



# METRO EXECUTIVE TERRACE

8400 CORPORATE DRIVE | LANDOVER, MD 20785



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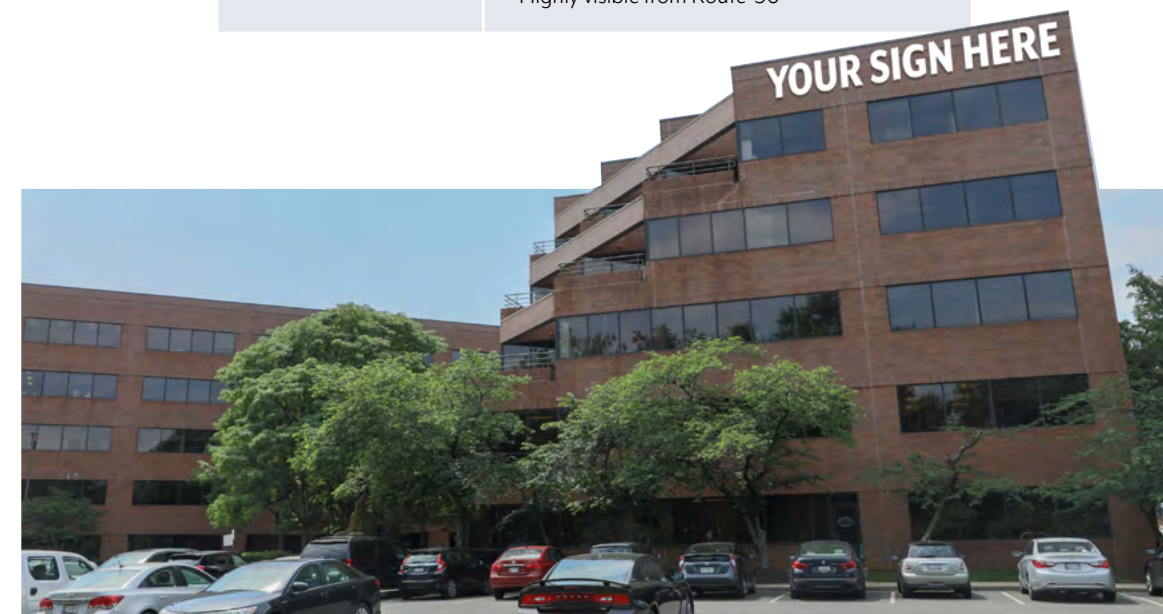
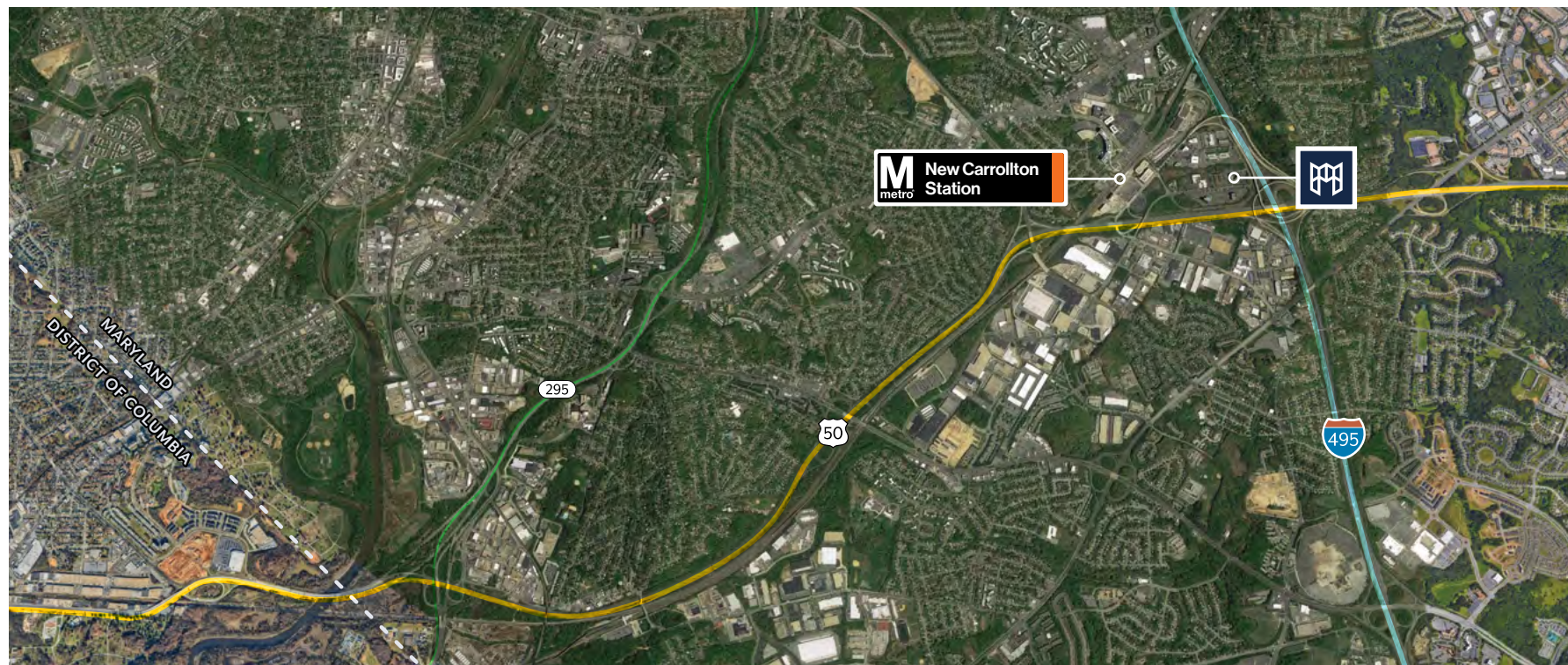
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# Just In the Backyard of D.C.



