

# SUBLEASE MEDICAL SPACE 5,614 SF

8824 CUNNINGHAM DRIVE, COLLEGE PARK, MD 20740



- Significantly reduced sublease rental rate well below the contract amount
- Term through Feb 2029
- Suite B, combines suites B-E

## Demographics

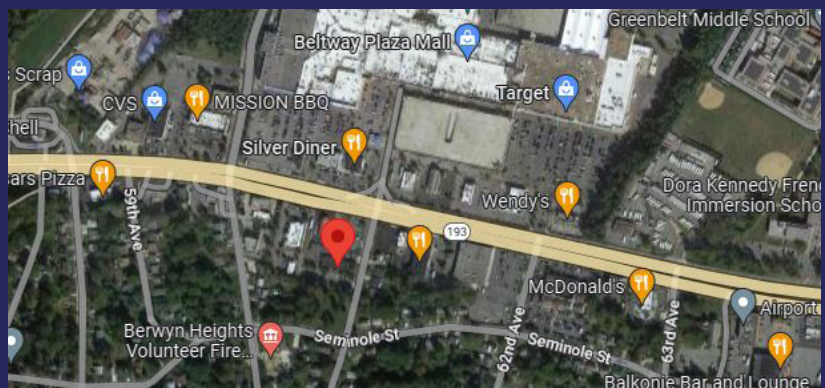
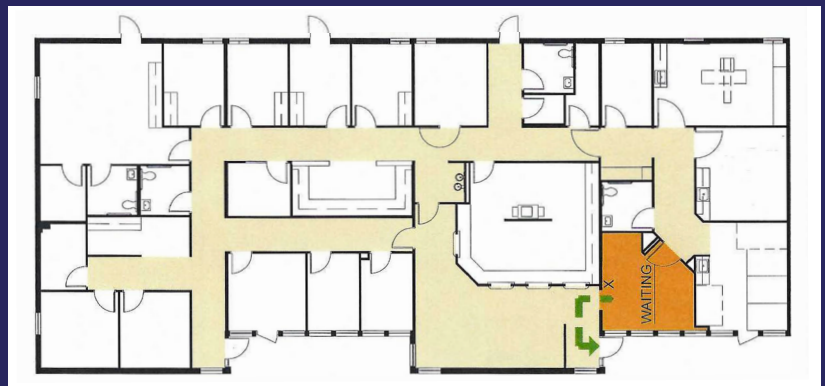
- Population of 350,000-plus within 5-mile radius; 1.53 million within 10 miles
- Greenbelt Rd. near site, avg. traffic count of 49,000 plus/day.
- Avg. household income of about \$95,000 within 5-mile radius; \$122,000 within 10 miles

Spacious, state-of-the-art medical facility, just off heavily traveled Greenbelt Road and close to the intersection of Kenilworth Avenue and I-495. Midway between College Park and Greenbelt, it serves both communities, including the flagship campus of the University of Maryland with more than 30,000 undergraduate students.

All ground-level, ADA-compliant suite is 5,614 square feet and is fully designed and configured for medical use. With multiple offices and exam rooms, rear entrances, an outpatient surgical room, and a fully enclosed and secure pharmacy, this space is perfect for any medical practice looking for room to grow.

The suite also features a kitchenette and lounge, four restrooms within the suite, and furnishings such as desks, chairs, and fixtures are available if desired.

The property is surrounded by retail and other amenities in a well-known location that offers high visibility and easy access for both patients and staff. Walk to Beltway Plaza Mall with Target, Burlington, TJ Maxx, and Giant plus multiple food outlets.



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