

TRIANGLE CENTRE

6401 Golden Triangle Drive, Greenbelt, MD 20770
Prince George's County

OFFICE SPACE FOR LEASE
AS SMALL AS 1,000 SF



AVAILABILITIES

- **Suite 110:** 2,133 SF
- **Suite 202:** 3,584 SF
- **Suite 303:** 1,000 SF
- **Suite 305:** 4,101 SF
- **Suite 315:** 2,333 SF

BUILDING FEATURES

- Lease Rate: \$20.50, Full Service
- 80,450 rentable square feet
- Four (4) stories
- Zoned CO (Commercial Office)
- Minutes from NASA / Goddard Space Flight Center
- Free covered parking available
- Transportation to Greenbelt Metro & PG County bus service (TheBus)
- Immediate access to Balto/Wash. Pkwy (MD Rt. 295) & Capital Beltway (I-495)
- Excellent visibility from Greenbelt Road (Route 193)

OWNED AND MANAGED BY



THE FALLSTAFF
GROUP, INC.

GOLDMAN PARTNERS
GROUP

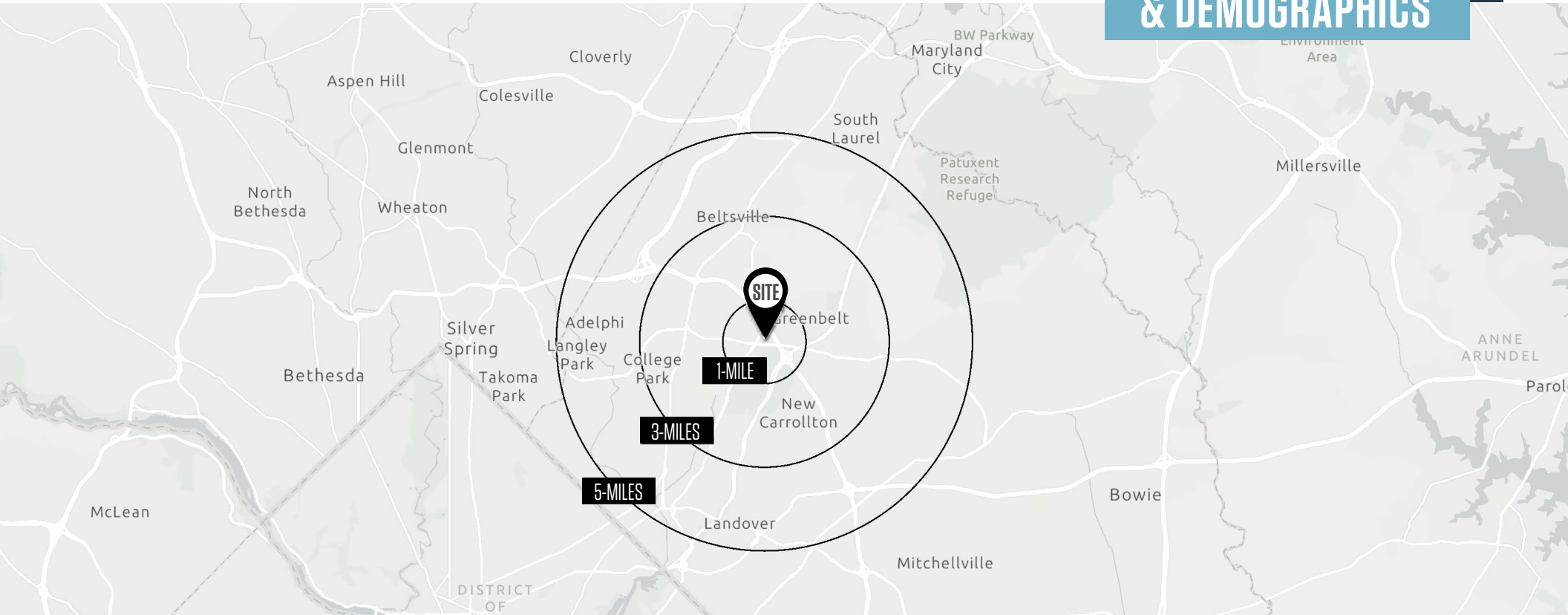
DIRECT: (410) 736 - 1026
Please call or text

