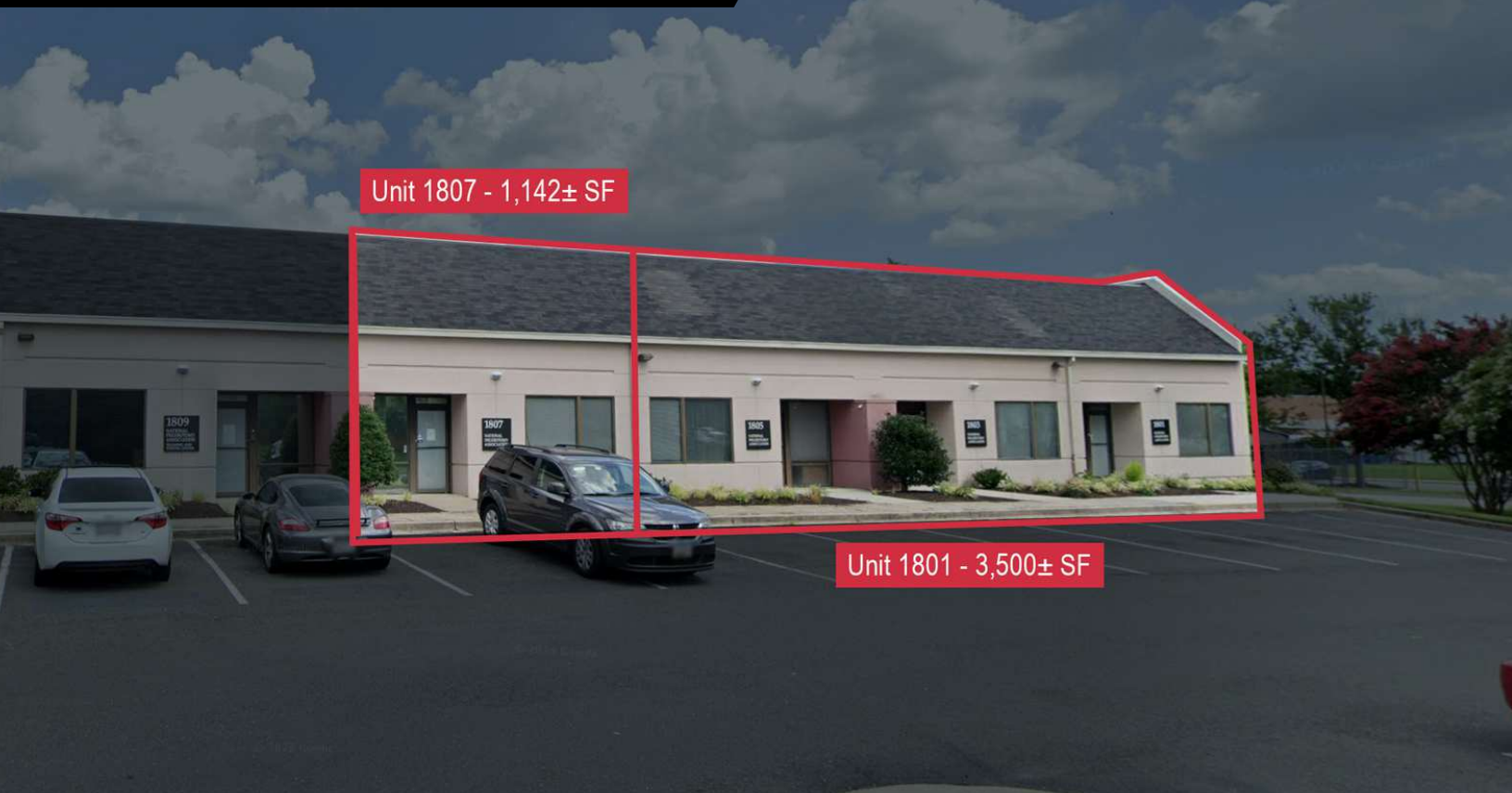


# OFFICE CONDOS FOR SALE OR LEASE



## 95 OFFICE PARK - BUILDING A

1801-1809 Brightseat Road, Landover, MD 20785

### PROPERTY HIGHLIGHTS

- Two office condos (Units 1801-1807) totaling 4,642± SF
- Well-maintained business condo park, ideal for small office users
- Private exterior entrances
- Located in the rapidly growing Largo market, with Northwest Stadium and UM Capital Region Medical Center
- Near numerous amenities, including restaurants, shopping, hotels, medical, professional services and entertainment venues
- Immediate access to the Capital Beltway (I-495) and Route 202 (Landover Road)
- Served by public transit, including Downtown Largo Metro Station (Blue/Silver Lines) and regional bus lines