## Building Info

<b>Address</b>	8400 Corporate Drive Landover, MD 20785
<b>Year Built</b>	1985
<b>Class</b>	A
<b>Site Area</b>	7.13 acres
<b>Total Building Size</b>	149,170 SF
<b>Number of Floors</b>	5 stories
<b>Parking</b>	530 free Surface Spaces are available; Ratio of 3.20/1,000 SF Additional parking available
<b>Amenities</b>	Avenue C - Self-serving micro-market Fitness center - On-site, tenant-only Atrium - Available for lunch and events Shared Conference Facility Free Shuttle to New Carrollton Metro Station
<b>Highlights</b>	Local, well established ownership Spec suite available New common area finishes Monument & exterior signage opportunity Highly visible from Route-50



ATRIUM



FITNESS CENTER



CONFERENCE / AVENUE C



# Amenities Inside Out

METRO EXECUTIVE TERRACE



AROUND THE  
NEIGHBORHOOD

### RESTAURANT

- 1. Subway
- 2. Taco Bell
- 3. Domino's Pizza
- 4. Popeyes
- 5. KFC
- 6. Wendy's
- 7. Bojangles'
- 8. IHOP
- 9. Red Lobster
- 10. McDonald's
- 11. Just Jerk
- 12. Pizza Hut
- 13. Teppanyaki Grill
- 14. Taco Bell
- 15. America's Best Wings

