

WHITE PLAINS CORPORATE CENTER IV

5010 REGENCY PLACE, WHITE PLAINS, MD



PROFESSIONAL OFFICE SPACE AVAILABLE

- 3 Story Class A office building
- 60,000 square feet
- Lobby with two elevators
- Build to suit
- Space available from 2,550 sf and up
- \$22 p.s.f base rent plus common area fees
- 15% Core factor
- Charles Counties most prestigious business park

Developed by:



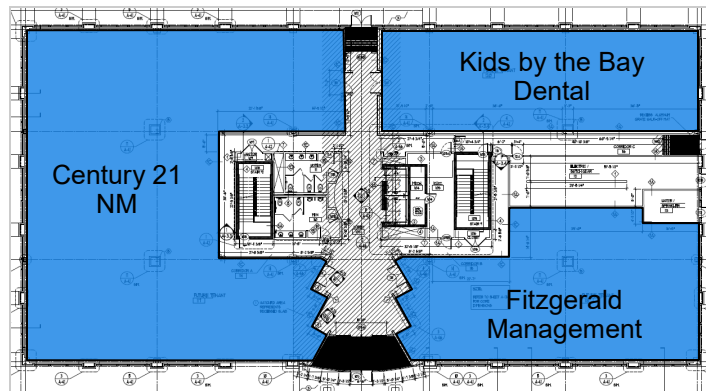
For More Information
Please Contact:

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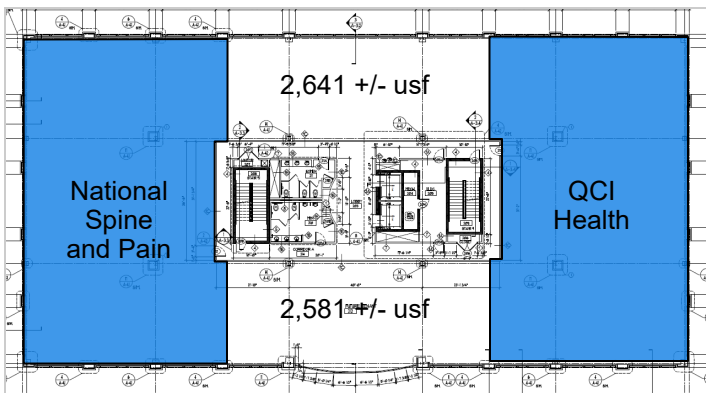
4475 REGENCY PLACE, SUITE 101
WHITE PLAINS, MARYLAND 20695

