



Office Suite For Sale

7905 Belle Point Dr. Greenbelt, MD 20770



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INVESTMENT HIGHLIGHTS

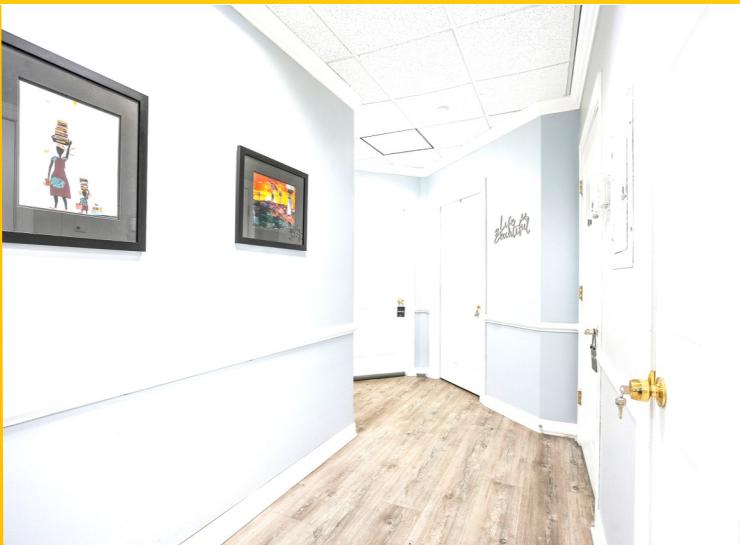
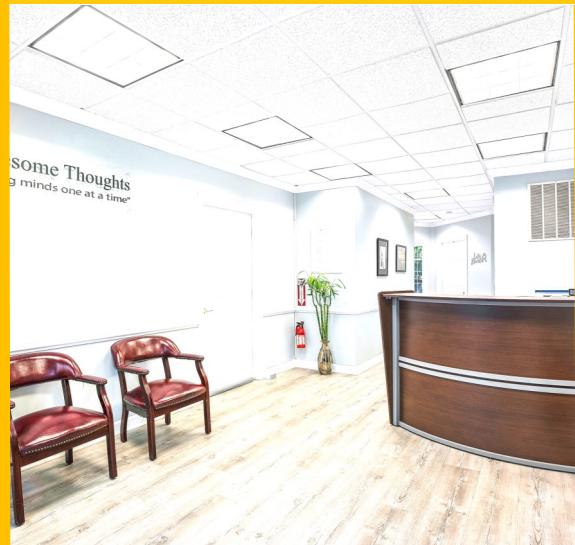
- **Spacious Lobby:** Welcoming, professional entrance area ideal for greeting clients and visitors.
- **3 Private Offices:** Fully enclosed, well-lit spaces designed for productivity and privacy. Excellent traffic +10,000 VPD
- **Conference Room:** Modern meeting space equipped for collaboration and presentations. Excellent Cap Rate 8% | 2% annual rental increases to hedge against inflation.
- **Excellent Accessibility:** Minutes from I-495, I-95, and Route 1 with proximity to Washington D.C. and Baltimore.
- **Ample Parking:** Convenient on-site parking for employees and guests.

PROPERTY SUMMARY

Triple Net Investment Group is pleased to present an opportunity to purchase an exceptional office space located in the heart of Greenbelt's professional business district. Professional service firms, startups, medical or consulting offices, and businesses seeking a ready-to-move-in office suite in a strategic suburban location. This beautifully maintained property offers a prime location with easy access to major highways, retail centers, and dining options.



