

FOR LEASE

8201 & 8401 Corporate Drive Landover, MD

 **CARROLLTON**
CORPORATE CENTER



 **MORNING CALM**
MANAGEMENT

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PROPERTY HIGHLIGHTS



**CONFERENCE
CENTER**



**FITNESS
STUDIO**



**ON-SITE
DINING**



**EASY HIGHWAY
ACCESS**



**NEARBY PUBLIC
TRANSPORTATION**



**ABUNDANT
FREE PARKING**



**STORAGE
FACILITY**



**MARRIOTT
COURTYARD HOTEL**



**RECENT
RENOVATIONS**



**ON-SITE
MANAGEMENT**



**ENVIRONMENTALLY
CONSCIOUS**



**SPEC SUITES
AVAILABLE**



PREMIER SPACE

CORPORATE SETTING

Carrollton Corporate Center is a two-building Class A office complex totaling about 293,500 square feet, located at a prime intersection of the Capital Beltway and Route 50. It offers flexible space options, from single offices to 35,000 SF, allowing businesses to scale easily. With diverse building features and a wide range of amenities, the property provides a convenient, growth-oriented environment for tenants



8201 CORPORATE DRIVE

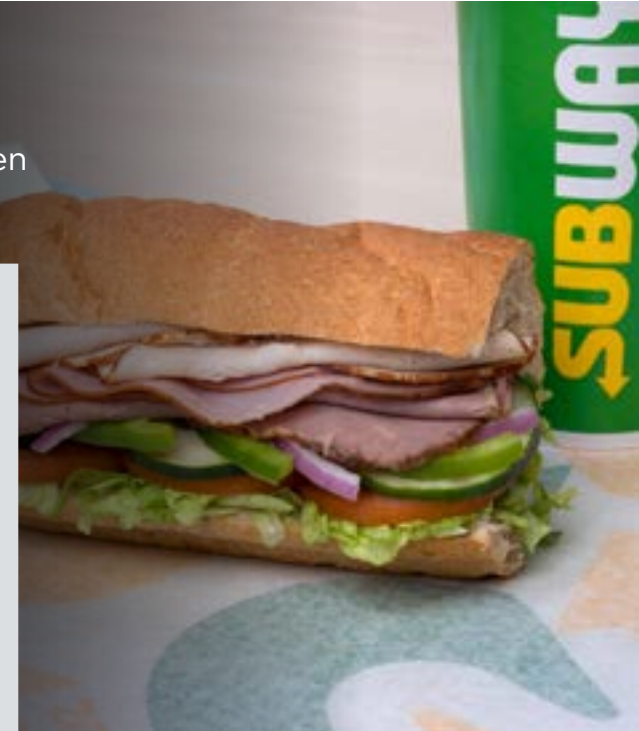


8401 CORPORATE DRIVE



ON-SITE DINING

Food is at your fingertips with on-site **SUBWAY** and newly renovated Kafe Kasmos, open for breakfast, lunch, and catering.



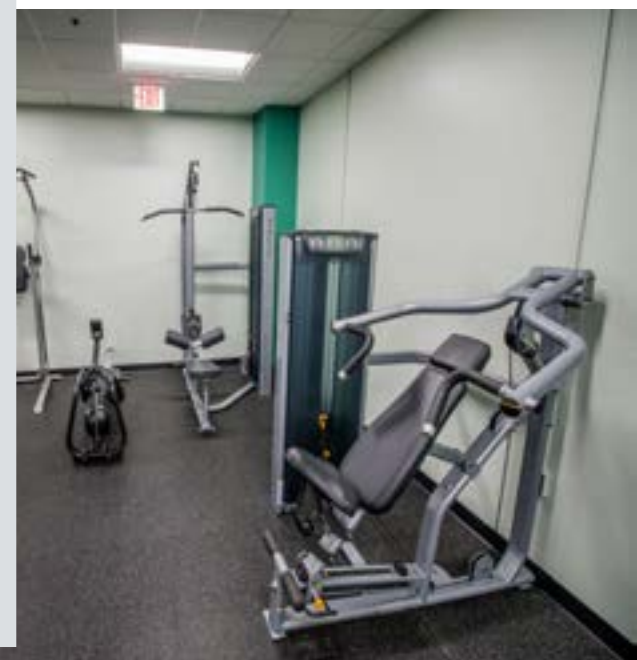
CONFERENCE CENTER

The multi-purpose conference and training facilities are available 365 days per year on a first come, first serve basis. These facilities are perfect for any company event, communal gathering, fundraiser, seminar, or whatever suits your company needs.



