

MARYLAND TRADE CENTER

7474 & 7500 Greenway Center Drive | Greenbelt | MD | 20770

From 705 SF
Up to 13,934 SF
Available

Knowledge
Perseverance
Integrity

Cambridge
Property Group LLC



MARYLAND TRADE CENTER

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GREENBELT'S PREMIER BUSINESS PARK



MARYLAND
TRADE
CENTER I

This aerial photograph shows a large commercial development in Greenbelt, Maryland. Two prominent buildings are highlighted with red location pins and labels. The building on the left is a tall, dark, rectangular structure. The building on the right is a shorter, wider structure with a flat roof. Both buildings are surrounded by extensive parking lots filled with cars. The area is bordered by a multi-lane highway on the right and a residential neighborhood with houses and trees on the left. The overall scene is a mix of urban development and natural landscape.

MARYLAND
TRADE
CENTER II

PROPERTY HIGHLIGHTS

MARYLAND TRADE CENTER I
7500 Greenway Center Drive



16-Stories | 192,536 SF

- | Two office towers totalling 351,410 square feet ideally situated in one of Prince George’s County’s most prominent Class A multi-tenant office parks.
- | With move-In ready office/medical suites and a new spec suite available, tenants are in good company among top medical practices and government contractors.
- | Strategically positioned just 1.5 miles from Doctors Community Hospital, 2 miles from NASA Goddard Space Flight Center, and 3 miles from the National Security Administration (NSA) at Fort Meade.
- | Boasting convenient commuter connectivity, the property is optimally located at the the confluence of the Capital Beltway and the Baltimore-Washington Parkway with immediate access to I-95 and I-495. It is just 3 miles from Greebelt Metro (orange line), 5 miles from New Carrollton Metro (green line), and 15 miles to BWI Airport.

MARYLAND TRADE CENTER II
7474 Greenway Center Drive



12-Stories | 158,464 SF

- | Tenants enjoy property amenities such as a fitness center with showers and lockers, a conference center, and a convenient on-site café (The Perfect Pita).
- | Abundant parking with a combined total of 1,249 spaces are available with a generous parking ratio of 3.65 per 1,000 sf.
- | Tenants are at ease with an on-site building engineer to ensure proper facility maintenance along with on-site security for secure lobby access.
- | Tenants indulge in over 200,000 SF of retail and restaurant amenities all within walking distance of the property along with an onsite lodging options.



Prominent
Business Park



Strategic
Location



NEW! Spec Suite +
Move-In Ready Office/Medical
Suites Available



Tenant Conference
Center



Tenant Fitness
Center



Convenient
Onsite Café



Expansive
Window Line



Highly-Visible Signage
Opportunities



Onsite
Building Engineer



Onsite
Security



Abundant
Parking



Exceptional
Access



Onsite
Hotel Options



Bountiful
Dining Options



A Plethora of
Shops & Retail

WALKABLE AMENITIES

- > Maryland Trade Center is adjacent to Greenway Sopping Center with 200,000+ square feet of walkable retail which consists of approximately 30+ stores for tenants to enjoy right at their doorstep.
- > Tenants indulge in a plethora of food and beverage options including Starbucks, Safeway, Chevy's, Subway, Wendy's, and IHOP.



- > Walkable banking options include Capital One, Fulton Bank, and M&T Bank.
- > Hotels within walking distance include WoodSpring Suites Hotel and Holiday Inn.
- > In addition to the property's fitness center, tenants also enjoy health and wellness with a short walk to LA Fitness and Modell's Sporting Goods.
- > Major retail options include CVS, PetSmart, Party City, Ross, Dollar Tree, Advanced Auto, AT&T, and Bath and Body Works.

STRATEGIC LOCATION

3 MILES TO
FORT MEADE



2 MILES TO
NASA GODDARD
FLIGHT CENTER

1.5 MILES TO
DOCTOR'S
COMMUNITY
HOSPITAL



10 MILES TO
DOWNTOWN
WASHINGTON, DC

GREENBELT SHOPPING CENTER



Eat



Shop



Play

SAFEWAY



STARBUCKS



SUBWAY

CVS pharmacy

Party City

PET SMART

ROSS
DRESS FOR LESS

DOLLAR TREE

MODELL'S
SPORTING GOODS

LA FITNESS

Advance
Auto Parts

Bath & Body Works

AT&T

Capital One

M&T Bank

Fulton Bank

MARYLAND
TRADE
CENTER I

MARYLAND
TRADE
CENTER II



GREENBELT ROAD

HANOVER PARKWAY

BALT-WASH PARKWAY

CAPITAL BELTWAY

193

295

95

495

EXCEPTIONAL ACCESS



CONVENIENT COMMUTER CONNECTIVITY

- > Located at the intersection of the Capital Beltway (I-495) and Baltimore-Washington Parkway (I-295).
- > Immediate access to I-95 and Greenbelt Road (I-193).