### HOSPITALITY

- 1. Courtyard by Marriott
- 2. Best Western
- 3. Red Roof Inn

### FITNESS

- 1. Total Soccer Arena
- 2. Retro Fitness

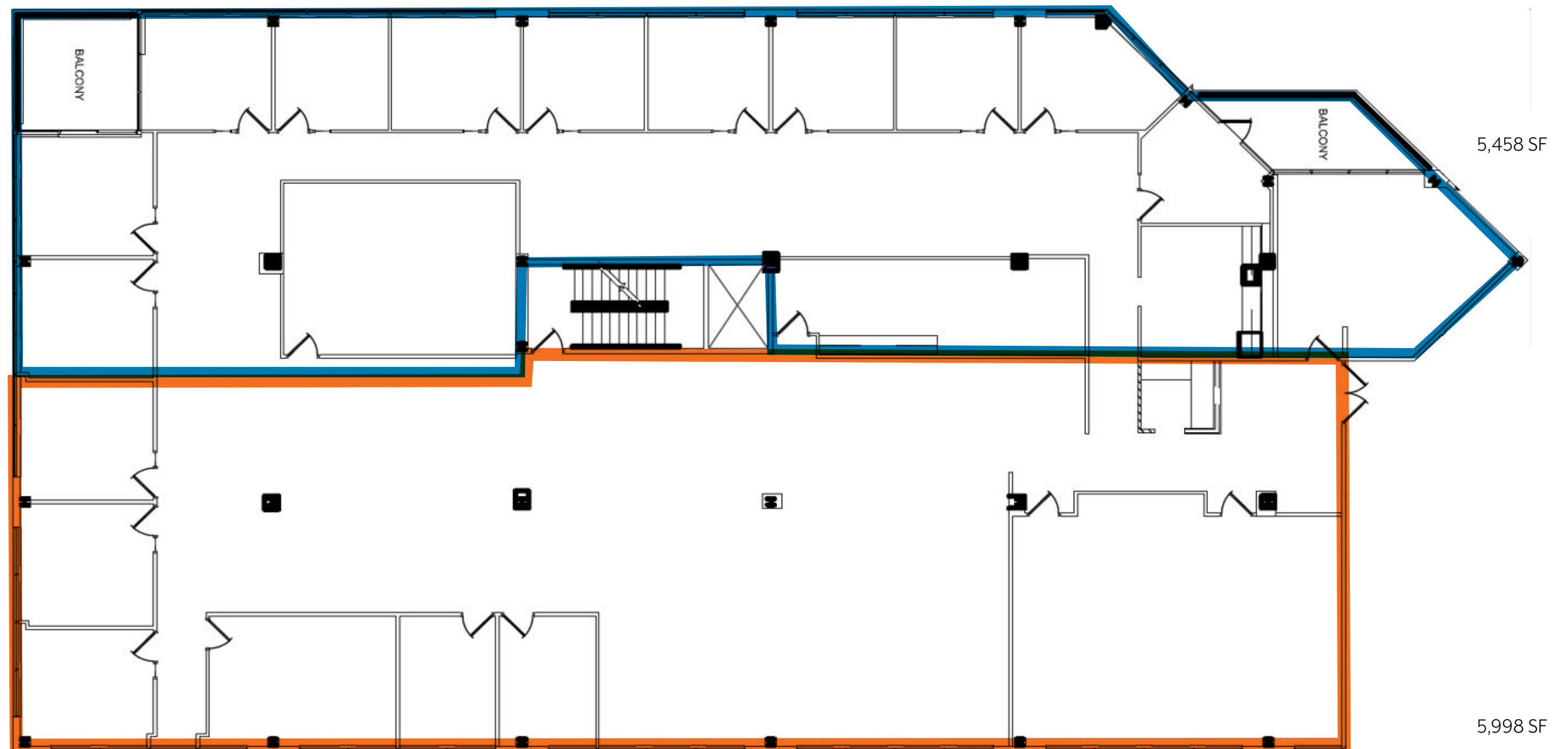
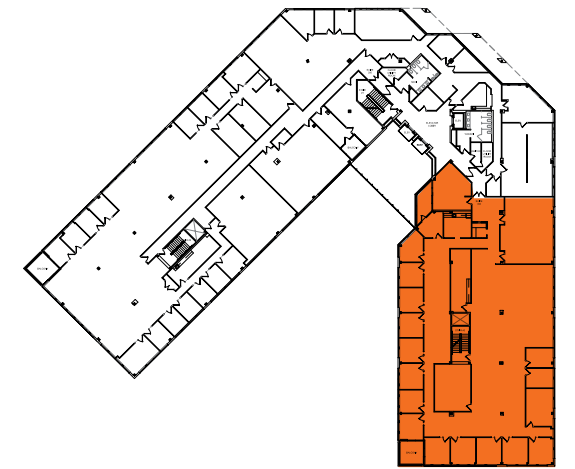
### RETAIL

- 1. Giant Food
- 2. CVS
- 3. Giant Food
- 4. 7-Eleven
- 5. Staples
- 6. Lowe's
- 7. 7-Eleven

