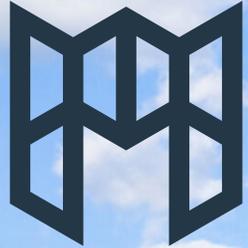
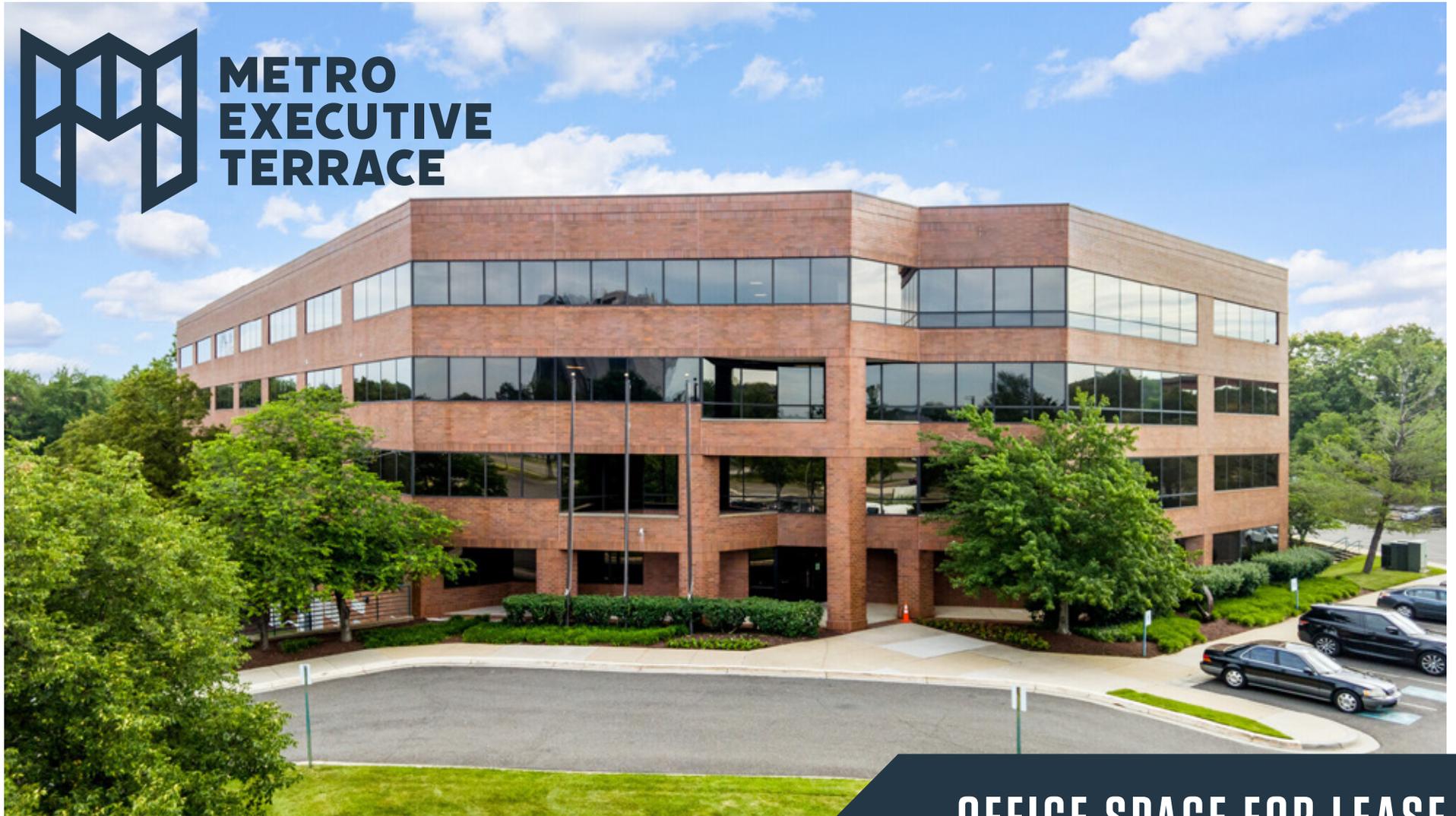




