

# FOR LEASE

6404 & 6406 Ivy Lane Greenbelt, MD 20770

 **CAPITAL**  
OFFICE PARK



 **MORNING CALM**  
MANAGEMENT

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# CAMPUS HIGHLIGHTS



**CONFERENCE CENTER**



**FITNESS STUDIO**



**ON-SITE DINING**



**EASY HIGHWAY ACCESS**



**NEARBY PUBLIC TRANSPORTATION**



**EXECUTIVE GARAGE PARKING**



**FOOD TRUCK HUB**



**CROWNE PLAZA HOTEL**



**RECENT RENOVATIONS**



**ON-SITE MANAGEMENT**



**ENVIRONMENTALLY CONSCIOUS**



**SPEC SUITES AVAILABLE**

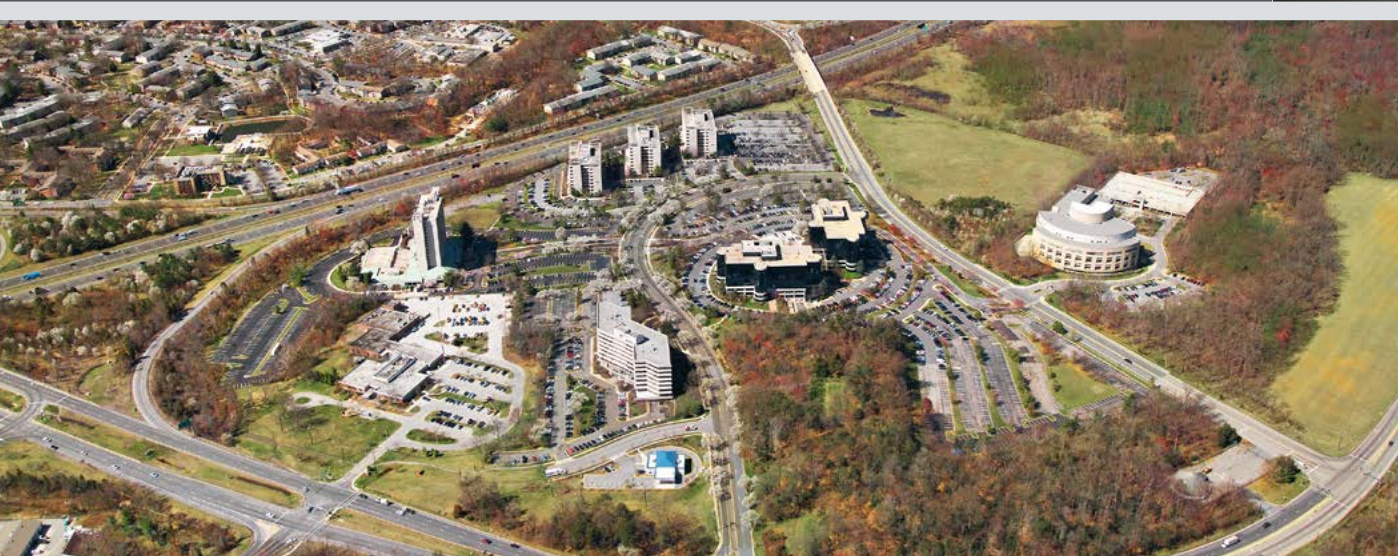




# PREMIER SPACE

## CAMPUS SETTING

Capital Office Park consists of six high-rise office buildings with over 815,000 square feet of Class A office space situated in a park like setting with beautiful landscaped streets and grounds. Following a multi-million dollar renovation, the property now boasts extensive amenities and high-end finishes. The renovations have not only created an impressive display for your clients, but an extraordinary environment for your employees and future hires. Due to the large scale, the park offers a growth oriented facility allowing small businesses to grow organically without spacing constraints. From spaces as small as 600 square feet and as large as 112,000, Capital Office Park provides companies the flexibility and optionality of different features between the six buildings. With an abundance of strategic amenities, the all-inclusive office park provides tremendous convenience and comfort for your company.





**6404 & 6406 IVY LANE**





# ON-SITE FOOD

Food is at your fingertips with two on-site cafés, a Food Truck Hub offering rotational local food vendors, and the Crowne Plaza Hotel's brand new upscale bar and restaurant, Tugwell's Public House.