- > Maryland Trade Center I parking ratio: 4.11 per 1,000 sf (755 total).
- > Maryland Trade Center II parking ratio: 3.12 per 1,000 sf (494 total).



BALTIMORE WASHINGTON INTERNATIONAL AIRPORT

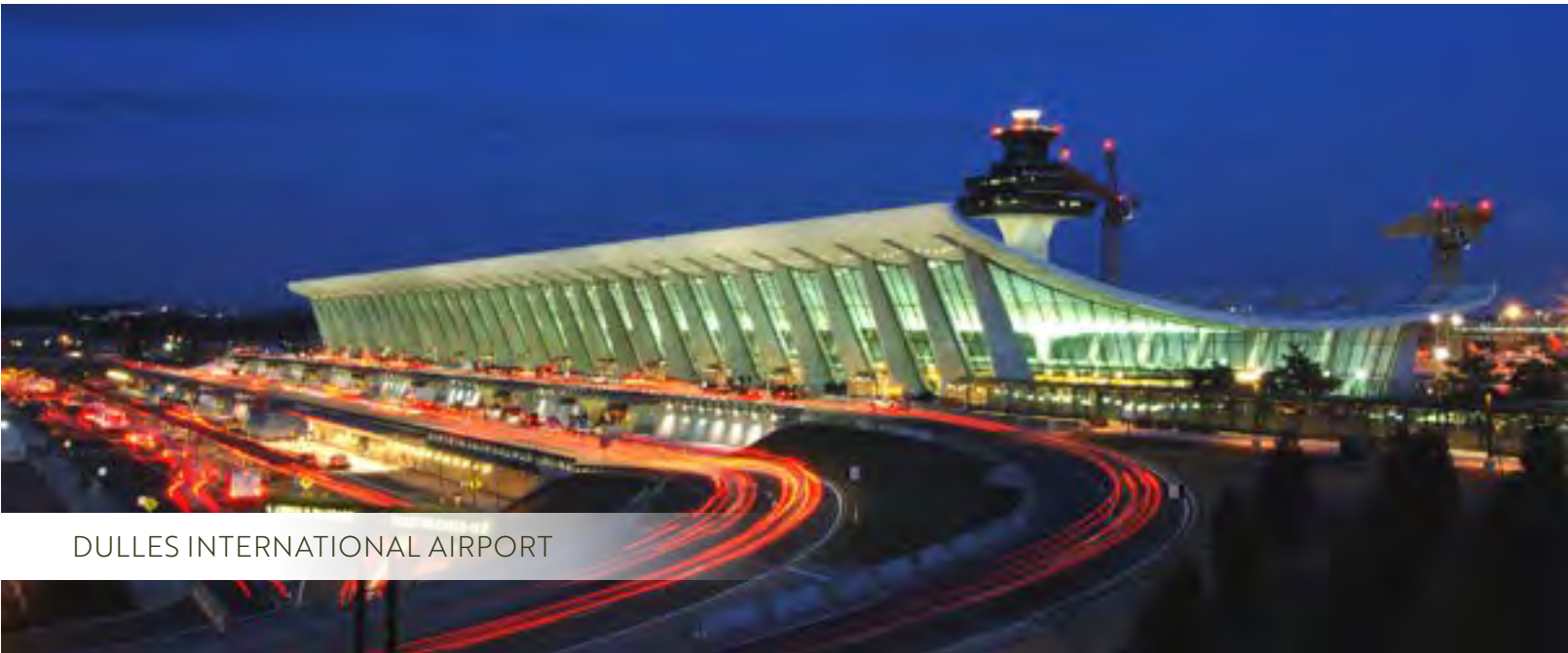


GREENBELT METRO STATION

- > 3 miles to Metro Green Line (Greenbelt).
- > 5 miles to Metro Orange Line (New Carrollton).



- > 15 miles to BWI Airport.
- > 16 miles to Reagan National Airport.



