

MARYLAND CORPORATE CENTER

7404 Executive Place, Lanham, MD 20706
Prince George's County

OFFICE SPACE FOR LEASE
AS SMALL AS 1,491 SF



AVAILABILITIES

- Suite 102: 1,945 RSF
- Suite 103: 1,491 RSF
- Suite 225B: 2,073 RSF
- Suite 250: 3,515 RSF
- Suite 300: 8,099 RSF

BUILDING FEATURES

- Lease Rate: \$18.95, Full Service
- 77,000 rentable square feet
- 4 stories
- 2.73 acres
- Zoned I-1
- 1 mile from NASA / Goddard Space Flight Center
- 3.5 parking spaces per 1,000 square feet
- Transportation to Greenbelt Metro & PG County bus service (TheBus)
- Easy access to Balto./Wash. Pkwy (MD Rt. 295) & Capital Beltway (I-495)
- On-site shared conference center

OWNED & MANAGED BY:



NAI klnb

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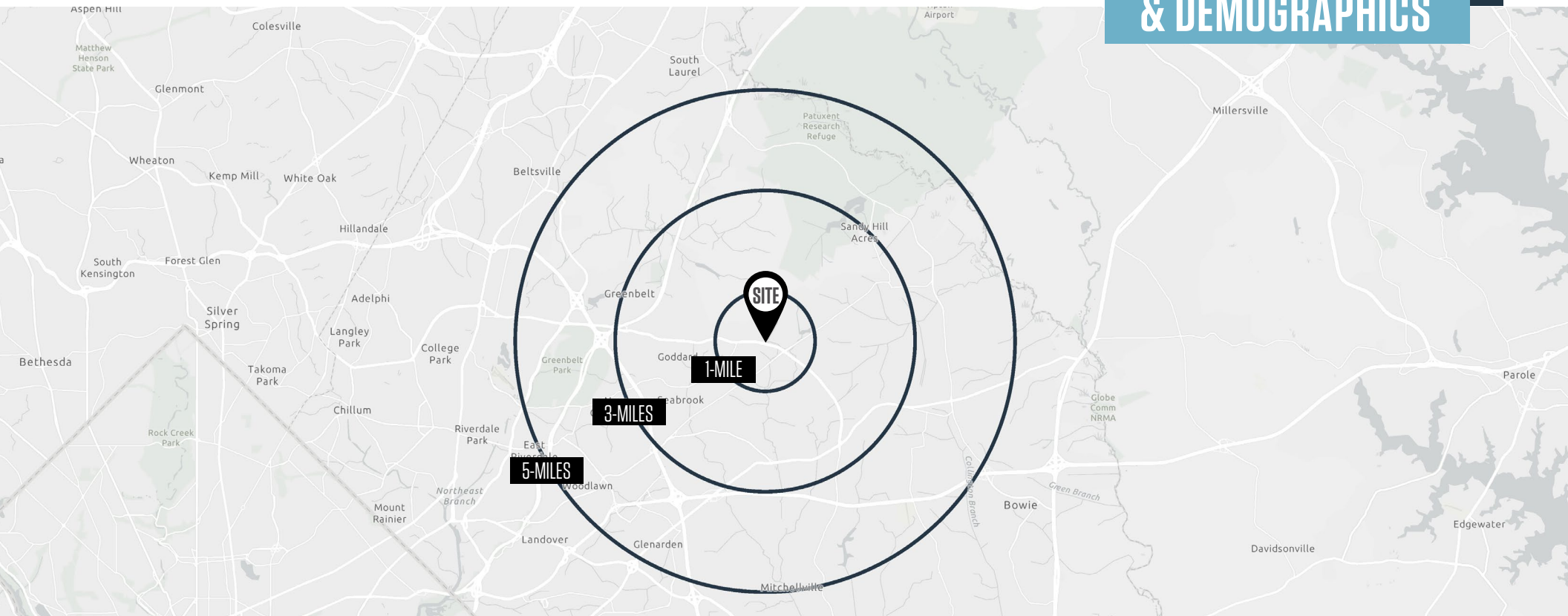
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9881 Broken Land Pkwy, Suite 300
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LOCATION & DEMOGRAPHICS