# CONFERENCE CENTER

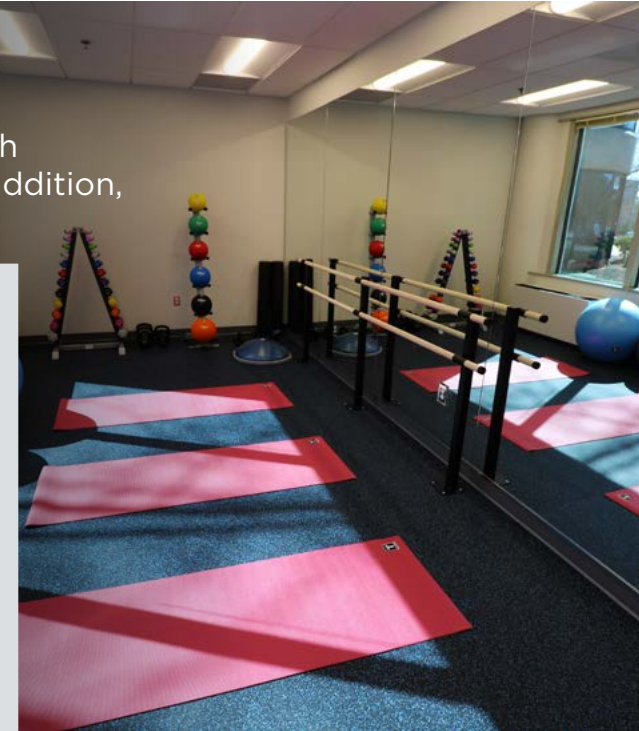
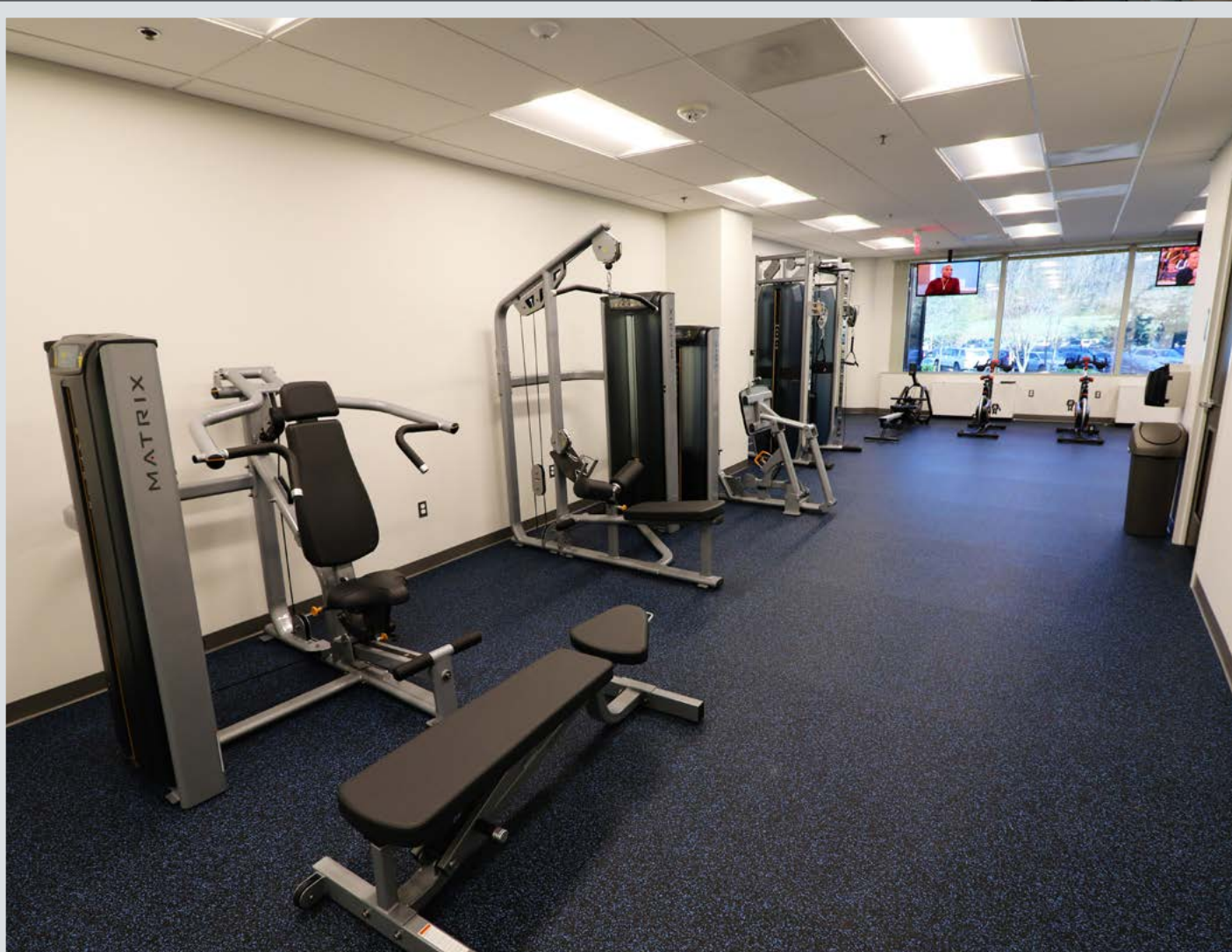
The multi-purpose conference and training facility are available 365 days per year on a first come, first serve basis. These facilities are perfect for any company event, communal gathering, fundraiser, seminar, or whatever suits your company needs.