FITNESS CENTER

With our health programming, tenants enjoy free access to a modern fitness center with showers and locker rooms. In addition, we offer wellness seminars led by industry experts.



FUNCTIONAL AMENITIES

Our full-service lease is inclusive of on-site management, maintenance, and engineers so tenants are always within direct reach of assistance. In addition, the property provides several functional amenities that create a safe and intelligent work space.



ADDITIONAL FEATURES

- Storage Facility
- Nightly Janitorial Services
- 24/7/365 Keycard Entry Access
- Roving Security Personnel
- CCTV Monitoring
- Elkay Water Stations



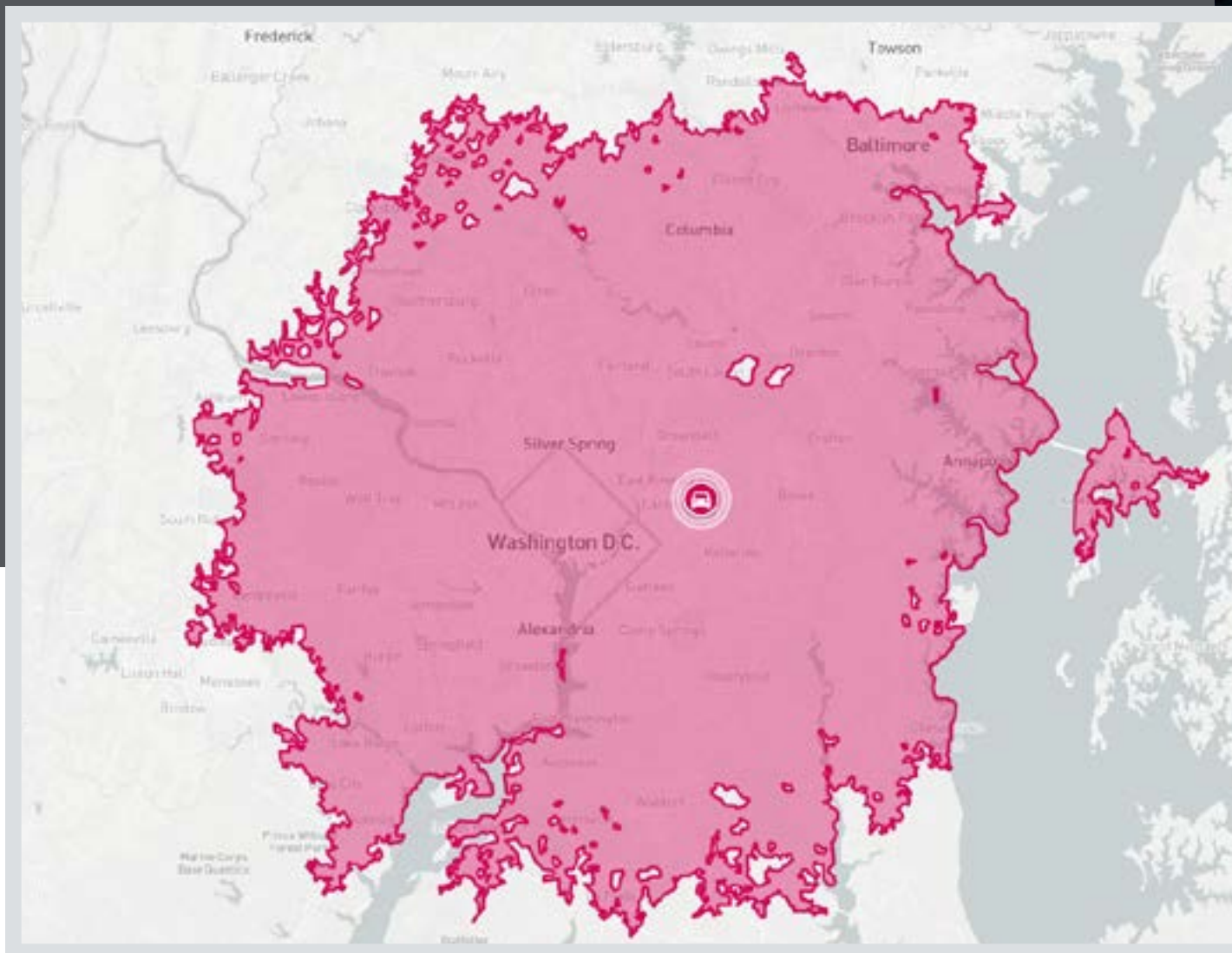
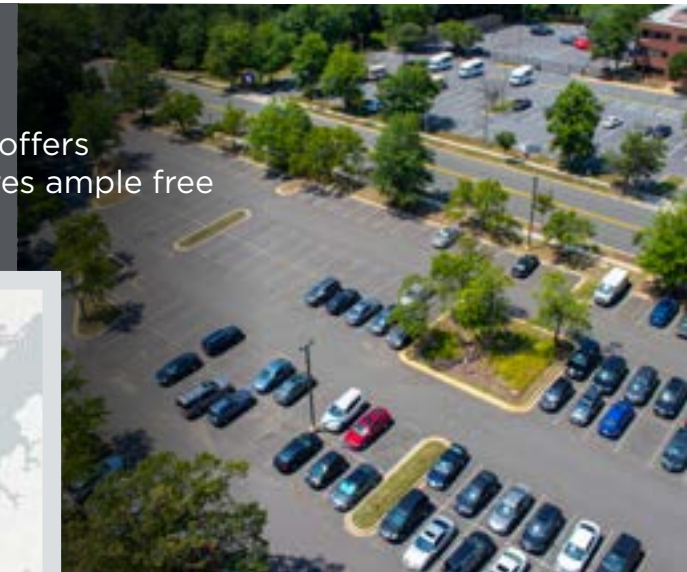
MARRIOTT COURTYARD

