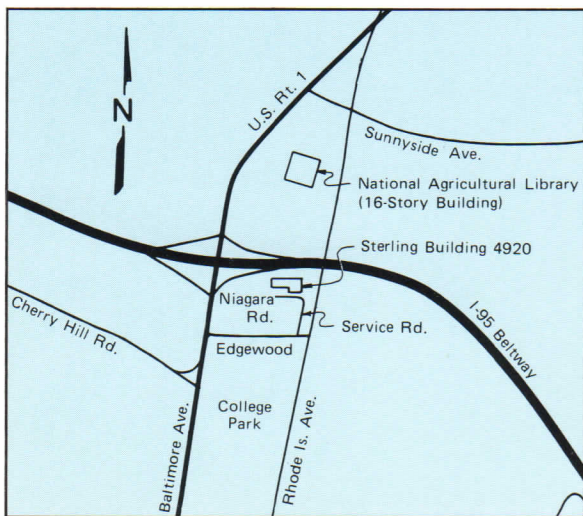


STERLING BUILDING



**4920 Niagara Rd.
College Park, MD 20740**



EXIT 25B TO EDGEWOOD RD.

FOR IMMEDIATE RELET

- Visibility, location, and Beltway access incomparable — seconds from I-95/Beltway, BWI Parkway, Route -1
- Total column free masonry design offers your company small suites to entire floors of 8,000 square feet
- Building identity possible for major tenant
- Individual HVAC units for each tenant area
- Center corridor allows flexible tenant design — generous common areas
- Close to major motels, hotels, restaurants
- Superior parking ratio (3.87)
- Mail services on site, bus service, post office and future kiss-and-ride metro rail service nearby
- Office and computer supplies available adjacent to building
- Walk to — tennis courts, racquetball, picnic area and park

Managed by

HASS SUNNYSIDE LIMITED PARTNERSHIP
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Bob Hass