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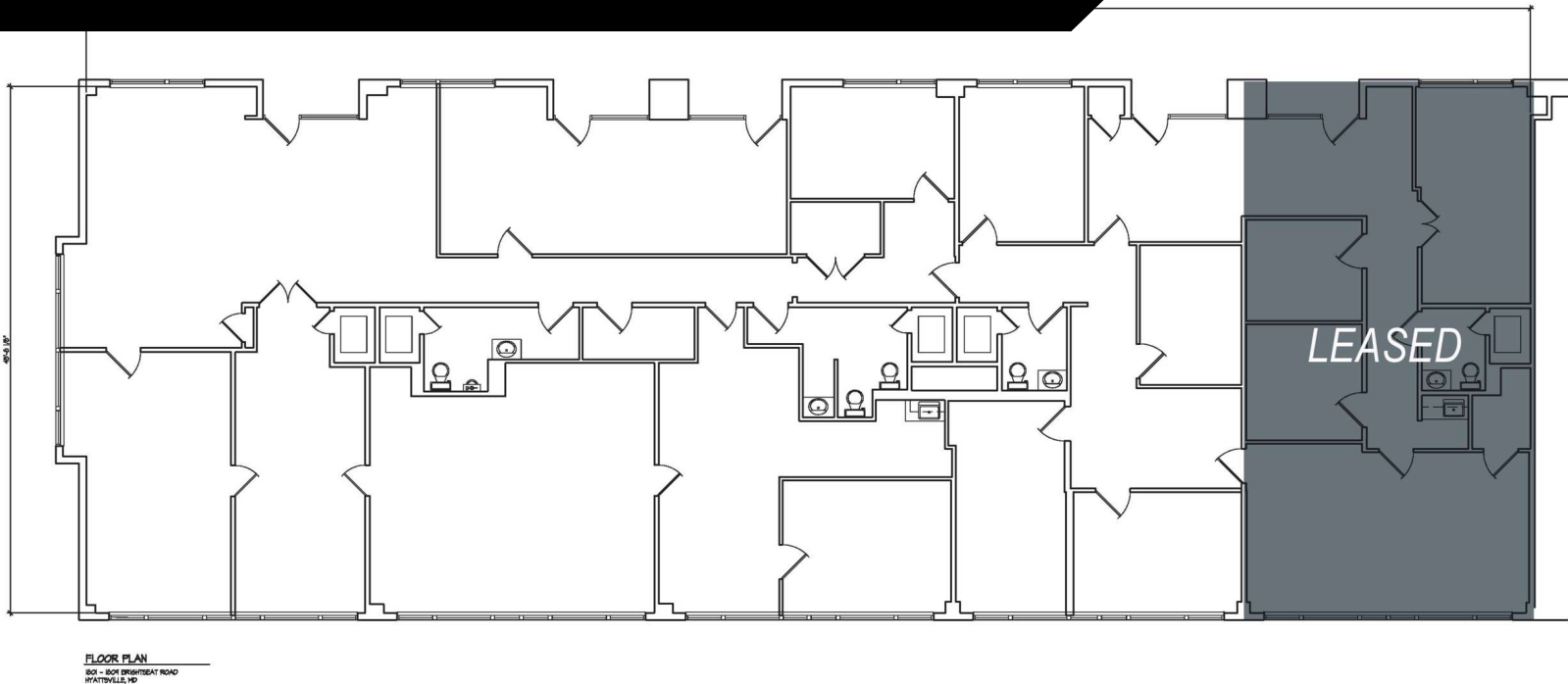
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	SALE PRICE
Unit 1801	3,500 SF	Modified Net	Negotiable	\$200/SF asking
Unit 1807	1,142 SF	Modified Net	Negotiable	\$200/SF asking





DEMOGRAPHICS

			
	POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INCOME
1 Mile	9,988	3,749	\$121,467
3 Miles	104,148	37,717	\$119,417
5 Miles	308,504	108,045	\$116,132

Demographics data derived from AlphaMap