**METRO EXECUTIVE TERRACE**  
8400 CORPORATE DRIVE | LANDOVER, MD 20785



**METRO  
EXECUTIVE  
TERRACE**



**OFFICE SPACE FOR LEASE**

KENNETH FELLOWS  
kfellows@klnb.com  
301-222-0210

ROBERT PUGH  
rpugh@klnb.com  
301-222-0211

KEIRY MARTINEZ  
kmartinez@klnb.com  
703-334-5629

[klnb.com](http://klnb.com)



# METRO EXECUTIVE TERRACE

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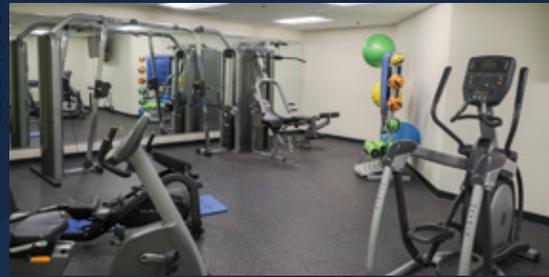
## Amenities Inside Out



ATRIUM



FITNESS CENTER



CONFERENCE / AVENUE C



### Building Info

<b>Address</b>	8400 Corporate Drive Landover, MD 20785
<b>Year Built</b>	1985
<b>Class</b>	A
<b>Site Area</b>	7.13 acres
<b>Total Building Size</b>	149,170 SF
<b>Number of Floors</b>	5 stories
<b>Parking</b>	530 free Surface Spaces are available; Ratio of 3.20/1,000 SF Additional parking available
<b>Amenities</b>	Avenue C - Self-serving micro-market Fitness center - On-site, tenant-only Atrium - Available for lunch and events Shared Conference Facility Free Shuttle to New Carrollton Metro Station
<b>Highlights</b>	Local, well established ownership Spec suite available New common area finishes Monument & exterior signage opportunity Highly visible from Route-50

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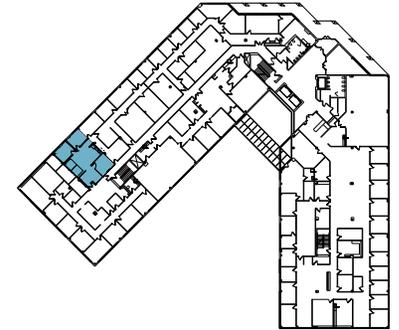
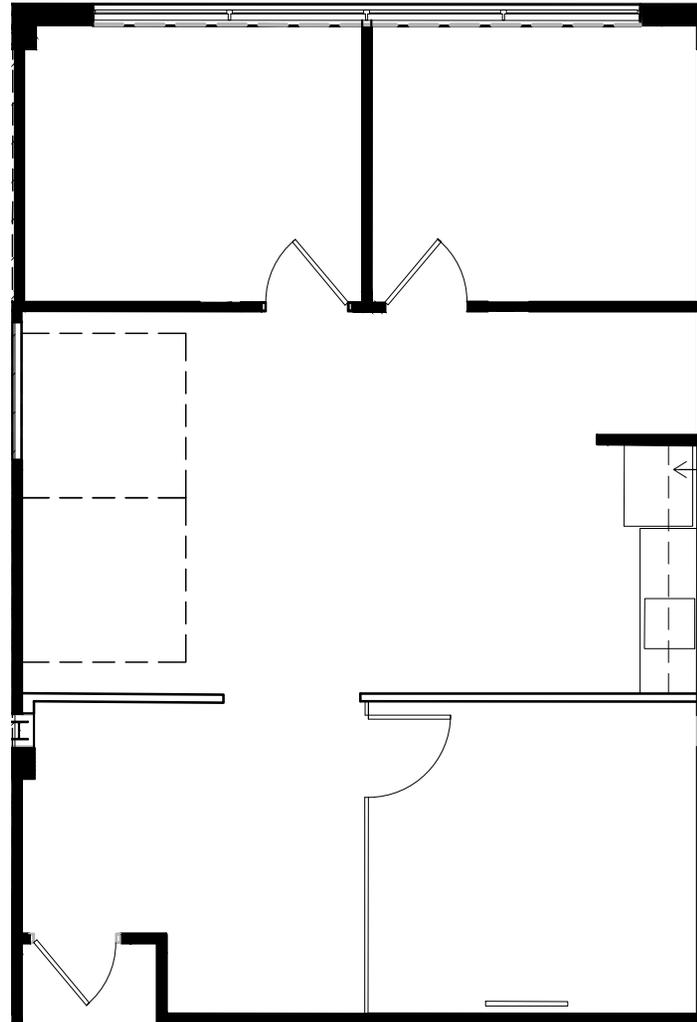
# METRO EXECUTIVE TERRACE