TRAFFIC COUNTS | 2023

Greenbelt Road [MD-193]	26,562 ADT
Baltimore/Washington Pkwy [MD-295]	107,812 ADT
Lanham-Severn Road [MD 564]	17,774 ADT

	1-MILE	3-MILES	5-MILES		1-MILE	3-MILES	5-MILES
	Population 8,720	68,199	190,040		Households 2,965	22,898	62,504
	Daytime Population 4,306	32,213	90,397		Average Household Income \$126,102	\$131,997	\$136,275

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MARKET AERIAL



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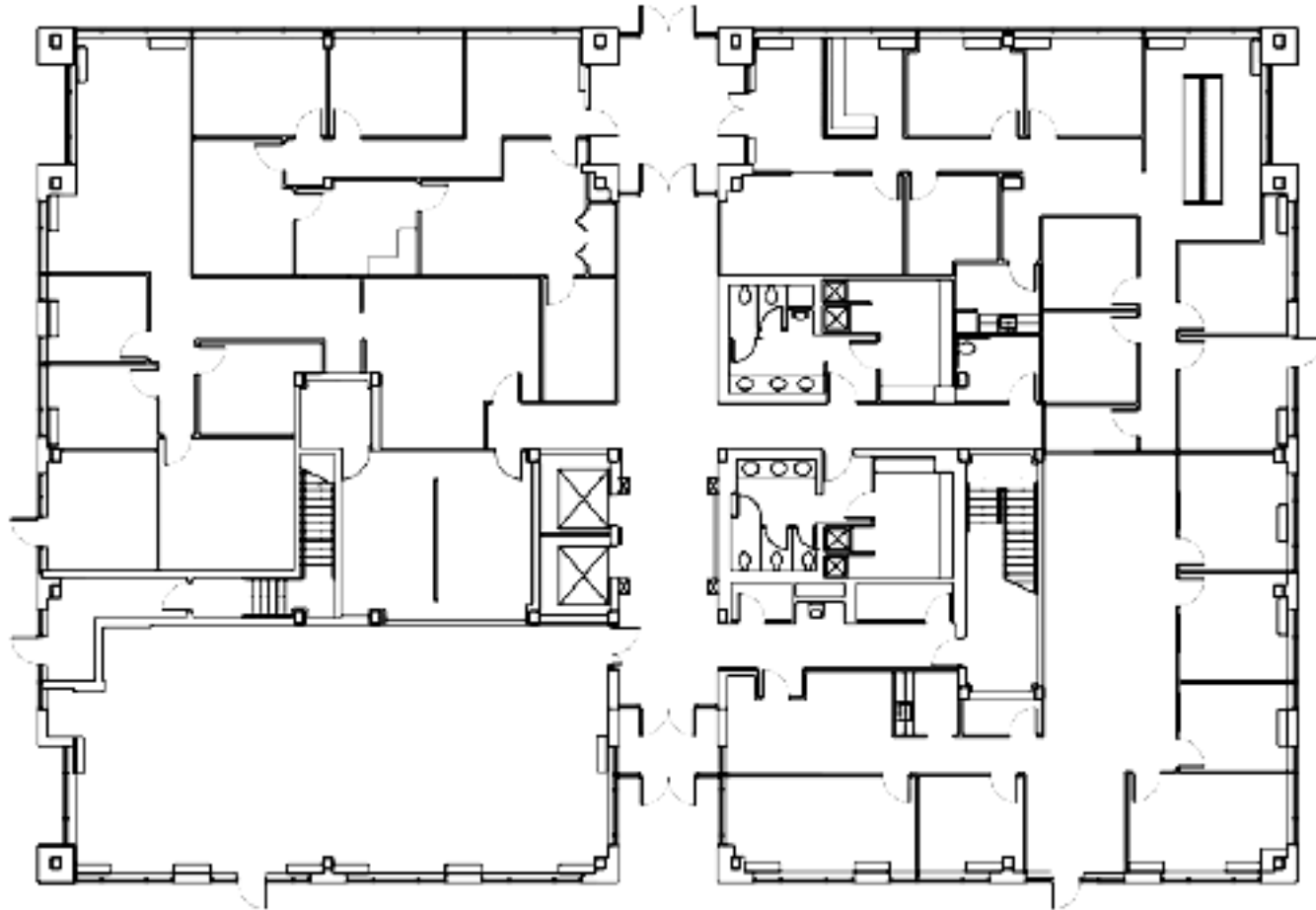
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FIRST FLOOR PLAN