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Property Information		Investment Information	
Property	Office Suite	Rental Potential	YES
Property Address	7905 Belle Point Drive., Greenbelt, MD 20770	Estimated Monthly Rent	Up to \$2,400 per month
Purchase Price	\$390,000	Move– In Ready	YES
Building Size	3,150 SF Total	Lease Type:	NNN
Unit Size	873 SF Total	Estimate NOI	\$28,000
Land Size	0.0710 Acres	Cap Rate	7.18%

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About the Area | Greenbelt, Maryland Situated just northeast of Washington, D.C., Greenbelt, Maryland is a thoughtfully designed suburb offering both convenience and character. Greenbelt lies within Prince George's County and enjoys excellent connectivity via major roadways including the Capital Beltway (I-495) and the Baltimore–Washington Parkway. Wikipedia¹ It is also served by the Washington Metro Green Line at Greenbelt Station, making commutes into downtown D.C. or regional destinations quite manageable. Greenbelt stands out as a well-positioned and thoughtfully planned community—offering a lifestyle that balances access to the city with suburban calm, a rich history with modern amenities, and a variety of housing choices to match different buyer needs. If you're marketing a home here, highlight the strong commute options, the green spaces, the community-oriented spirit, and the value that comes from such an established neighborhood.

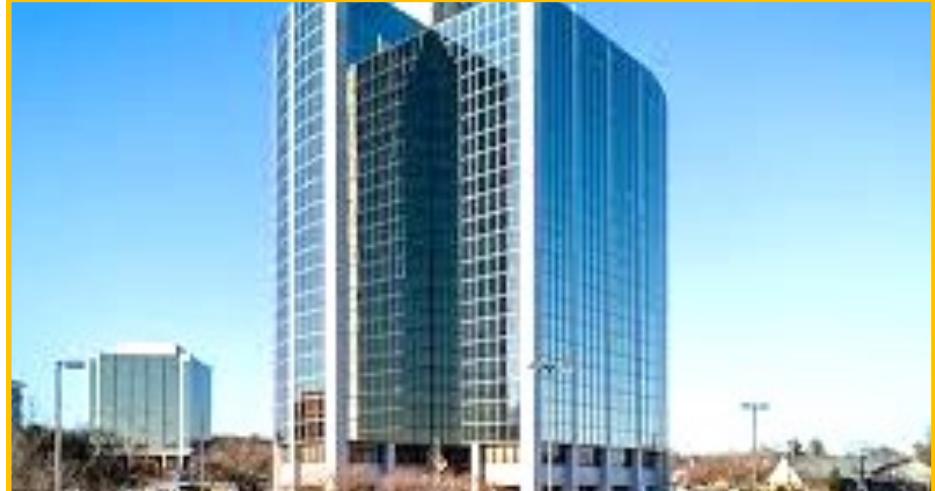
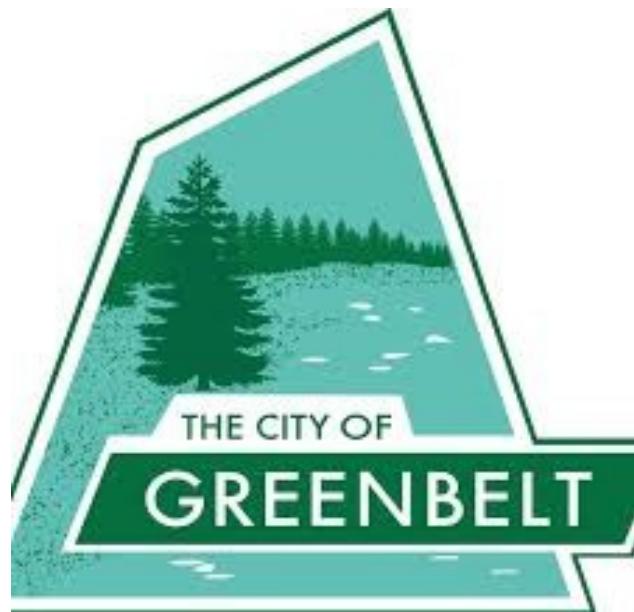