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## Second Floor

Suite 240 | 1,023 SF

Available 04/01/2026



KENNETH FELLOWS  
kfellows@klnb.com  
301-222-0210

ROBERT PUGH  
rpugh@klnb.com  
301-222-0211

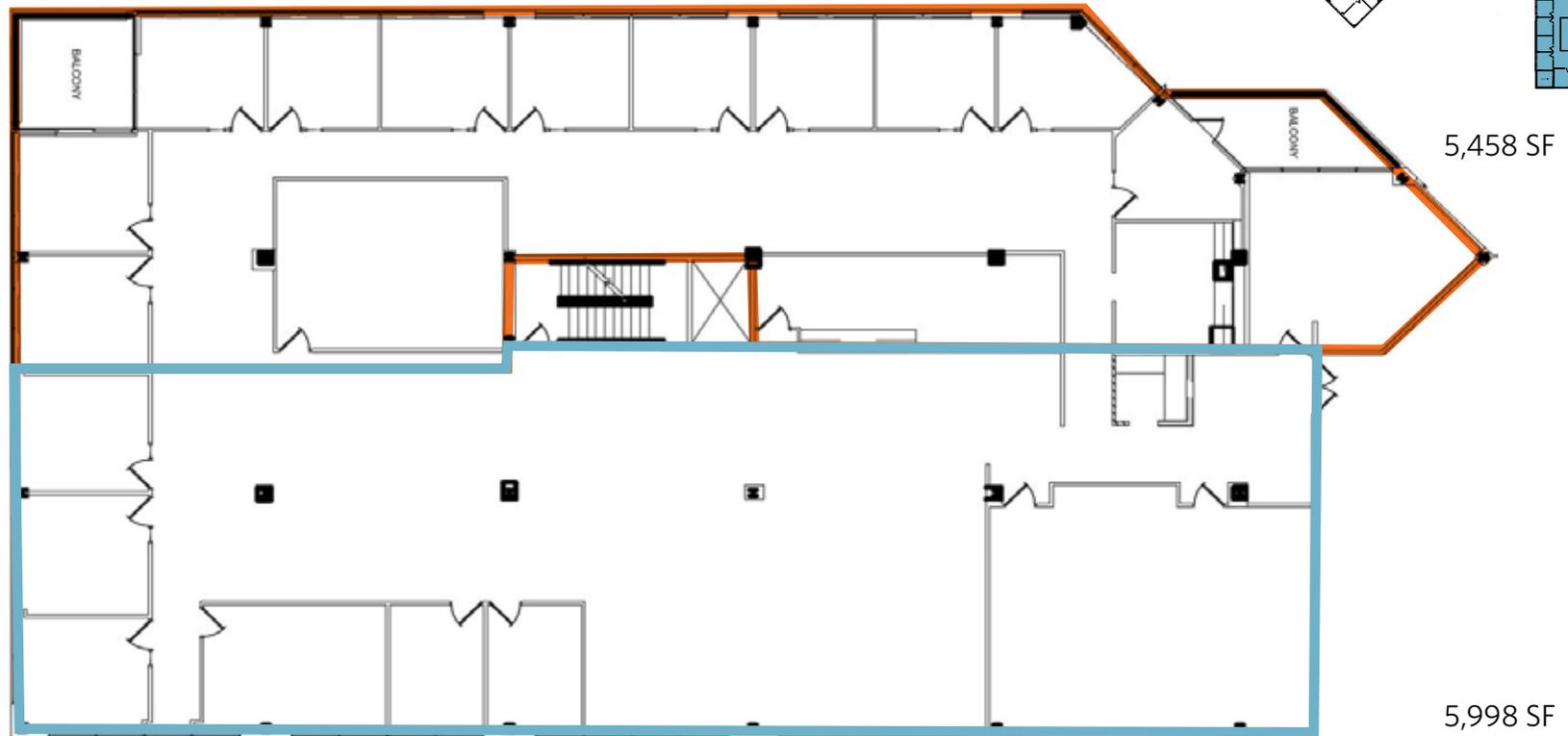
KEIRY MARTINEZ  
kmartinez@klnb.com  
703-334-5629

[klnb.com](http://klnb.com)