# Third Floor

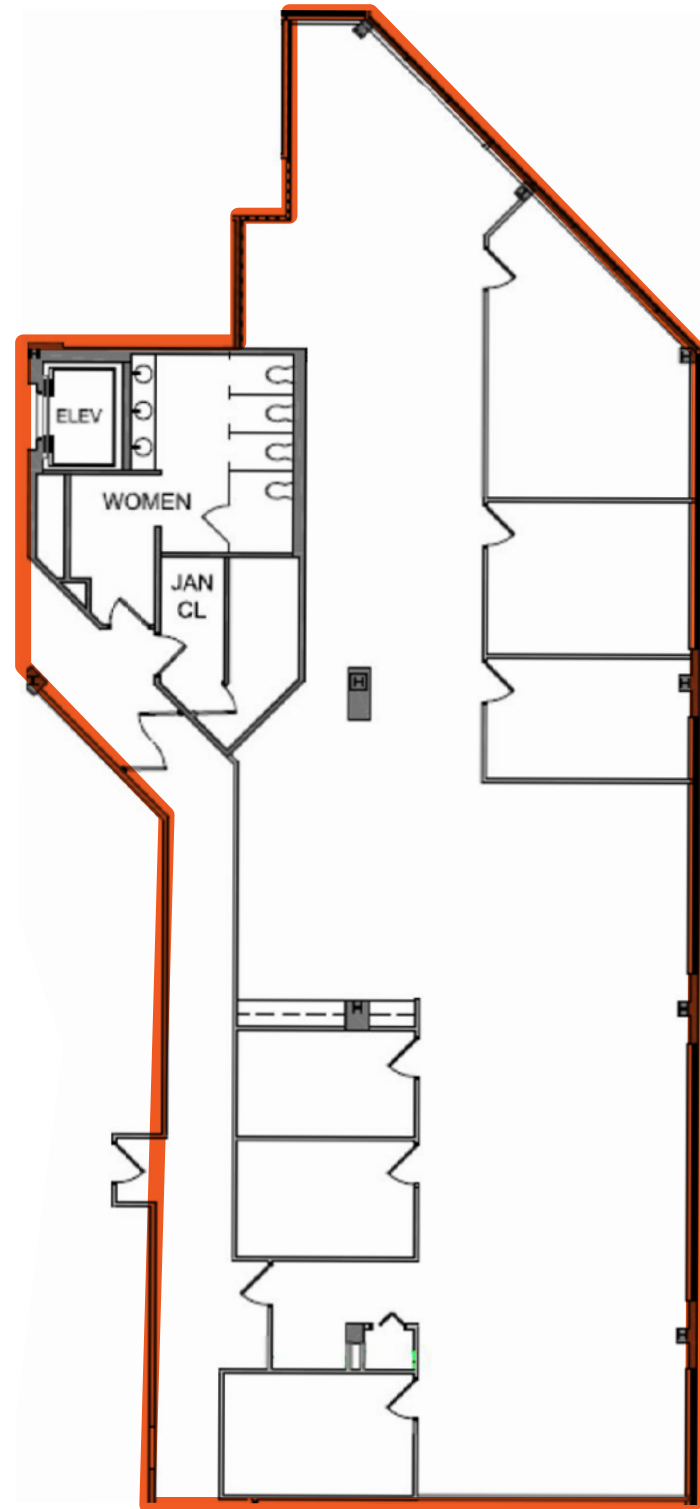
Suite 350 | Up to 11,456 SF

\* Demising Options