# FITNESS CENTER

With our health programming, tenants enjoy free access to a modern fitness center with showers and locker rooms, weekly yoga and boot camp classes, wellness seminars. In addition, there is an on-site personal trainer, massage therapist, and acupuncturist.





# FUNCTIONAL AMENITIES

Our full-service lease is inclusive of on-site management, maintenance, and engineers so tenants are always within direct reach of assistance. In addition, the office park provides several functional amenities that create a safe and intelligent work space.



## ADDITIONAL FEATURES

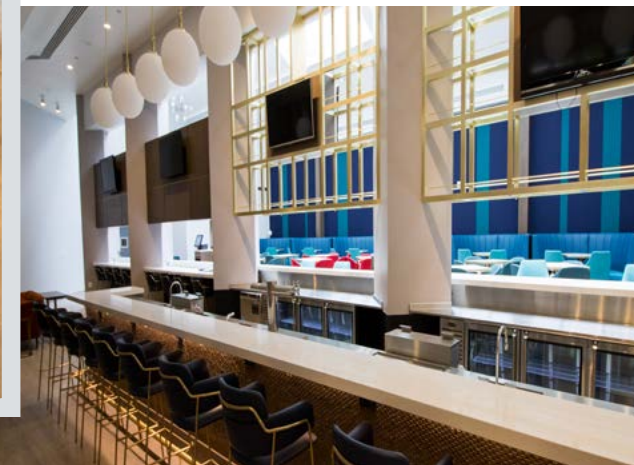
- Nightly janitorial services
- 24/7/365 keycard entry access
- Roving security personnel
- CCTV monitoring
- Enclosed glass pavilion
- Elkay water stations





