

LOCATION HIGHLIGHTS

- Prime location along Branch Avenue (MD Route 5) with 114,000 vehicles/day
- Immediate access to I-95/I-495 with no traffic lights to the Beltway
- Less than one quarter-mile from Joint Base Andrews and 15 minutes from National Harbor
- Closest professional office building to Southern Maryland Hospital



7905/7915 MALCOLM ROAD, CLINTON, MARYLAND 20735

Welcome to the **Branch Avenue Professional Center**, the premier destination for professional, medical, and government office users strategically positioned along Branch Avenue (MD Route 5) – the primary north-south corridor connecting Washington, D.C. to Southern Maryland’s rapidly expanding communities, including Brandywine, Waldorf, and St. Mary’s County.

3 MILES off of I-95 on the Branch Ave Corridor

20 MINUTES from Washington National Airport

6 MINUTES from Metro Green Line

1/2 MILE from shopping and dining

The regional population and workforce are projected to grow **10–12%** over the next decade, driven by residential expansion, federal employment, and defense contracting activity in the Southern Maryland corridor.

BUILDING HIGHLIGHTS

- Redundant power systems and robust communications infrastructure designed for mission-critical tenants
- Home to a diverse mix of government, medical, financial, and professional tenants
- Landscaped business park setting includes outdoor workspaces and lush greenery, fostering creativity and collaboration

WITHIN 3 MILES:

- 40+** RESTAURANT OPTIONS
- 50+** RETAIL OPTIONS
- 4** QUICK COFFEE OPTIONS



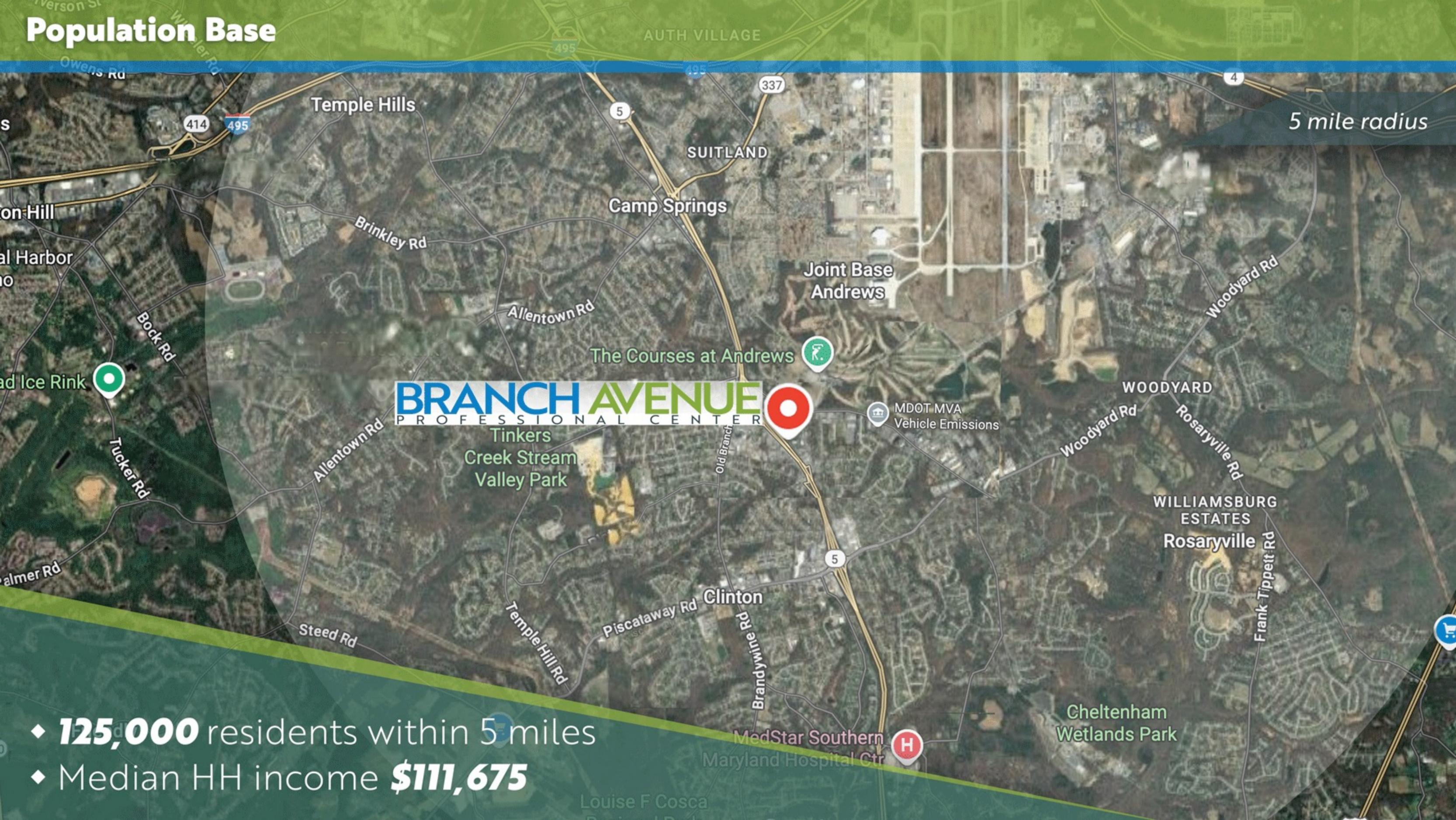
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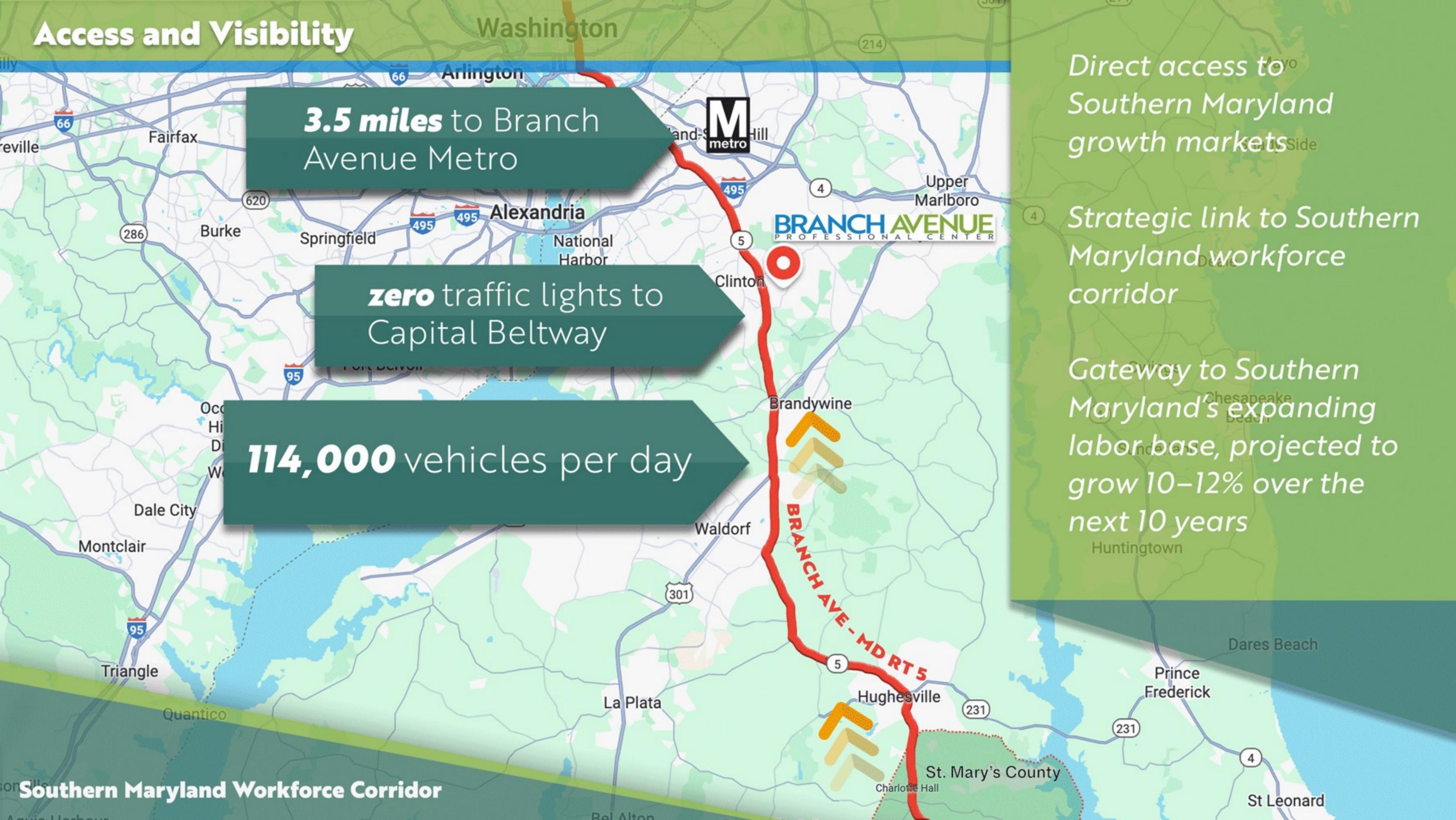
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www.branchavenue.center

Population Base



Access and Visibility



3.5 miles to Branch Avenue Metro

zero traffic lights to Capital Beltway

114,000 vehicles per day

BRANCH AVENUE
PROFESSIONAL CENTER

BRANCH AVE - MD RT 5

Southern Maryland Workforce Corridor

Direct access to Southern Maryland growth markets

Strategic link to Southern Maryland workforce corridor

Gateway to Southern Maryland's expanding labor base, projected to grow 10-12% over the next 10 years

Joint Base Andrews Proximity



Joint Base Andrews

- ◆ **23,000** personnel
- ◆ **\$5B** annual economic impact
- ◆ **Contractor** demand driver