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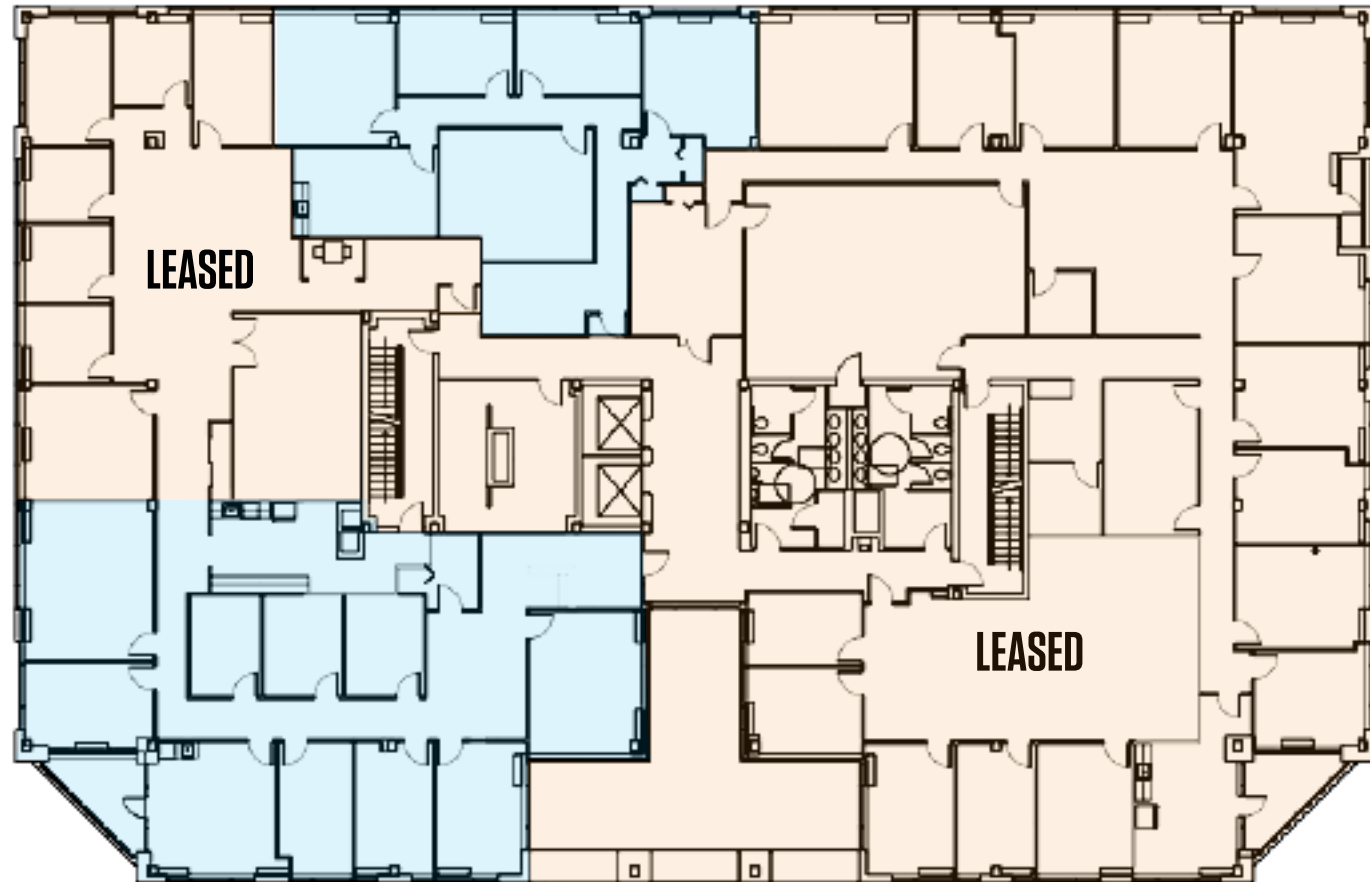
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SECOND FLOOR PLAN

