



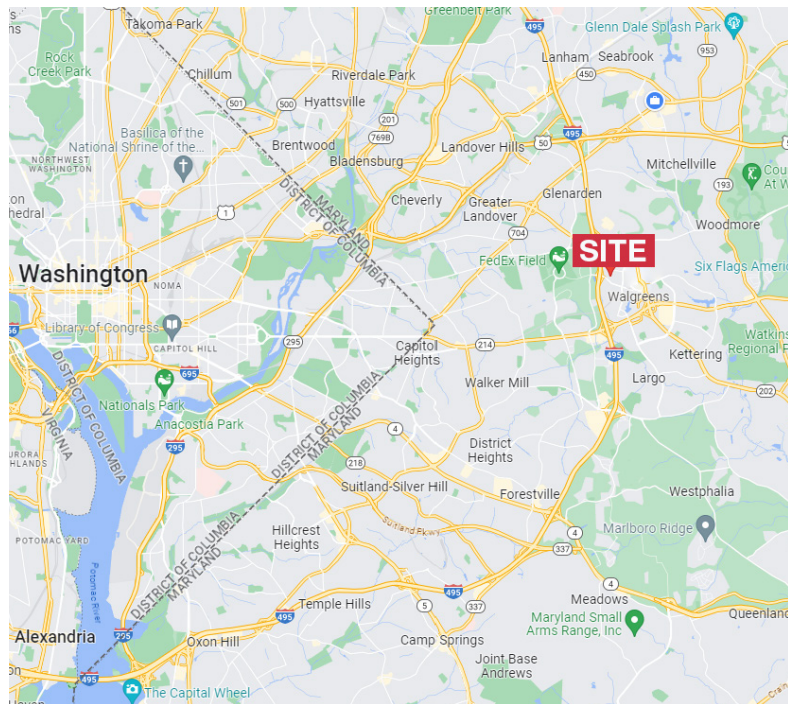
# 1300 Caraway Court, Upper Marlboro, MD 20774

### Property Features

- 25,000 SF, two-story Class “A” office building
- Multiple suites available from 875 SF to 2,931 SF
- Existing high end office buildings with 9’ finished ceilings
- Parked at twice the county code
- Elevator served to second floor

### Location/Transportation

- Located off the Capital Beltway (I-495) at Exits 17A (Rt. 202) and 16 (Arena Drive)
- Near Downtown Largo (Blue Line)
- Nearby new hospital and multiple Prince George’s County Government buildings



For more information:

**Joseph Palermo**

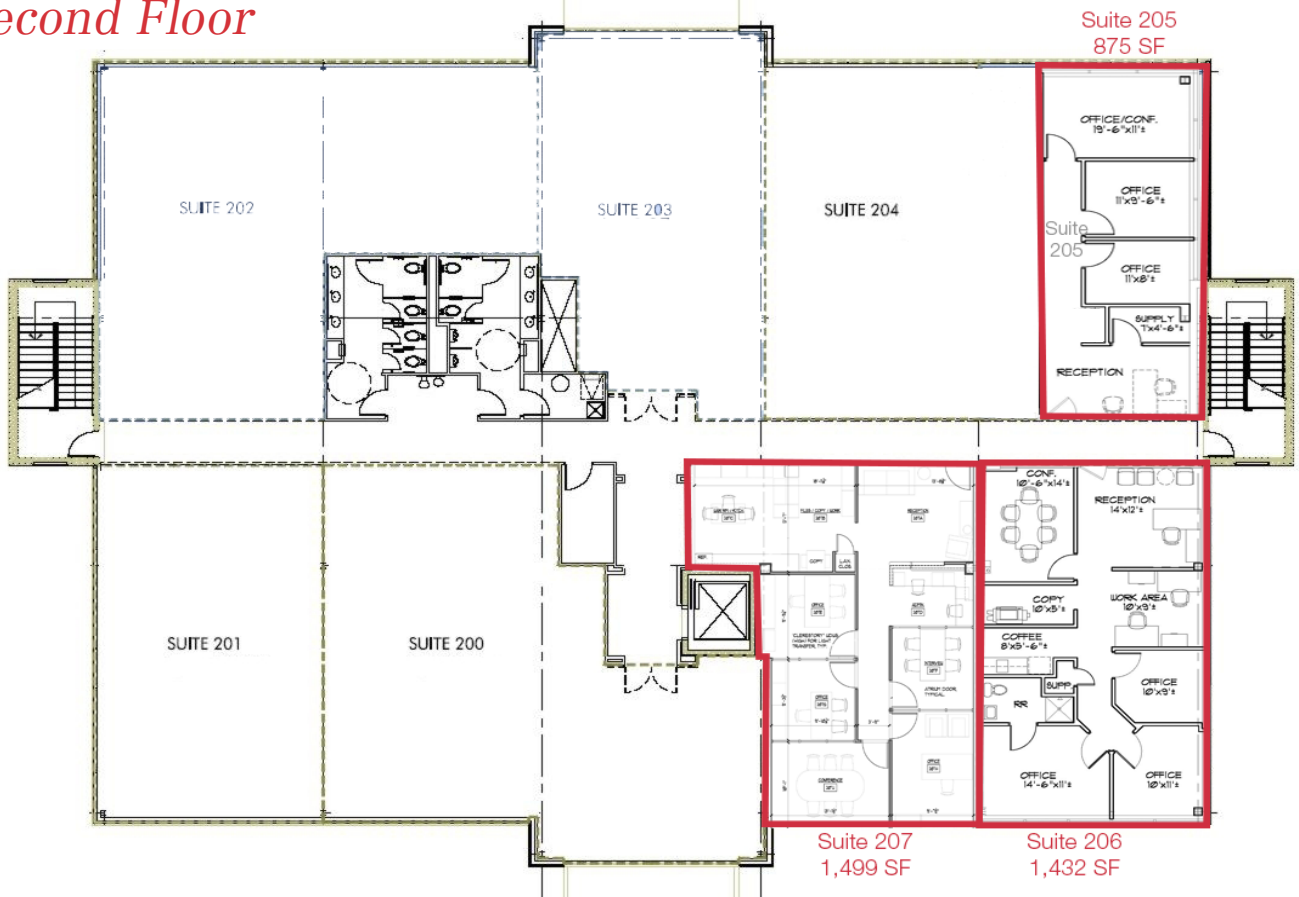
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### First Floor



### Second Floor





**SOLD**

BUILDING SF **25,000**

AVAILABLE SF **1,560**

### Unit 100 - 1,560 SF

#### Features

- Can be combined with Suite 101 - total of 2,825 SF
- Reception Area
- Large Conference Room
- 5 Offices
- Kitchen



**SOLD**

BUILDING SF **25,000**

AVAILABLE SF **1,265**

### Unit 101 - 1,265 SF

#### Features

- Can be combined with Suite 100 - total of 2,825 SF
- Reception Area
- Large Conference Room
- 2 Large Offices



BUILDING SF **25,000**

AVAILABLE SF **875**

SALE PRICE **\$227,500**

### Unit 205 - 875 SF - \$227,500

#### Features

- Reception Area
- Supply Room
- 3 Offices



BUILDING SF **25,000**

AVAILABLE SF **1,432**

SALE PRICE **\$372,320**

### Unit 206 - 1,432 SF - \$372,320

#### Features

- Can be combined with Suite 207 - total of 2,931 SF
- Reception Area
- Conference Room
- Coffee Bar
- Copy Room
- Private Restroom
- 4 Offices



### Unit 207 - 1,499 SF - \$389,740

#### Features

- Can be combined with Suite 206 - total of 2,931 SF
- Large Reception/Admin Area
- Conference Room
- Large Kitchen/Multi-Purpose Room
- 4 Offices

BUILDING SF **25,000**

AVAILABLE SF **1,499**

SALE PRICE **\$389,740**