Shasho.com

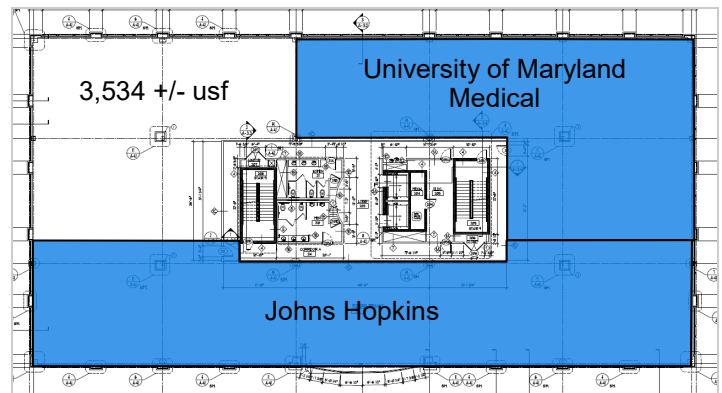




First Floor Plan



Second Floor Plan



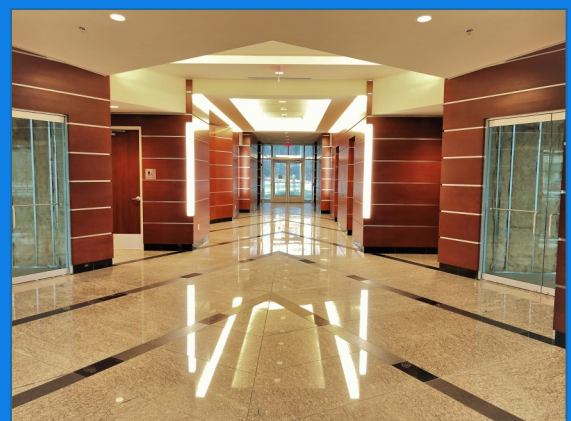
Third Floor Plan

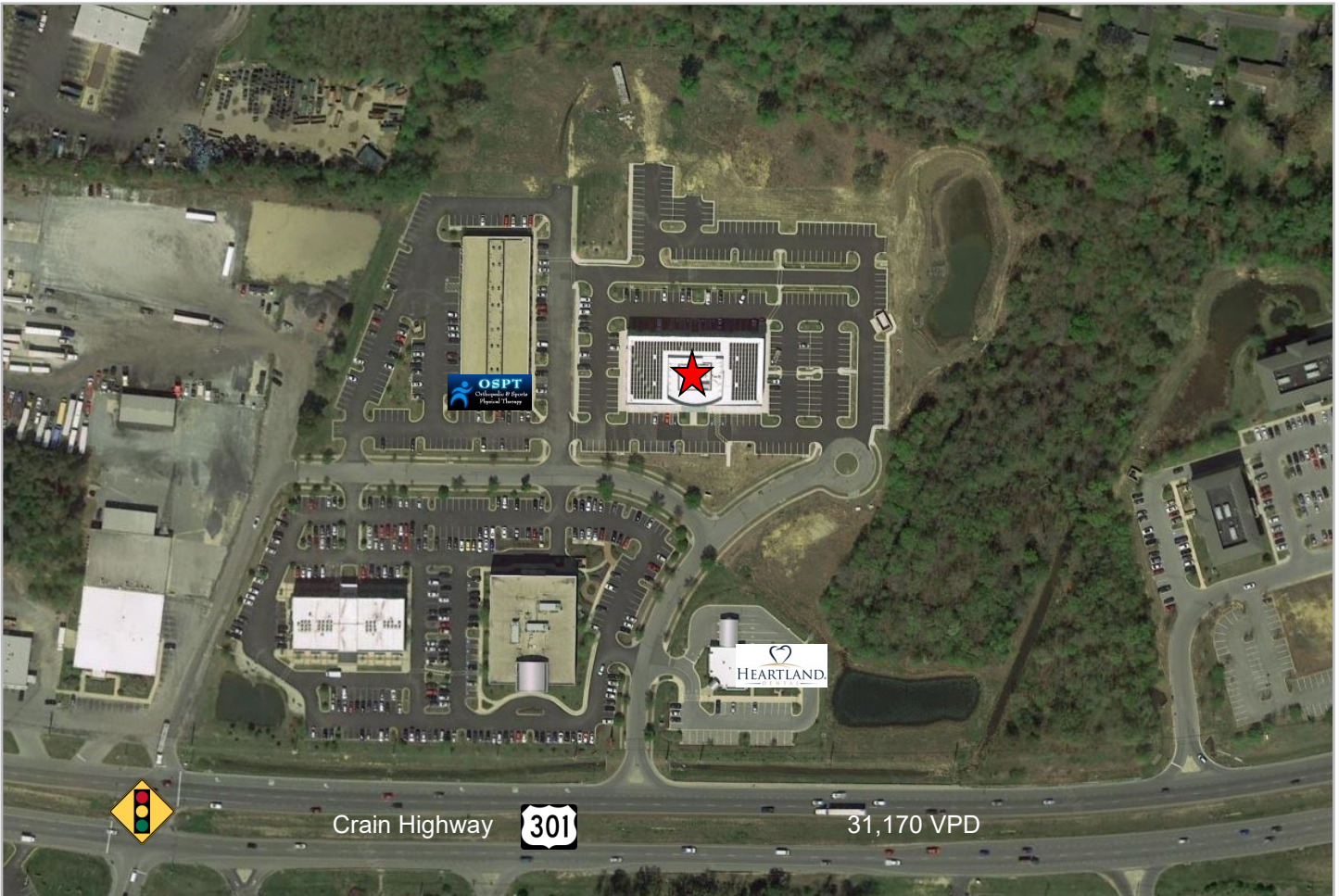
Tenants include:

- National Spine and Pain
- Fitzgerald Management
- Kids by the Bay Dental
- QCI Behavioral Health
- Century 21 New Millennium
- University of Maryland Medical
- Johns Hopkins

Highlights Include:

- Dedicated outdoor air system
 - Solar panels
 - Steel entrance canopy
- Tinted windows for energy efficiency
- Led lighting around the building
 - Parked for medical uses
 - Two elevators for efficiency
- Common area restrooms on each floor





- 5.9 miles to Charles County Government Offices and Courthouse.
- 6.1 Miles from University of Maryland Charles Regional Medical Center.
- 9.4 Miles to Maryland Airport
- 13 Miles from MedStar Southern Maryland Hospital Center
- 17 Miles from Indian Head NSWC
- 28 miles from Regan National Airport
- 42 Miles from Patuxent Naval Air Station

Demographics Est 2024	1 Mile	3 Mile	5 Mile
Population	3,607	54,983	100,611
Households	1,331	20,432	36,723
Avg. HH Inc.	\$117,905	\$120,483	\$125,048

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. References to square footage or age are approximate. Any information of special interest should be obtained through independent verification. Buyer or Tenant bears all risk for any inaccuracies.