



# Crossroads Professional Building

7676 New Hampshire Ave / Takoma Park

STOUT&TEAGUE



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STOUT & TEAGUE | 8001 Forbes Place, Ste 305, Springfield, VA 22151

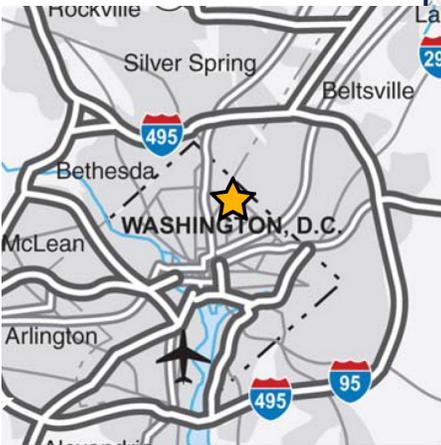
## PROPERTY

Located at the bustling intersection of New Hampshire Avenue and University Blvd in Takoma Park, MD, this vibrant office building offers an ideal workspace in a prime location. A short walk from the Takoma/Langley Station on the Purple Line, it provides easy access to public transportation. The building is surrounded by a variety of shops and restaurants, enhancing convenience for tenants and visitors alike. It is adjacent to the new Transit Center and the future Purple Line Metro Station, ensuring seamless connectivity. Additionally, the building offers the perk of free on-site parking, making it a practical choice for those commuting by car.