Adjacent to Carrollton Corporate Center and equipped with a bistro, bar, and event space with custom catering options.



DRIVER FRIENDLY

Located on the Capital Beltway (I-95/I-495) at Exit 19B and Route 50, the property offers convenient access to Washington, DC, Baltimore, and Annapolis. The site also features ample free surface parking for tenants and visitors.



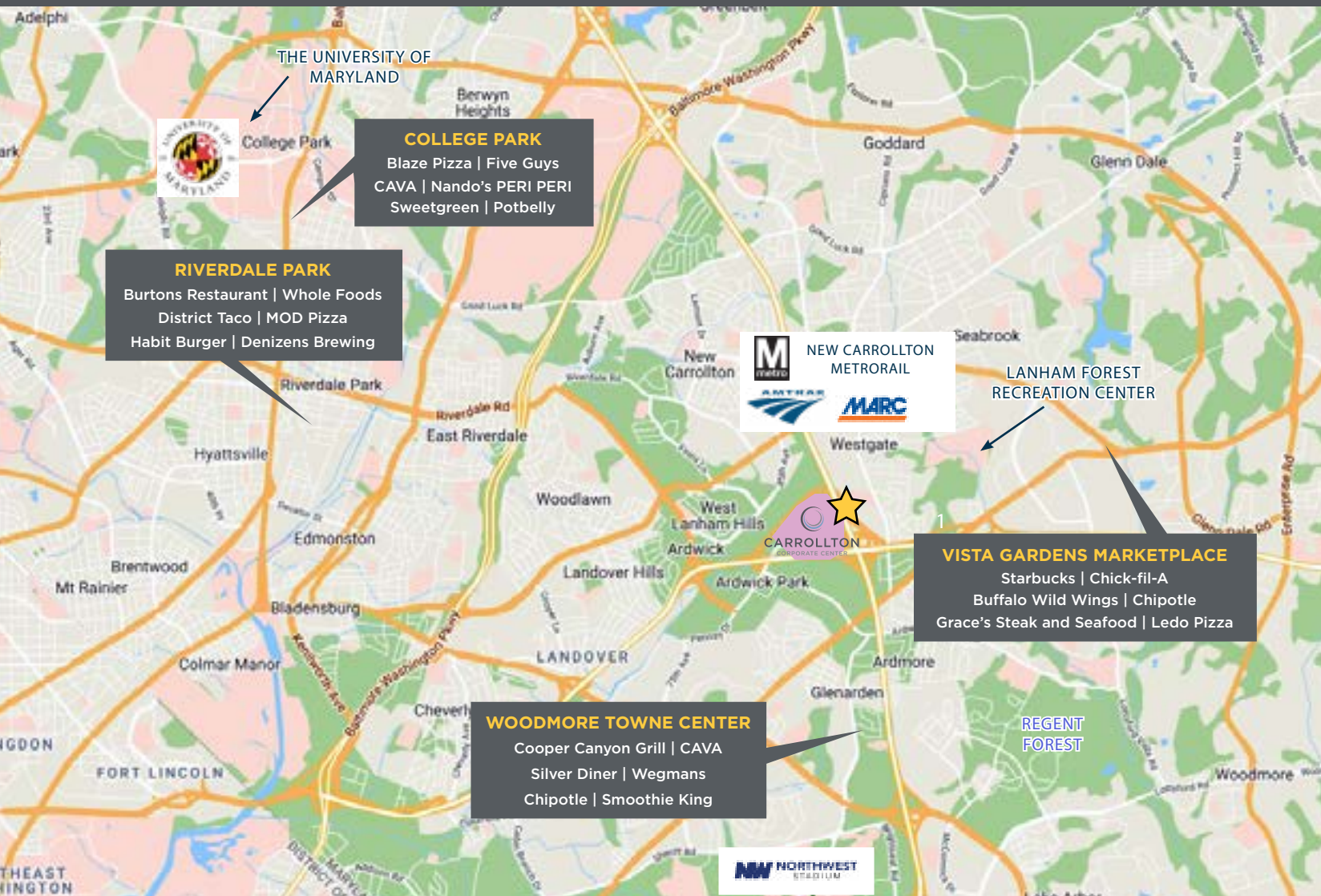
PUBLIC TRANSPORTATION

Tenants are provided a daily private shuttle to the New Carrollton Metro Station with access to the **ORANGE** and future **PURPLE** lines as well as MARC and Amtrak trains.



THE NEIGHBORHOOD

In addition to the incredible on-site amenities, Carrollton Corporate Center is surrounded by dining, retail, and entertainment options - all within a few minutes drive.



THE UNIVERSITY OF MARYLAND



WOODMORE TOWN CENTER



BURTONS BAR & GRILL



FUTURE NEW CARROLLTON REDEVELOPMENT

MAJOR HIGHWAYS

-  Interstate-495
2 minutes (0.5 miles)
-  Baltimore-Washington Parkway
4 minutes (2.2 miles)
-  Interstate-95 (via I-495)
5 minutes (3.8 miles)
-  Inter-County Connector (ICC)
10 minutes (5.0 miles)



EXPERIENCED OWNERSHIP

Vertically integrated with more than 13 million square feet of commercial real estate throughout the United States under ownership and management.