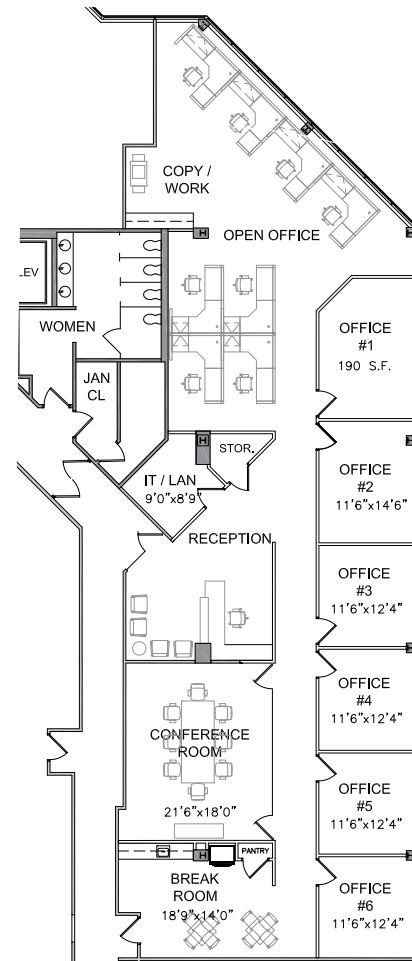
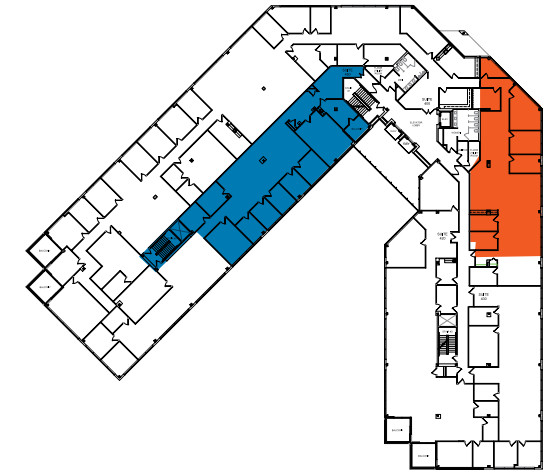
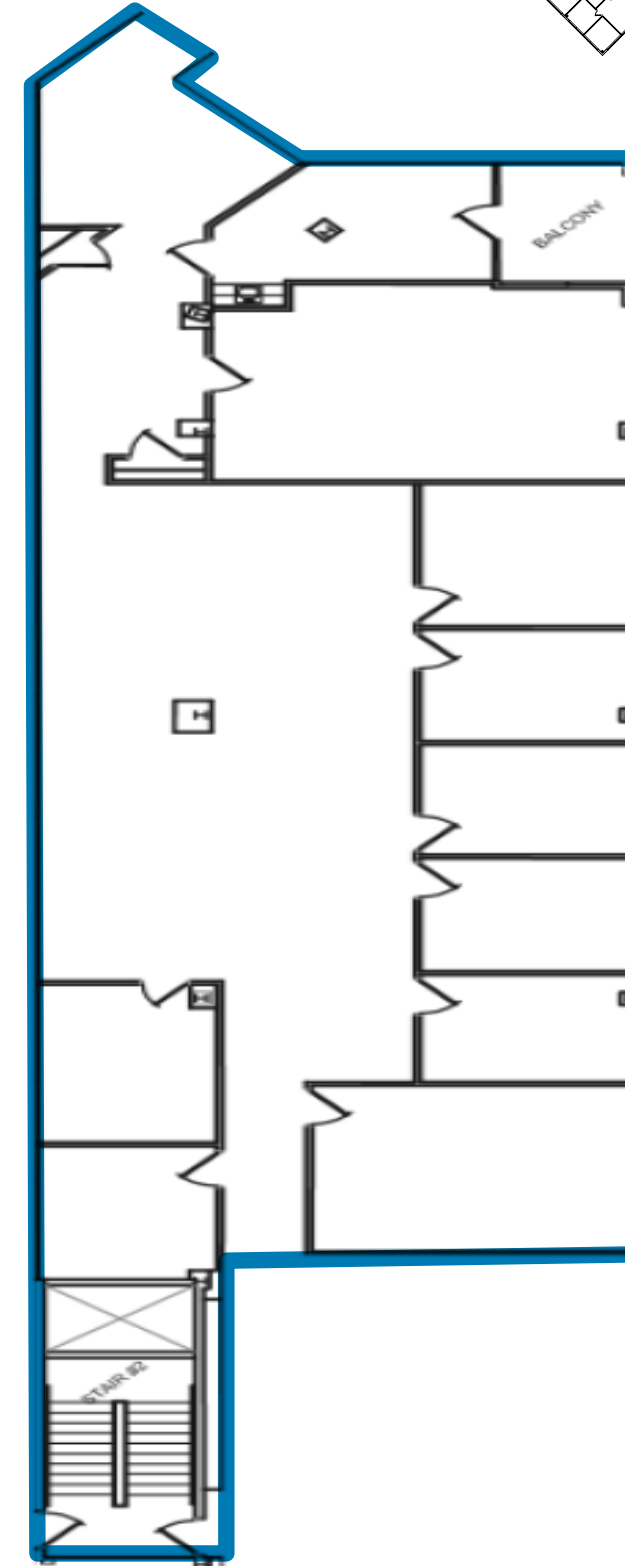