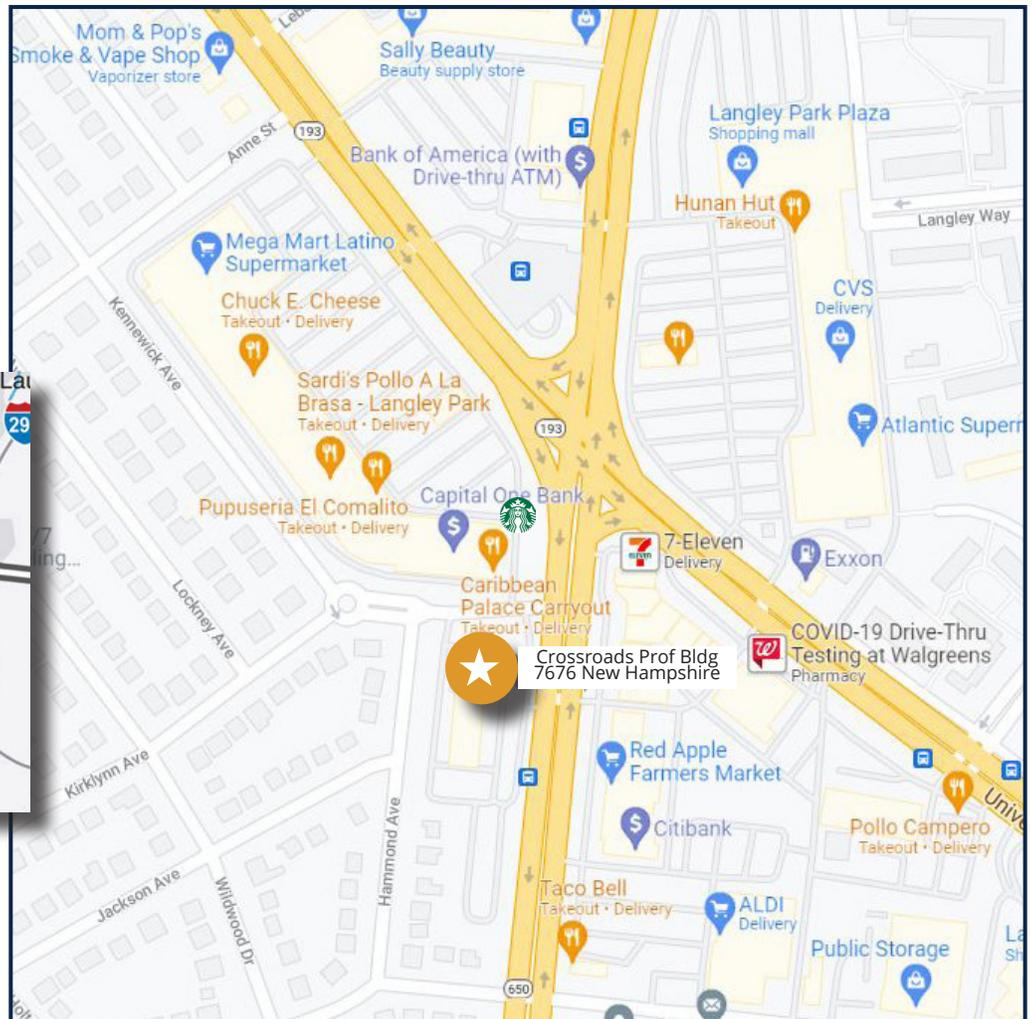
## AVAILABLE SPACES

- Suite 328 (681 SF): \$33.00 PSF, or \$1,873/mo, plus RE taxes
- Suite 404 (680 SF): \$33.00 PSF, or \$1,870/mo, plus RE taxes
- Suite 410 (847 SF): \$33.00 PSF, or \$2,329/mo, plus RE taxes
- Suite 418 (1,701 SF): \$34.50 PSF, or \$4,890/mo, plus RE taxes

## LOCATION



- 7-minute walk to the Langley-Takoma Transit Center and future Purple Line Station
- Surrounded by shops and restaurants



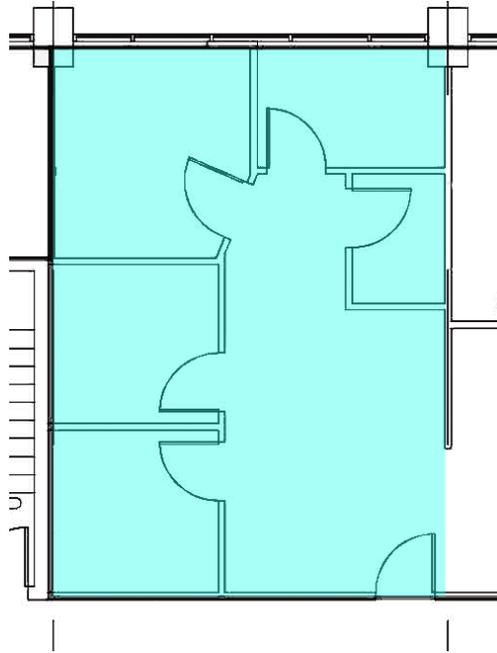
# 7676 New Hampshire Ave

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# SUITE 328

## 3<sup>rd</sup> Floor | 681 RSF

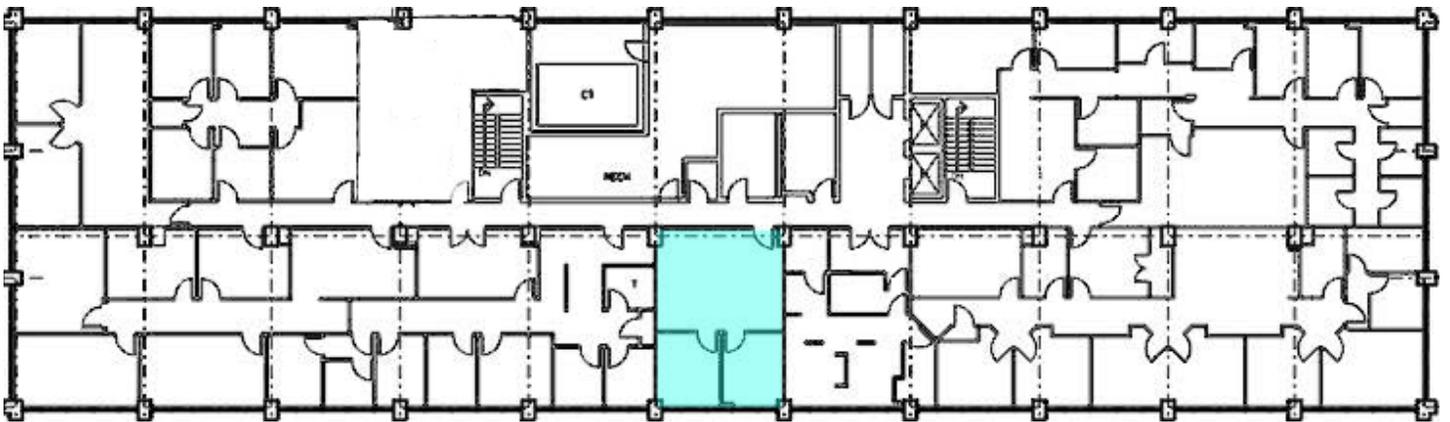
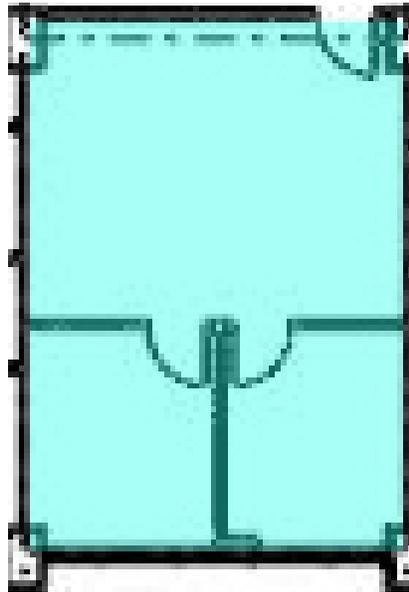
Thoughtfully-planned upper level (3rd floor) office suite with a combination of reception/open area, 2 interior offices, and 2 windowed offices and private restroom.