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LOCATION

& DEMOGRAPHICS



TRAFFIC COUNTS | 2023

Greenbelt Road [MD-193]	37,482 ADT
Kenilworth Road [MD-201]	43,922 ADT
Capital Beltway [I-95/495]	210,060 ADT

	1-MILE	3-MILES	5-MILES		1-MILE	3-MILES	5-MILES
	Population 16,151	113,845	345,638		Households 6,336	36,781	111,125
	Daytime Population 20,393	133,805	297,461		Average Household Income \$105,304	\$102,792	\$105,432

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GREENBELT

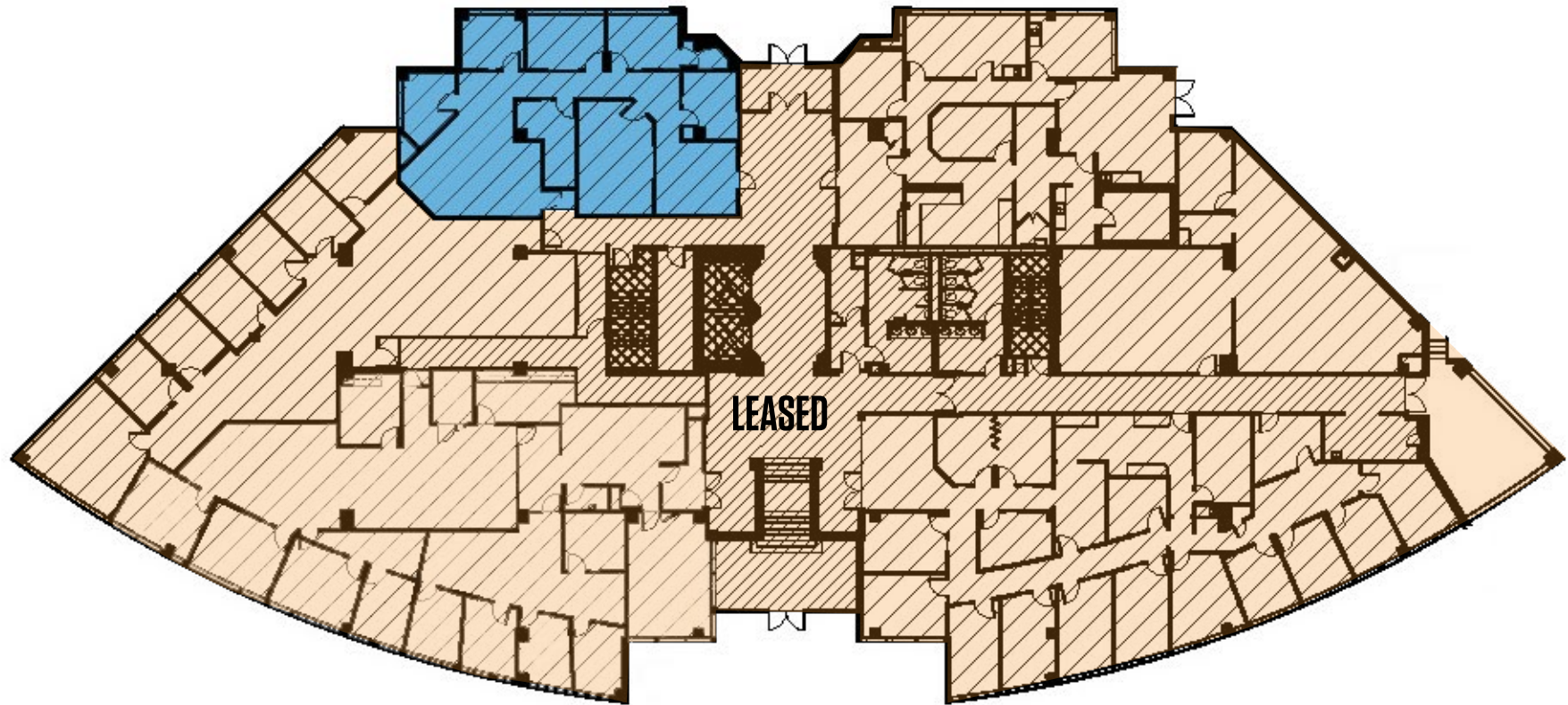


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FIRST FLOOR PLAN

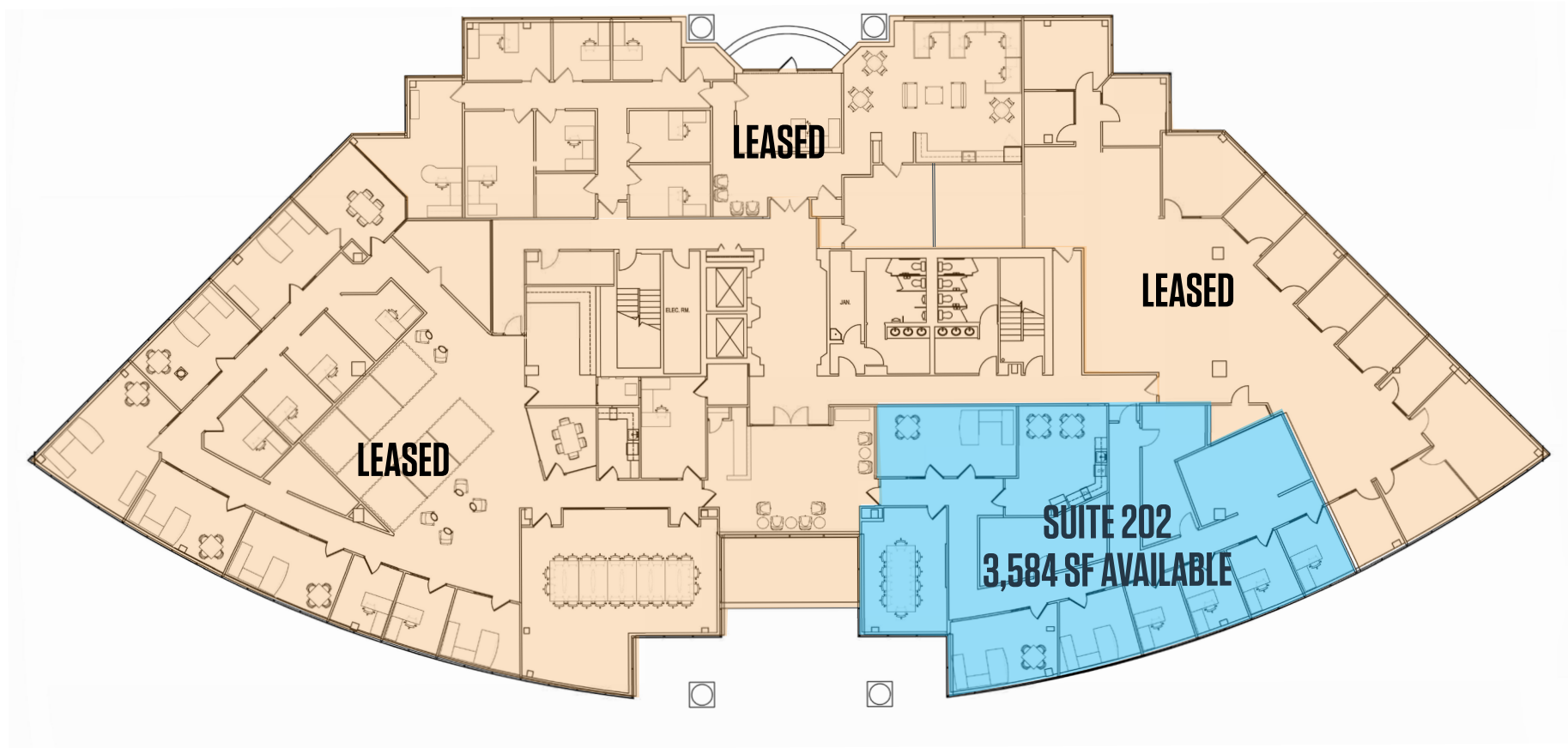
SUITE 110
2,133 SF AVAILABLE



