

# OFFICE CONDOS FOR SALE OR LEASE

Unit 1807 - 1,142± SF



Unit 1801 - 3,500± SF

## 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

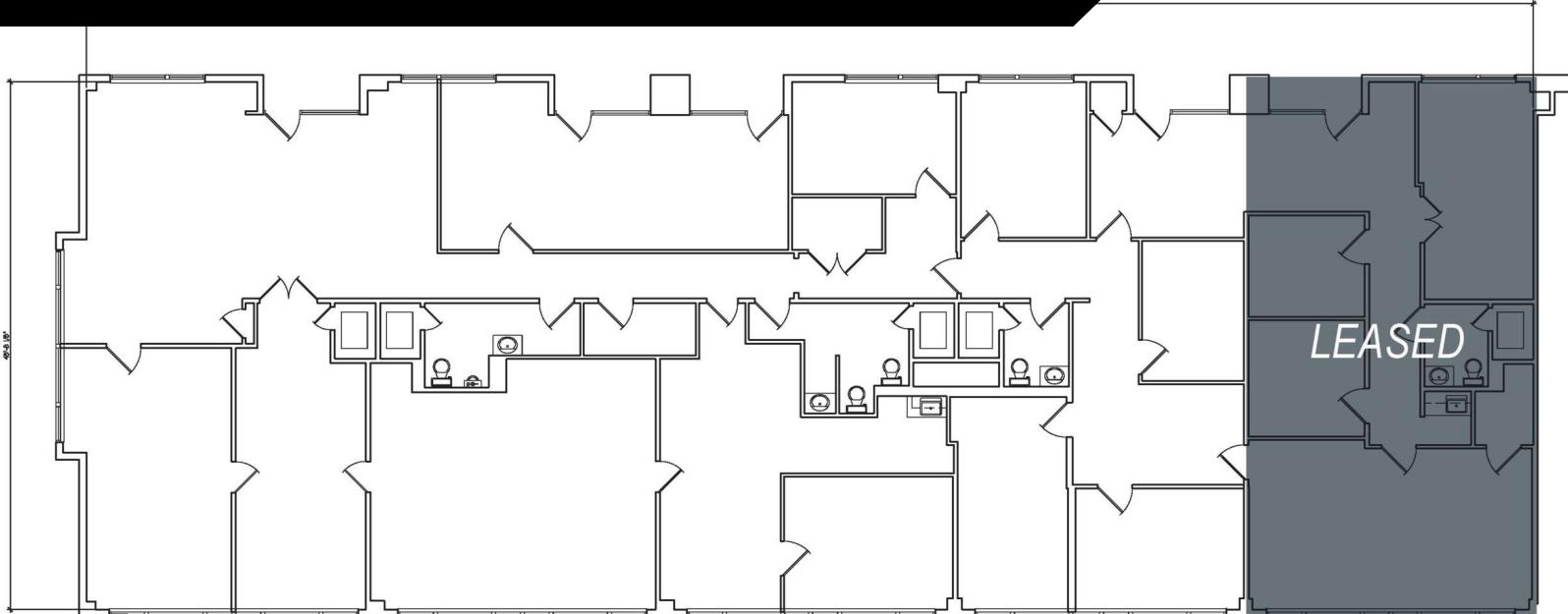


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Office for Sale / Lease

1801-1823 BRIGHTSEAT ROAD, LANDOVER, MD 20785



#### 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

**NAI**Michael

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

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## 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



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