

INVESTMENT SALE

The Scuderi Building

4235 28th Avenue, Temple Hills, MD 20748

93% Government-Leased
95,235± Gross SF Office Building

Washington DC Metropolitan Area



Building Size: 95,235± SF gross



Occupancy: 93%



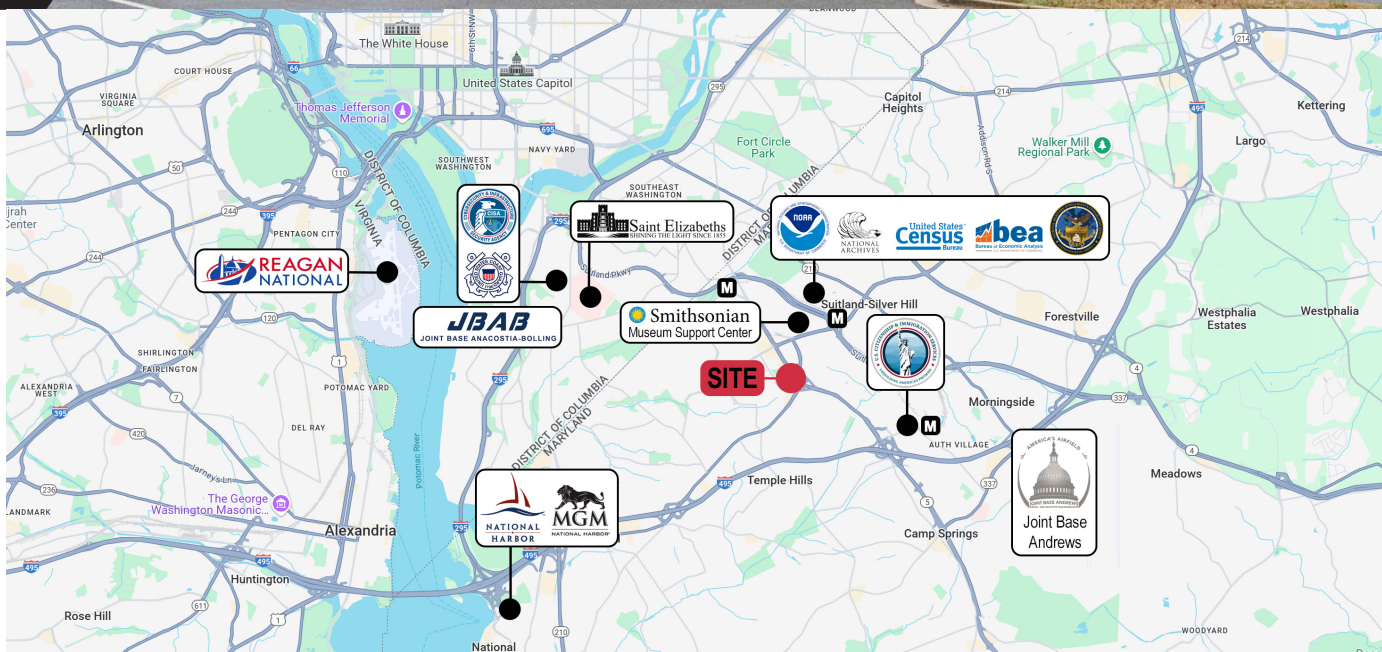
Site Area: 4.19± acres



Built / Renovated: 1970 / 2004 / 2023



Floors: 7



Major Long-Term Tenant: State of Maryland (AAA credit rating)

Investment Highlights

- **HIGH OCCUPANCY:** 93% leased, with 100% historic occupancy
- **STRONG TENANCY:** Stable, long-term government tenants
 - State of Maryland and Prince George's County, both of which have a AAA Credit Rating
- **STRATEGIC LOCATION:** Located in the heart of a growing government corridor, major government HQ's nearby, and significant planned government development underway
- **MILITARY BASE ADJACENT:** Located near Joint Base Andrews, a major local economic driver and military hub for the region
- **TRANSIT-ORIENTED:** Multiple DC Metro stations nearby and adjacent to the Capital Beltway (I-495)
- **AMENITY-RICH:** Close to many established and newly built amenity centers - adjacent to Marlow Heights Shopping Center and the planned Iverson Mall renovation, and convenient to the Town Center at Camp Springs, Restaurant Row Apollo, National Harbor, Ritchie Station Marketplace, and the Anacostia Waterfront



*For additional information,
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