DULLES INTERNATIONAL AIRPORT

HEALTH & WELLNESS



Tenant Fitness Center

COLLABORATIVE EXPERIENCE



Tenant Conference Center

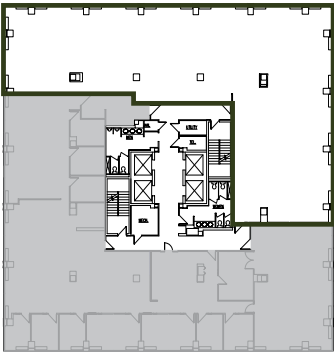
MOVE-IN READY SUITE

MTC II • SUITE 910 • 6,152 SF



SCAN / CLICK
FOR VIRTUAL
TOUR

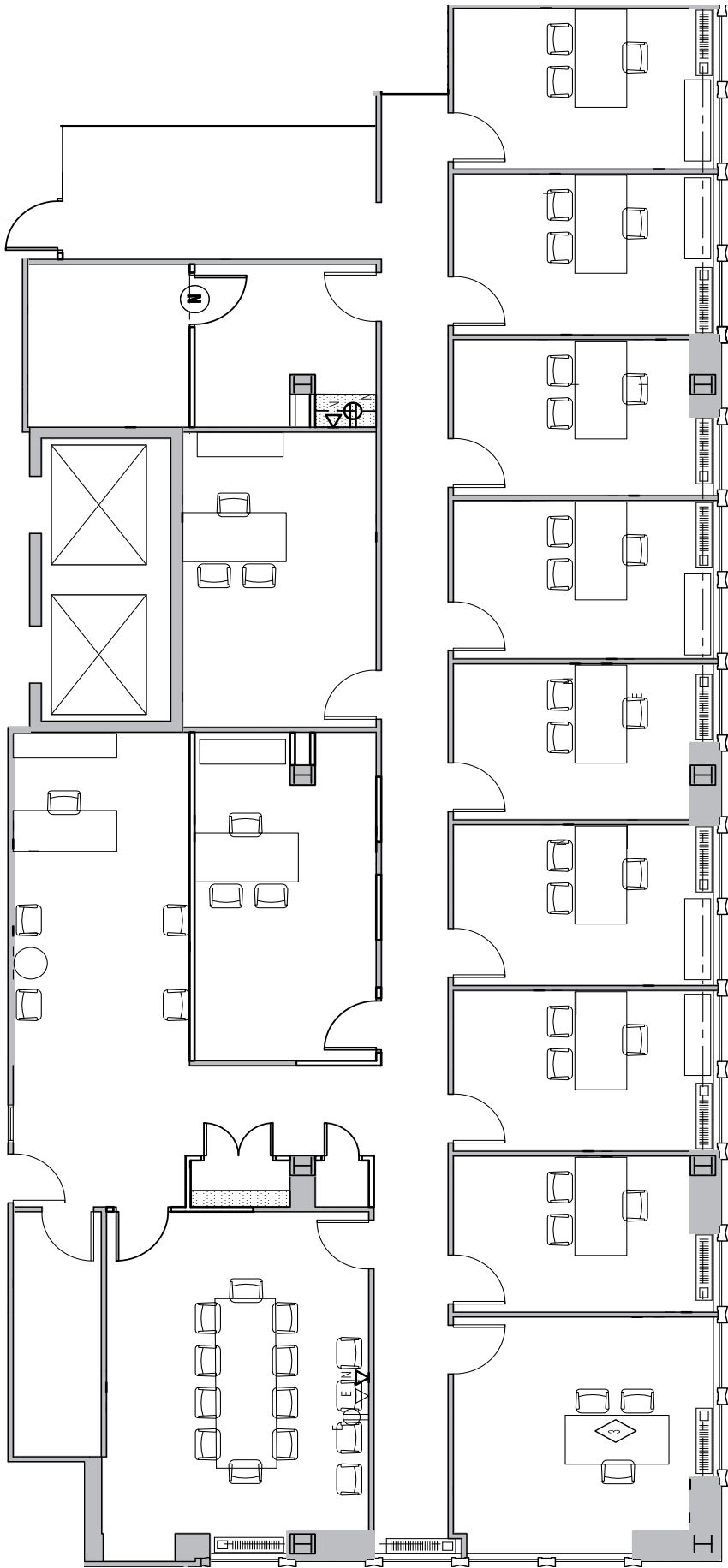
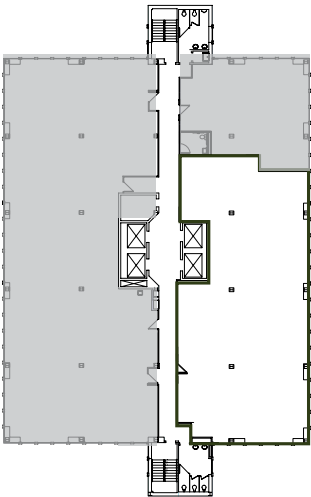
I - 295 PARKWAY



I - 495 BELTWAY

FEATURED SUITE

MTC I • SUITE 510 • 4,274 SF



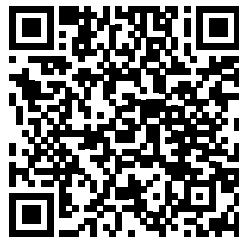


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SCAN / CLICK
FOR PROPERTY
WEBSITE

MARYLAND TRADE CENTER ONE

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