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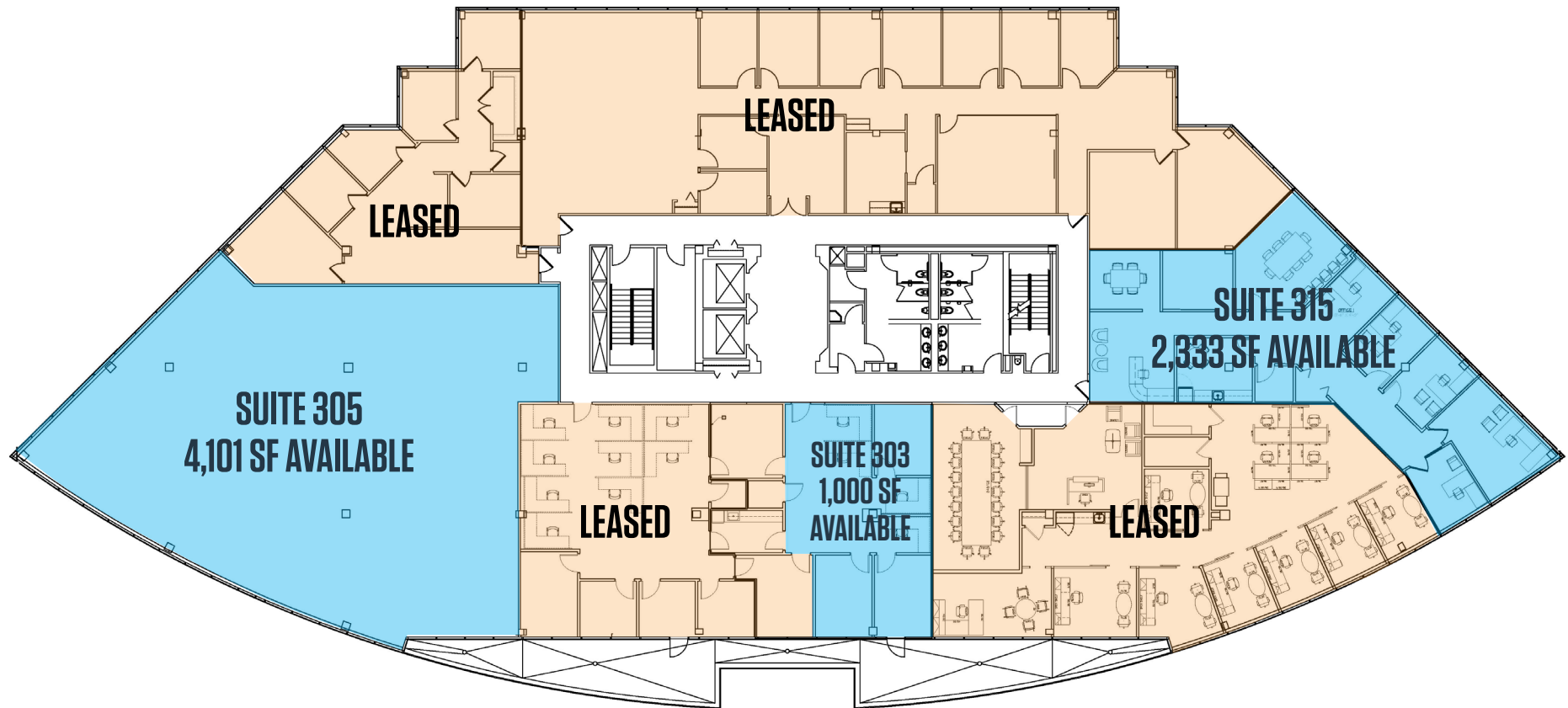
SECOND FLOOR PLAN



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THIRD FLOOR PLAN



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PHOTOS



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For More Information, Please Contact:

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