# CROWNE PLAZA HOTEL

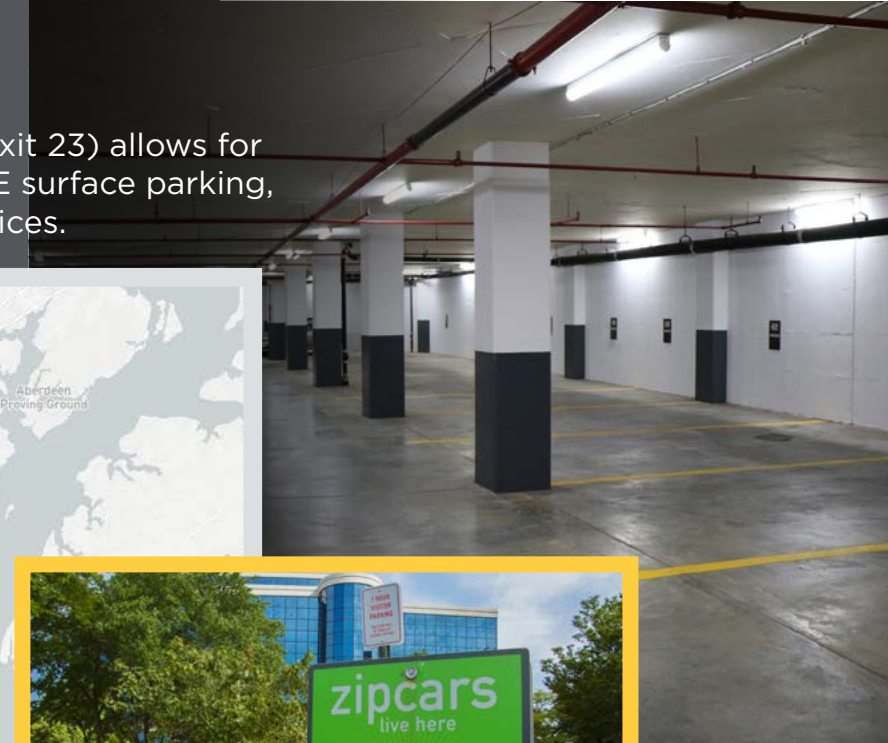
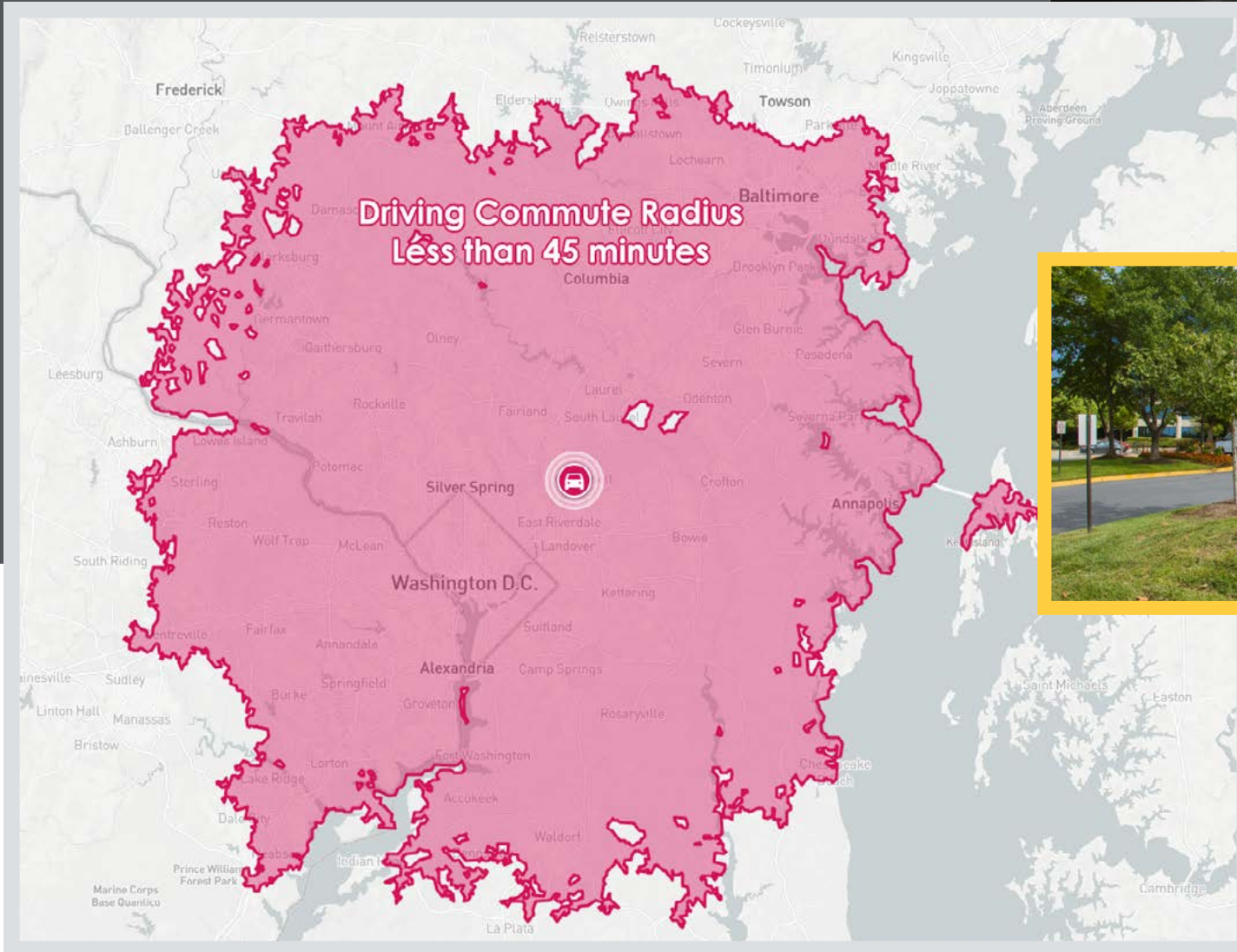
Newly completed renovations bring forth 287 newly designed guest rooms, common areas, a high-end restaurant & bar, 24-Hour fitness center, and 10,500 SF of conference space. Tenants of Capital Office Park can enjoy discounted room and dining rates.





