

CENTERPARK ONE

CLASS 'A' OFFICE SPACE FOR LEASE



4041 POWDER MILL ROAD
CALVERTON, MD 20705

OWNED BY:

KINGDOM
FELLOWSHIP
AME CHURCH

LEASING CONTACTS:

Aaron Gambini
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Scheer Partners
A Reputation for Results

CENTERPARK ONE

4041 POWDER MILL RD, CALVERTON, MD

BUILDING FEATURES

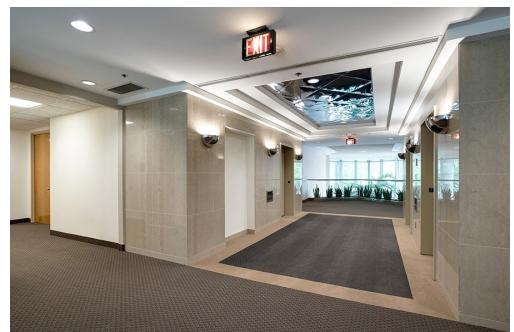
- Premier office space with panoramic window line
- Free surface parking. Garage parking available in the building
- Adjacent to Sheraton Hotel with on-site conference facilities, restaurant, fitness center and free shuttle service
- Located on I-95 at Exit 29A/B (190,421 cars per day)
- 5 minutes to I-495 (Beltway) and the ICC (Route 200)
- Convenient to FDA, NASA, NSA and federal agencies
- Metro bus stop at building to Red and Green Line Metro Stations
- Building signage, with I-495 visibility, available for full-floor tenant

FLOOR	SQUARE FEET	RENT
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Second Floor 2,997 RSF \$22.00 psf, FS



EXTERIOR ENTRANCE



ELEVATOR LOBBY



atrium



OFFICE SPACE



BUILDING ENTRANCE



GARAGE

CENTERPARK ONE

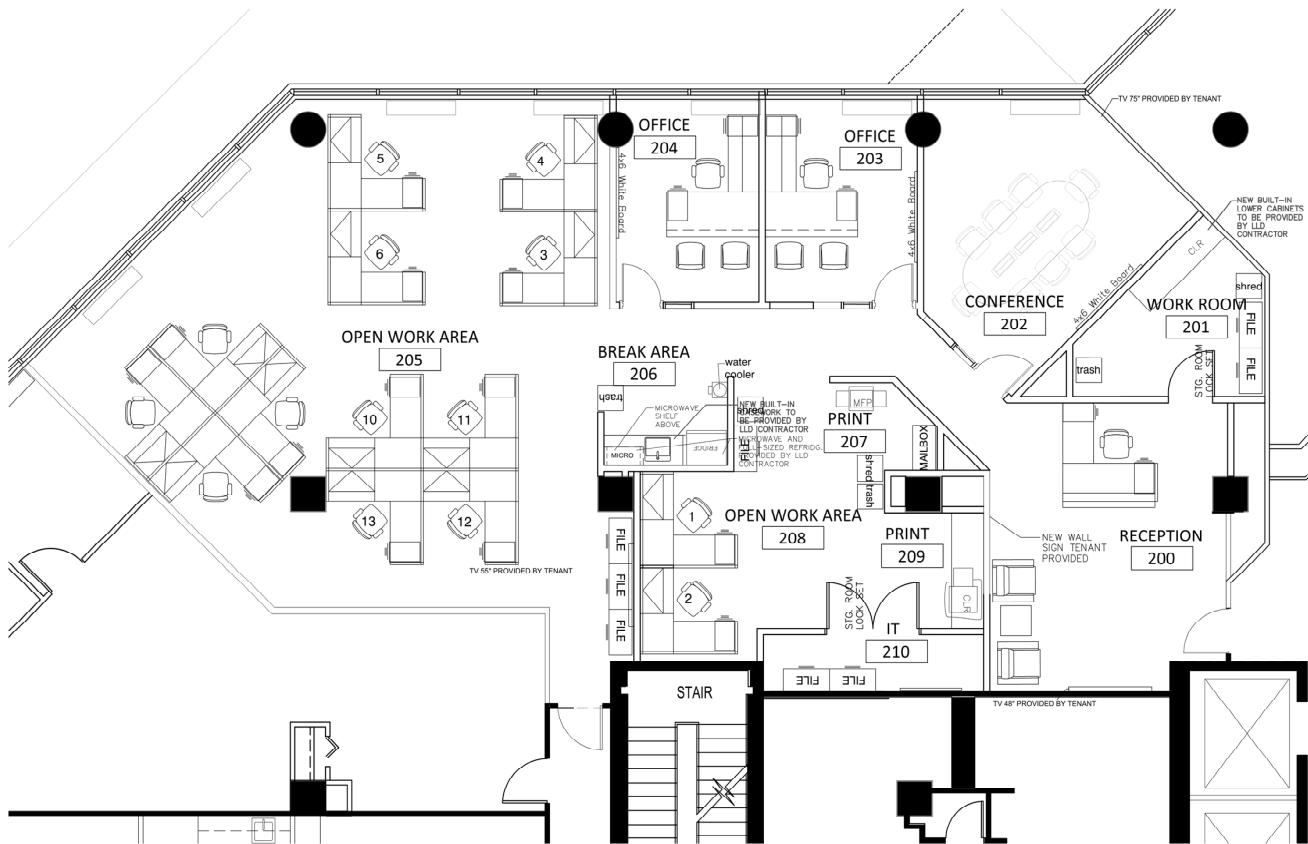
4041 POWDER MILL RD, CALVERTON, MD

FLOOR PLANS

SECOND FLOOR

2,997 RSF

\$22.00 PSF, FS



CENTERPARK ONE

4041 POWDER MILL RD, CALVERTON, MD



LOCATION & AMENITIES

- 0.7 mile to I-95
- 2 miles to Adventist HealthCare Medical Center
- 3 miles to Route 29 and major retail amenities
- 3 miles to I-495
- 3.3 miles to I-CC (Route 200)

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