MORNING CALM
MANAGEMENT



ATLANTA, GA



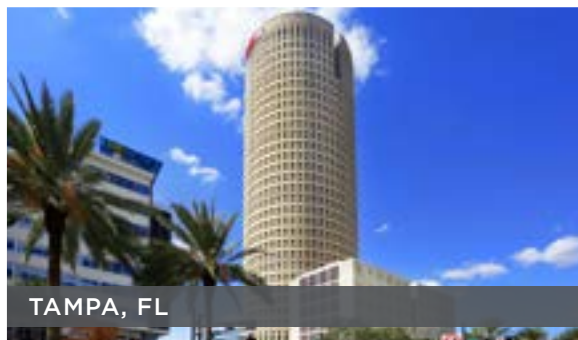
BOCA RATON, FL



PHILADELPHIA, PA



DALLAS, TX



TAMPA, FL

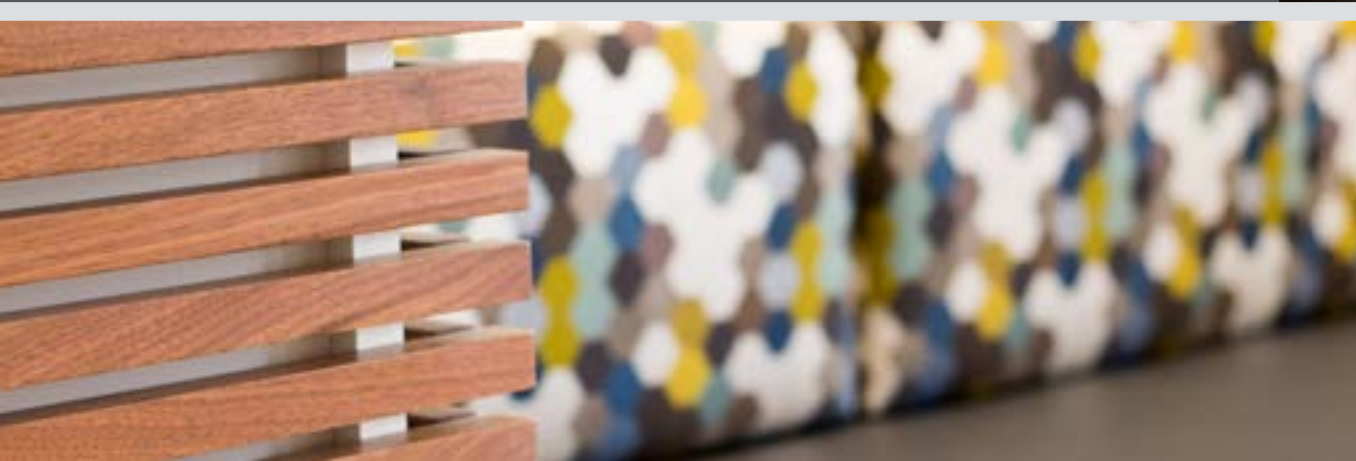


NASHVILLE, TN

FIRST CLASS SERVICE

Our promise, to all tenants, clients, and vendors, has always remained the same – provide the utmost devotion in every aspect of our relationship. This promise lies at the foundation of our operating philosophy and is embedded in every facet of our firm. We are unwavering in our commitment to meet obligations and proud of our ability to execute.

We continuously promote mental and emotional well-being through our on-site programs and services. These programs are part of Morning Calm's MIND-BODY-PLANET philosophy, the ethos that guides our focus on healthy lifestyles and corporate sustainability. We believe our real estate, and the tenants that use it each day, are as precious a resource as the ground on which our properties are built. This drives a deep-rooted culture across our portfolio – one that enables us to create innovative environments that foster connections with and between our tenants for years to come.



SUSTAINABILITY

We are committed to a sustainable future and to improving the social, economic and environmental well being of the community. Carrollton Corporate Center has implemented several green initiatives including:

- Green seal certified cleaning products
- New recycling program
- Modern energy management system
- Elkay water fountain and bottle fill stations
- Energy Star rated appliances
- Hands free restroom fixtures and occupancy sensors
- LED lighting installation providing exceptionally longer lifespans and significantly lower energy consumption



LEASING



MORNING CALM
ADVISORS

FOR MORE LEASING INFORMATION

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