# DRIVER FRIENDLY

Being located on the Capital Beltway (1-95/I-495) at Kenilworth Ave (Exit 23) allows for quick access to Washington, DC and Baltimore. There is abundant FREE surface parking, reserved garage spaces, electric car charging stations, and zip-car services.





# PUBLIC TRANSPORTATION

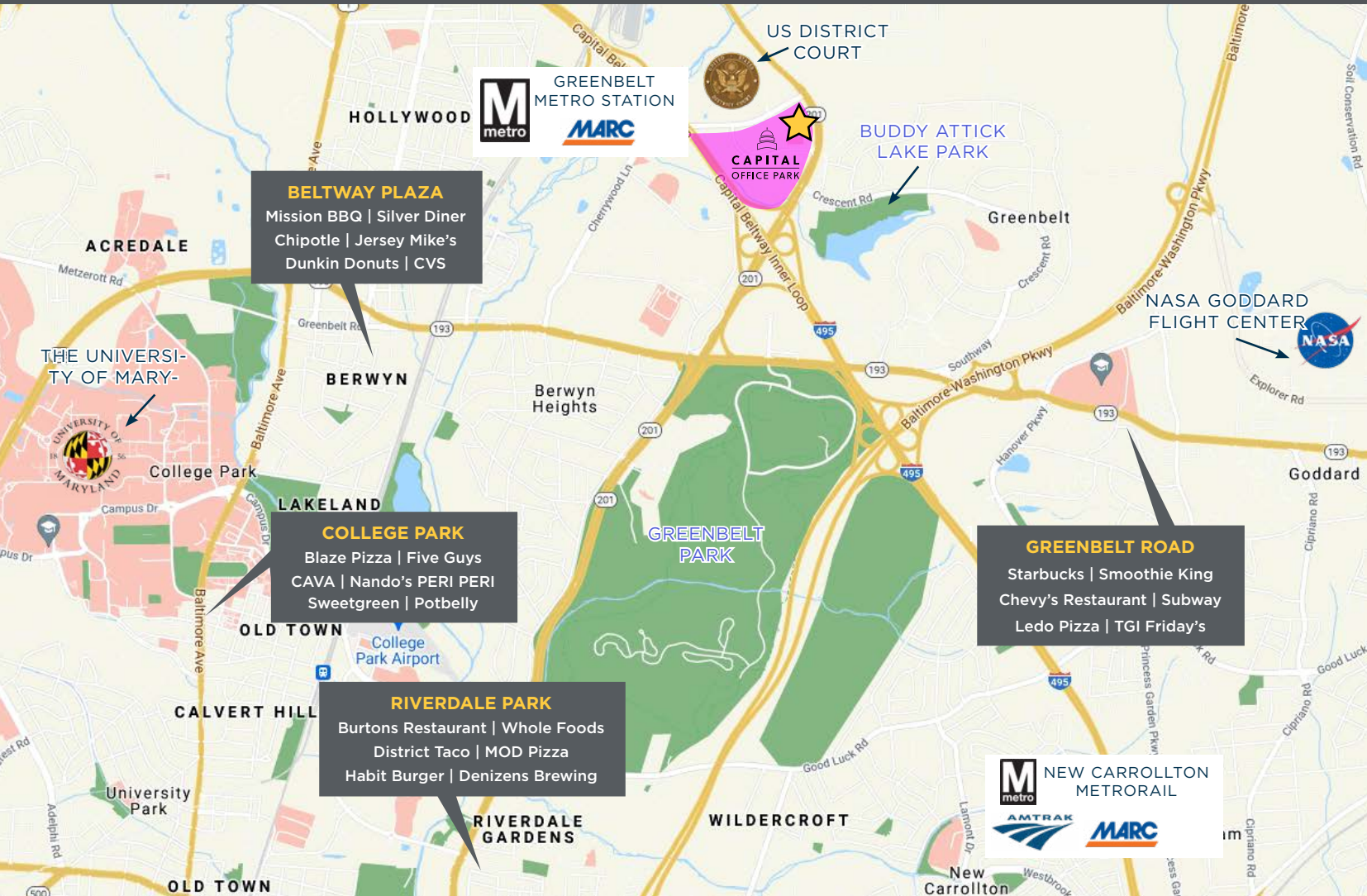
Tenants are provided a daily private shuttle to the Greenbelt Metro Station with access to the **GREEN**, **YELLOW**, and future **PURPLE** lines as well as MARC trains. In addition, Metro Bus and Prince George's County TheBus provide regular stops on Ivy and Cherrywood Lane.