# Fourth Floor

■ Suite 420 | 4,303 SF



■ Suite 450 | 4,400 SF



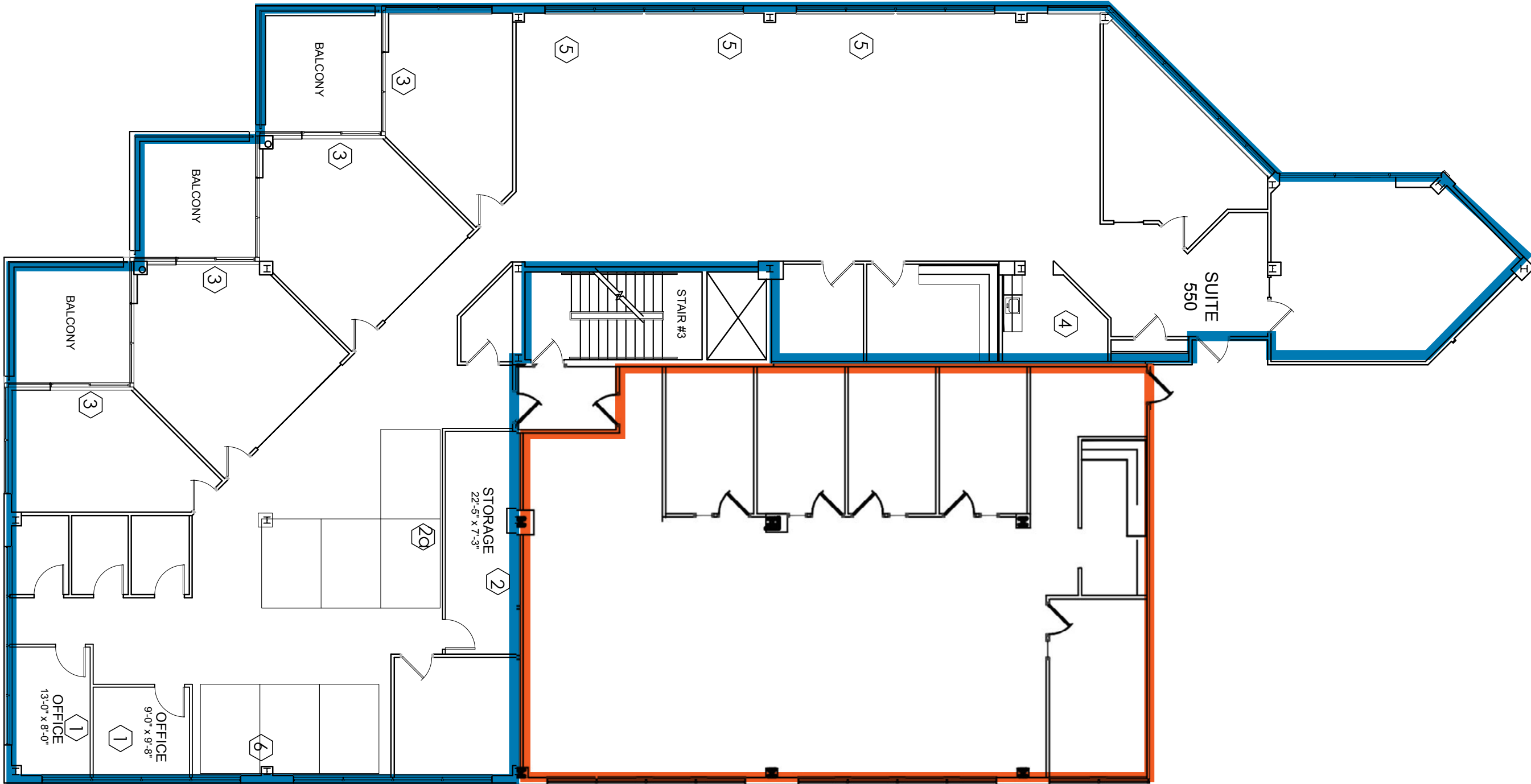
\* Hypothetical Plan



# Fifth Floor

Suite 510 | 3,149 SF

Suite 550 | 6,878 SF





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