SUITE 225B
2,073 SF AVAILABLE

SUITE 250
3,515 SF AVAILABLE



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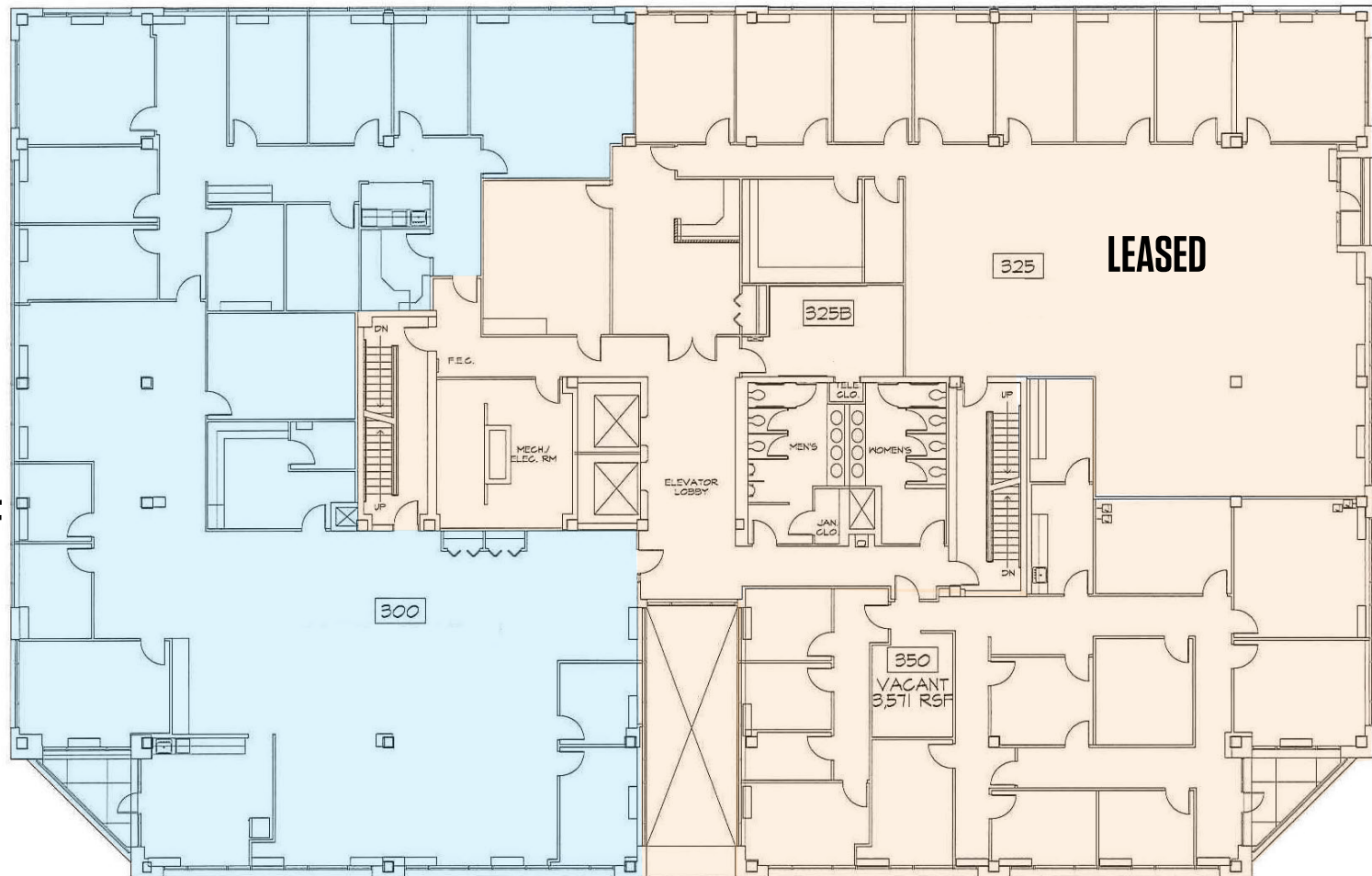


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THIRD FLOOR PLAN

SUITE 300
2,500 SF - 8,099 SF
AVAILABLE



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PHOTOS



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For More Information, Please Contact:

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