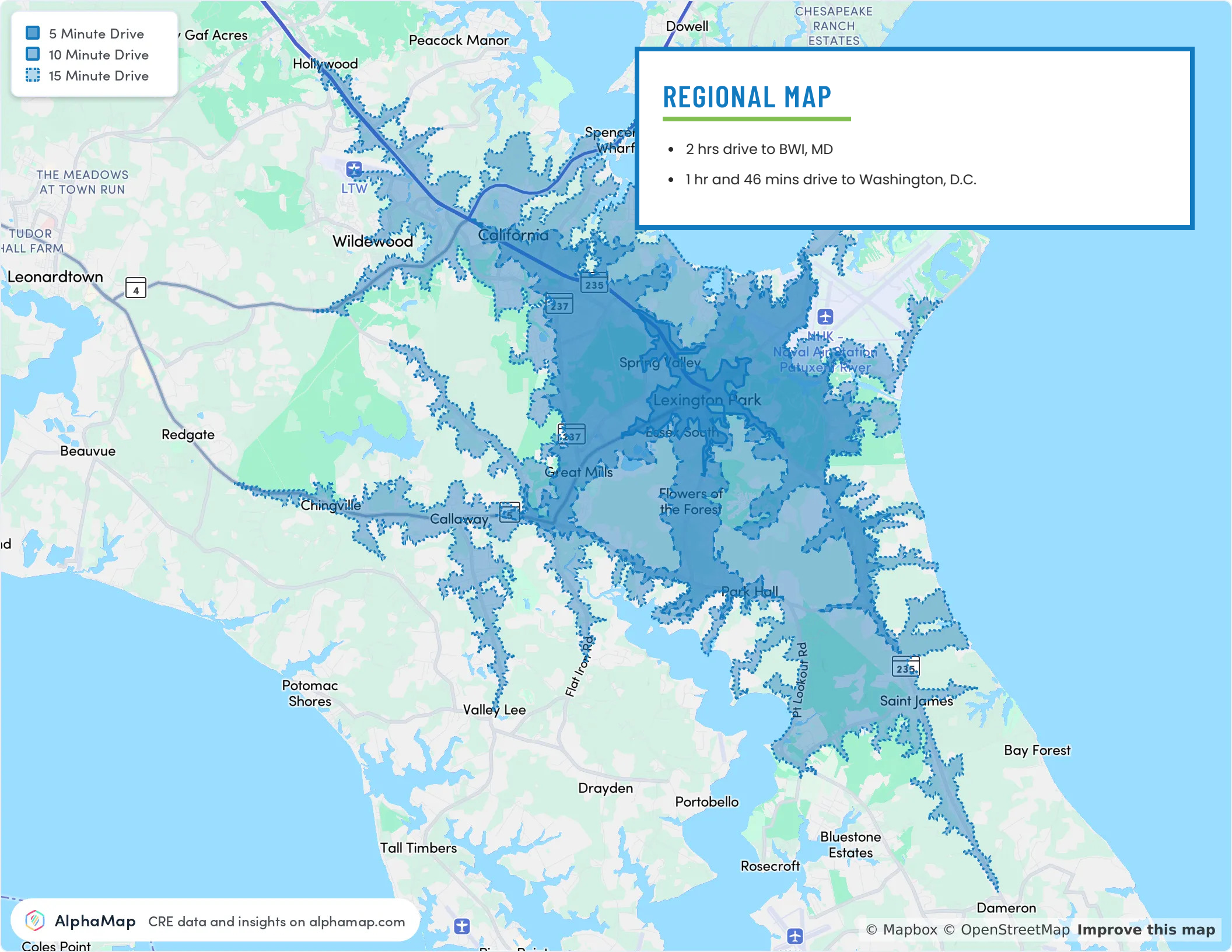
 43,761 Population	 2.5 Average HH Size	 37 Average Age	 \$124,810 Average HH Income
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- 5 Minute Drive
- 10 Minute Drive
- 15 Minute Drive

REGIONAL MAP

- 2 hrs drive to BWI, MD
- 1 hr and 46 mins drive to Washington, D.C.





CONTACT

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