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Demographics

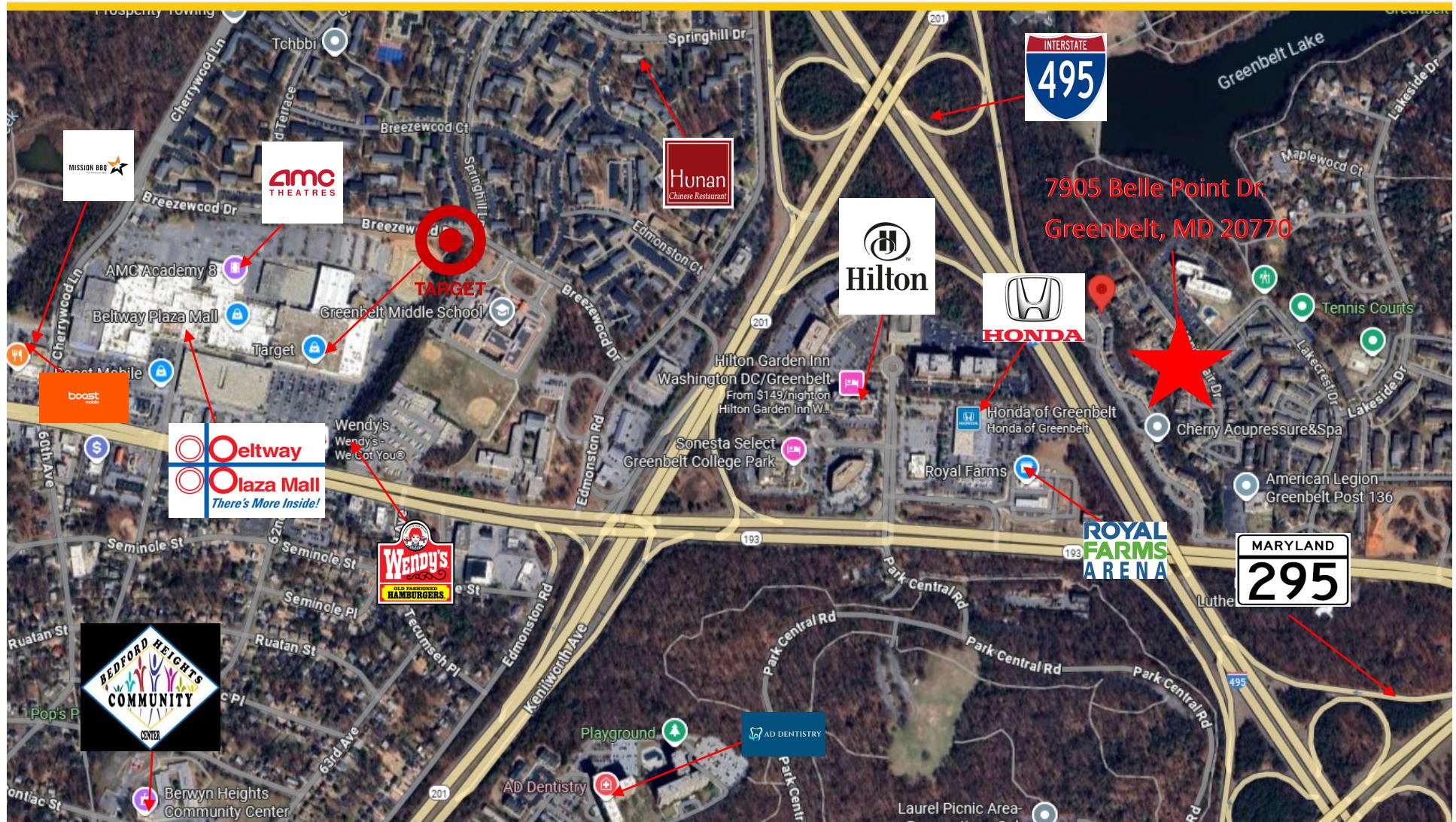
	1 Mile	3 Mile	5 Mile
Population	29,500	188,900	453,700
Income	\$90,800	\$89,600	\$92,600
Median Home Value	\$580,000	\$1,199,00	\$1,235,000



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