# THE NEIGHBORHOOD

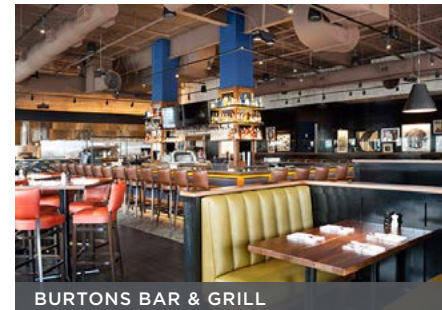
In addition to the incredible on-site amenities, Capital Office Park is surrounded by extensive dining, retail, and entertainment options - all within a few minutes drive.



THE UNIVERSITY OF MARYLAND



NASA GOODARD SPACE CENTER







BURTONS BAR & GRILL

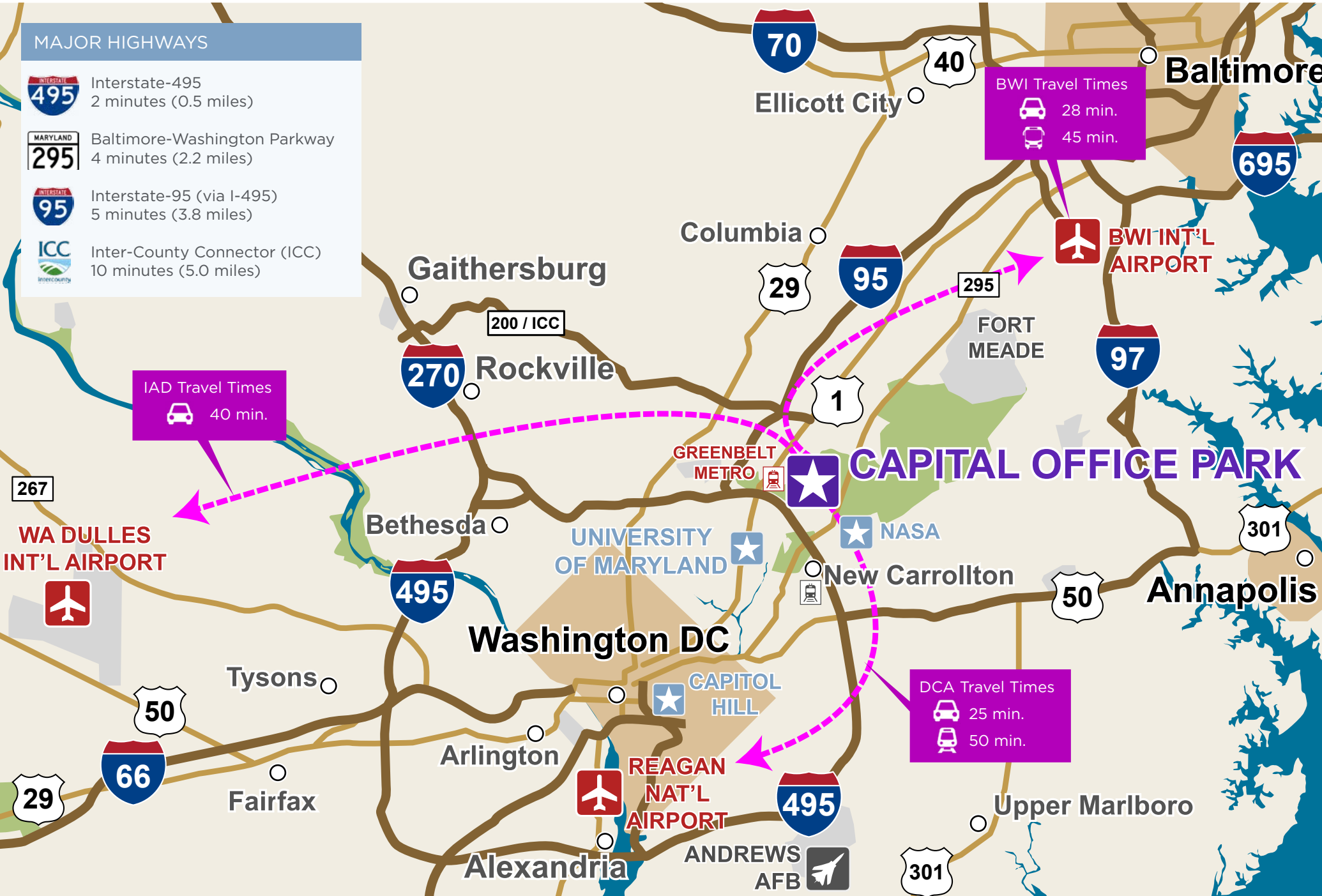


FUTURE BELTWAY PLAZA REDEVELOPMENT




**MAJOR HIGHWAYS**

-  Interstate-495  
2 minutes (0.5 miles)
-  Baltimore-Washington Parkway  
4 minutes (2.2 miles)
-  Interstate-95 (via I-495)  
5 minutes (3.8 miles)
-  Inter-County Connector (ICC)  
10 minutes (5.0 miles)





**BWI Travel Times**

-  28 min.
-  45 min.

**IAD Travel Times**

-  40 min.

**DCA Travel Times**

-  25 min.
-  50 min.

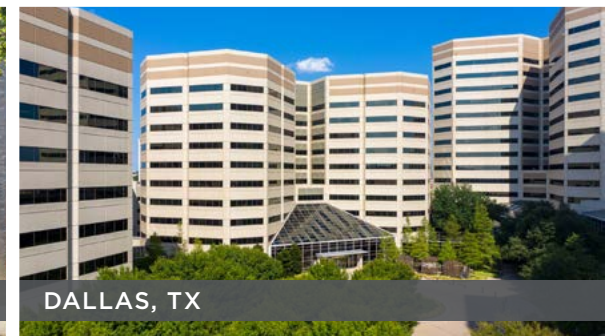


# EXPERIENCED OWNERSHIP

Vertically integrated with more than 9.5 million square feet of commercial real estate throughout the United States under ownership and management.



MORNING CALM  
MANAGEMENT





# FIRST CLASS SERVICE

Our promise, to all tenants, clients, and vendors, has always remained the same - provide the utmost devotion in every aspect of our relationship. This promise lies at the foundation of our operating philosophy and is embedded in every facet of our firm. We are unwavering in our commitment to meet obligations and proud of our ability to execute.

We continuously promote mental and emotional well-being through our on-site programs and services. These programs are part of Morning Calm's MIND-BODY-PLANET philosophy, the ethos that guides our focus on healthy lifestyles and corporate sustainability. We believe our real estate, and the tenants that use it each day, are as precious a resource as the ground on which our properties are built. This drives a deep-rooted culture across our portfolio - one that enables us to create innovative environments that foster connections with and between our tenants for years to come.





# SUSTAINABILITY

We are committed to a sustainable future and to improving the social, economic and environmental well being of the community. Capital Office Park has implemented several green initiatives including:

- Green seal certified cleaning products
- New recycling program
- Modern energy management system
- Elkay water fountain and bottle fill stations
- Energy Star rated appliances
- Hands free restroom fixtures and occupancy sensors
- LED lighting installation providing exceptionally longer lifespans and significantly lower energy consumption





# LEASING



MORNING CALM  
ADVISORS

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