



# 2<sup>nd</sup> floor Office/Mixed-use space For Sublease

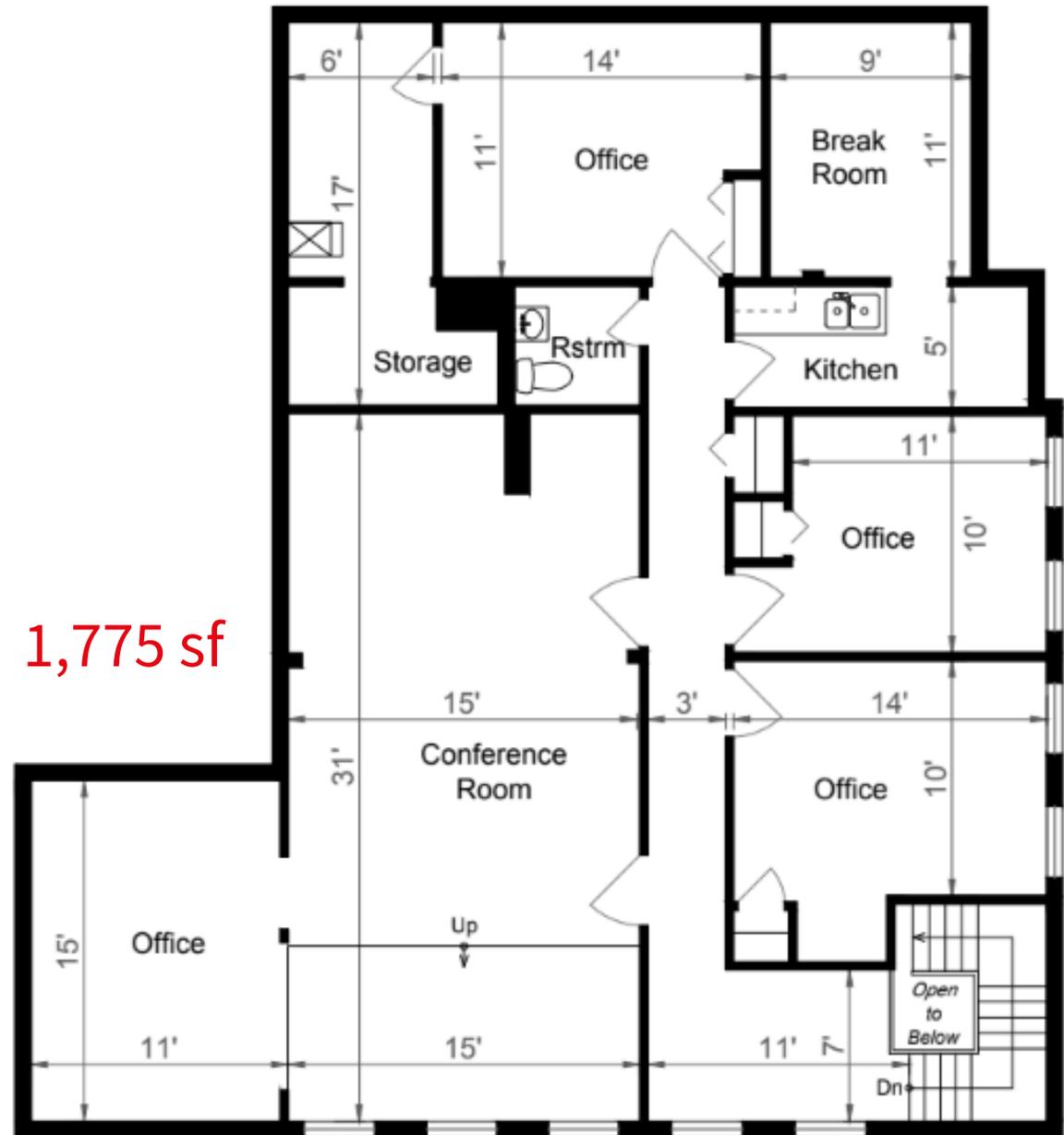
9000 Edgeworth Dr, Capitol Heights, MD 20743

### Property overview

- Entire second floor available: 1,775 sf
- Sublease term: Negotiable
- Rent: Please reach out to Listing Agent
- Parking Ratio: 2.07/1,000 SF
  - Surface spaces
- Land Acres: 0.58 AC
- Bldg FAR: 0.51
- Zoning: I-1
- Construction: Masonry

### Location overview

- Immediate access to I-495/I-95 Capital Beltway, US Route 50, and John Hanson Highway
- Approximately 8 miles southeast of downtown Washington, DC.
- Convenient access to both Reagan National Airport (15 miles) and BWI Airport (20 miles)
- Access to local retail, dining, and services within Capitol Heights such as:
  - Dunkin, Lucky's Grill, Ritchie Highway Deli, McDonalds, Chick-fil-A, Wawa, Home Depot, USPS





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