# SUITE 404

4<sup>th</sup> Floor | 680 RSF

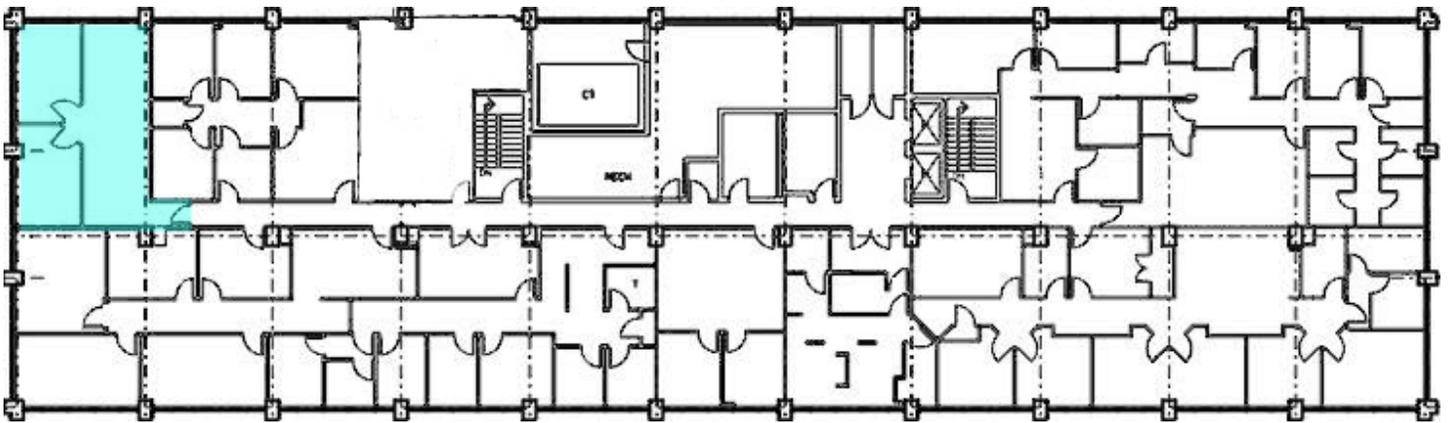
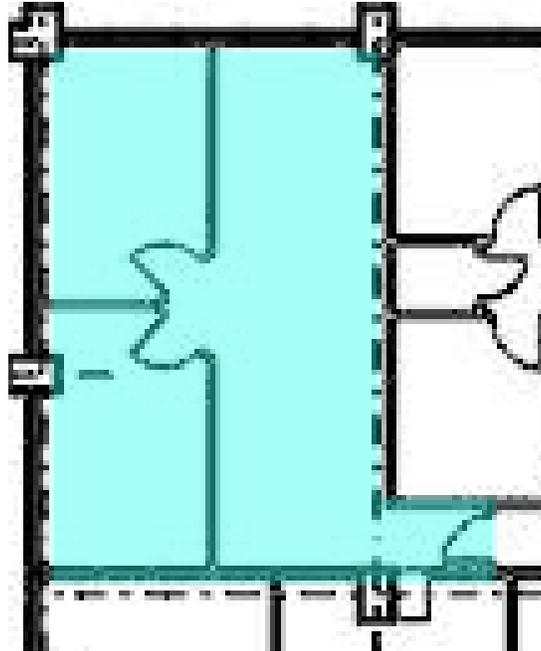
Compact top floor (4th floor) office suite with a combination of reception/ open area, and 2 windowed offices.



# SUITE 410

4<sup>th</sup> Floor | 847 RSF | 30 Days

Top floor (4th floor) corner office suite with plenty of natural light and a combination of reception/open area, and 2 windowed offices.



# SUITE 418

4<sup>th</sup> Floor | 1,701 RSF

Bright top floor (4th) office/medical suite features 2 large reception areas/ waiting room areas, 7 windowed offices plus storage.

Available for immediate occupancy