# Third Floor

Suite 350 | Up to 11,456 SF

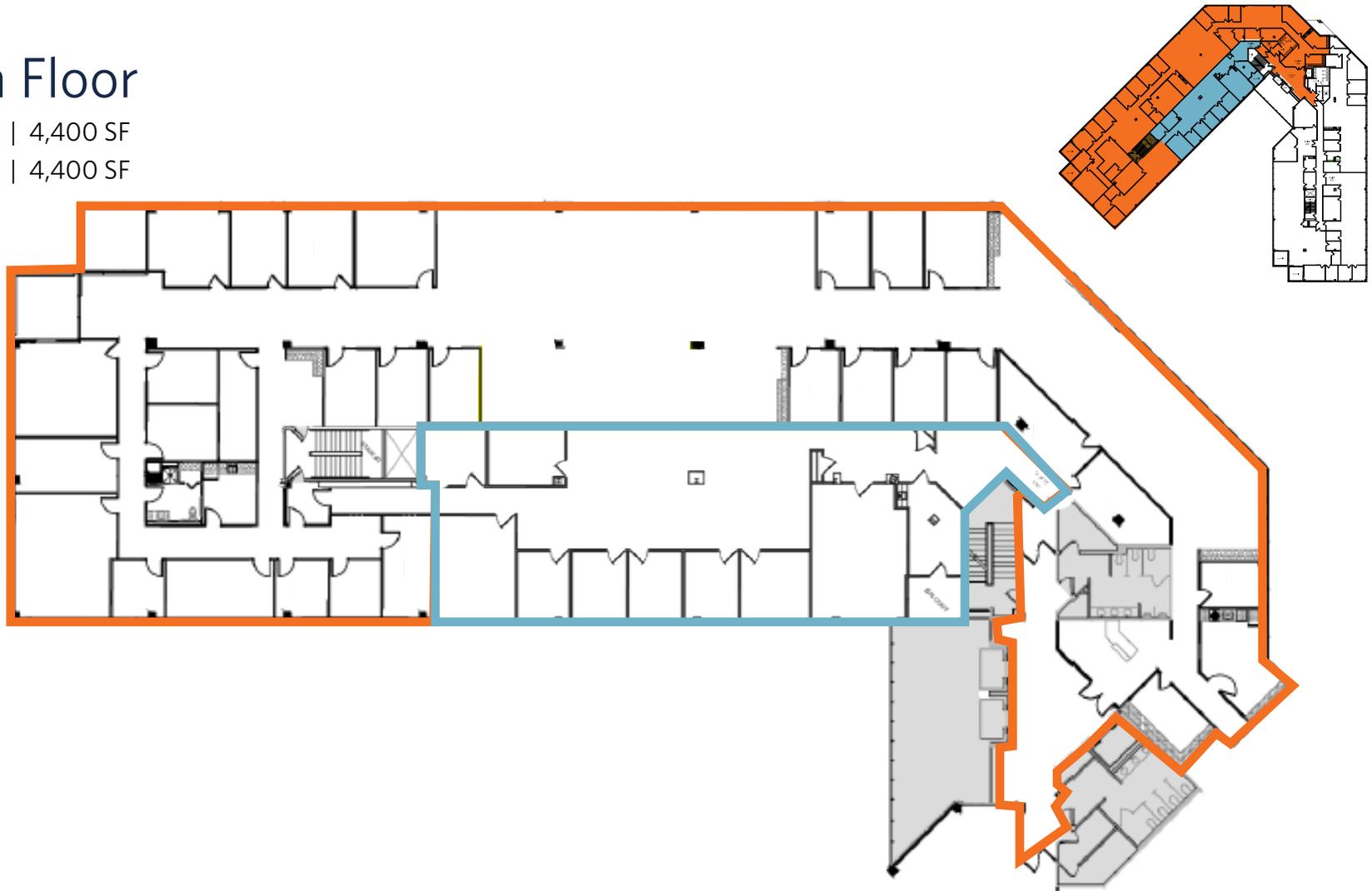
\* Demising Options



## Fourth Floor

■ Suite 450 | 4,400 SF

■ Suite 450 | 4,400 SF



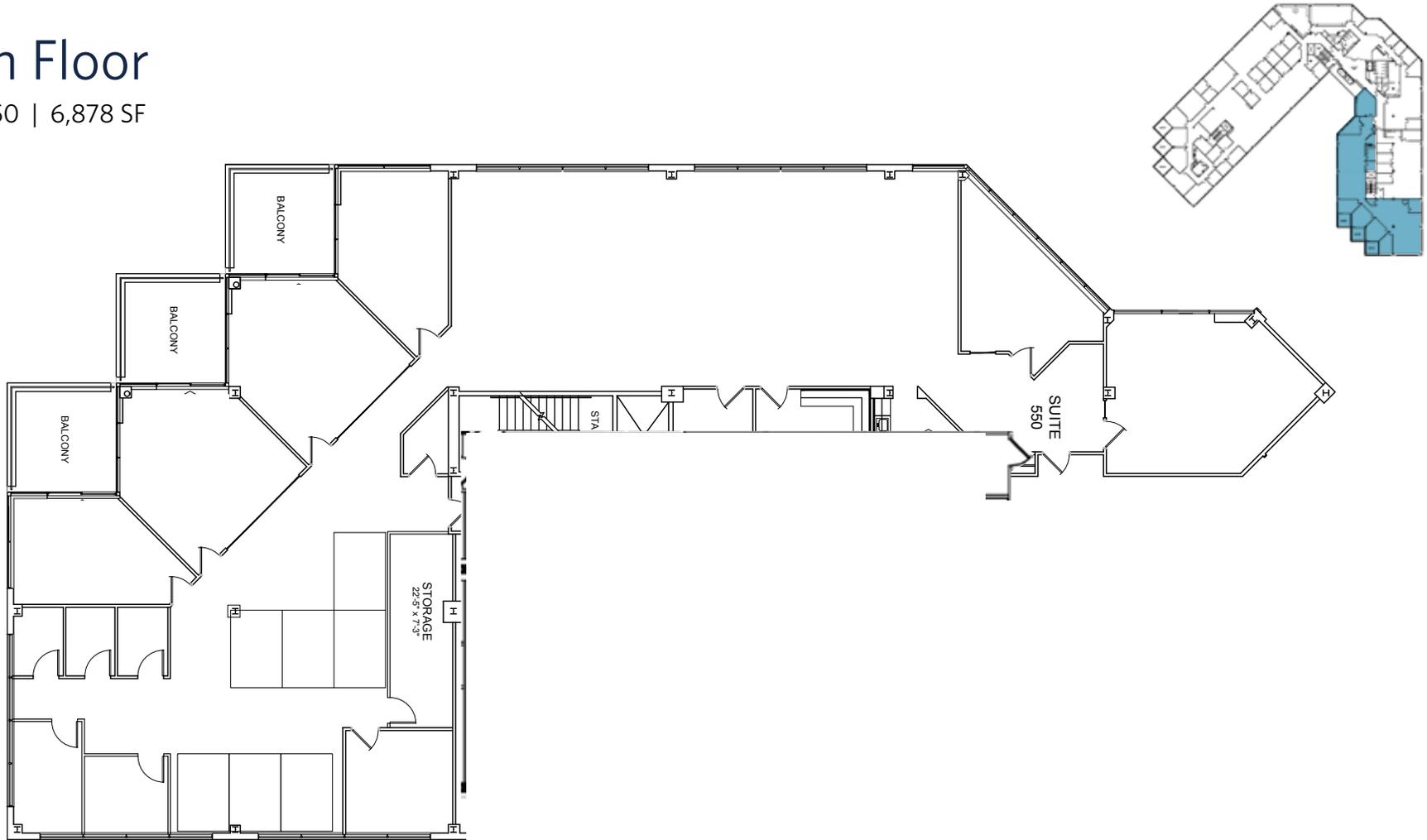


# METRO EXECUTIVE TERRACE

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## Fifth Floor

Suite 550 | 6,878 SF



KENNETH FELLOWS  
kfellows@klnb.com  
301-222-0210

ROBERT PUGH  
rpugh@klnb.com  
301-222-0211

KEIRY MARTINEZ  
kmartinez@klnb.com  
703-334-5629

[klnb.com](http://klnb.com)



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## CONTACT

KENNETH FELLOWS  
kfellows@klnb.com  
301-222-0210

ROBERT PUGH  
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301-222-0211

KEIRY MARTINEZ  
kmartinez@klnb.com  
703-334-5629

12435 Park Potomac Ave, Suite 250,  
Rockville, MD, 20854

**klnb.com**

VISIT PROPERTY WEBSITE



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