

# OFFICE SPACE FOR LEASE



## 4201 MITCHELLVILLE RD Bowie, MD 20716

### LOCATION DESCRIPTION

Property is located in Bowie, MD and highly visible and accessible from US 50 and MD 301.

### PROPERTY DESCRIPTION

- Variety of suites from approximately 2,701-4,558 SF
- Building signage available
- Approximately 65,000 VPD
- Unique balcony access to many of the suites
- Class A finishes with common area upgrades
- Elevator served building
- Metrobus accessibility
- Parking Ratio 3.7 per 1,000 SF
- Zoning: TAC-E (medical/general office users)
- Retail & dining within walking distance
- Minutes from Bowie Town Center
- Lease Rate: \$22.00/SF/Yr. "Full-Service"



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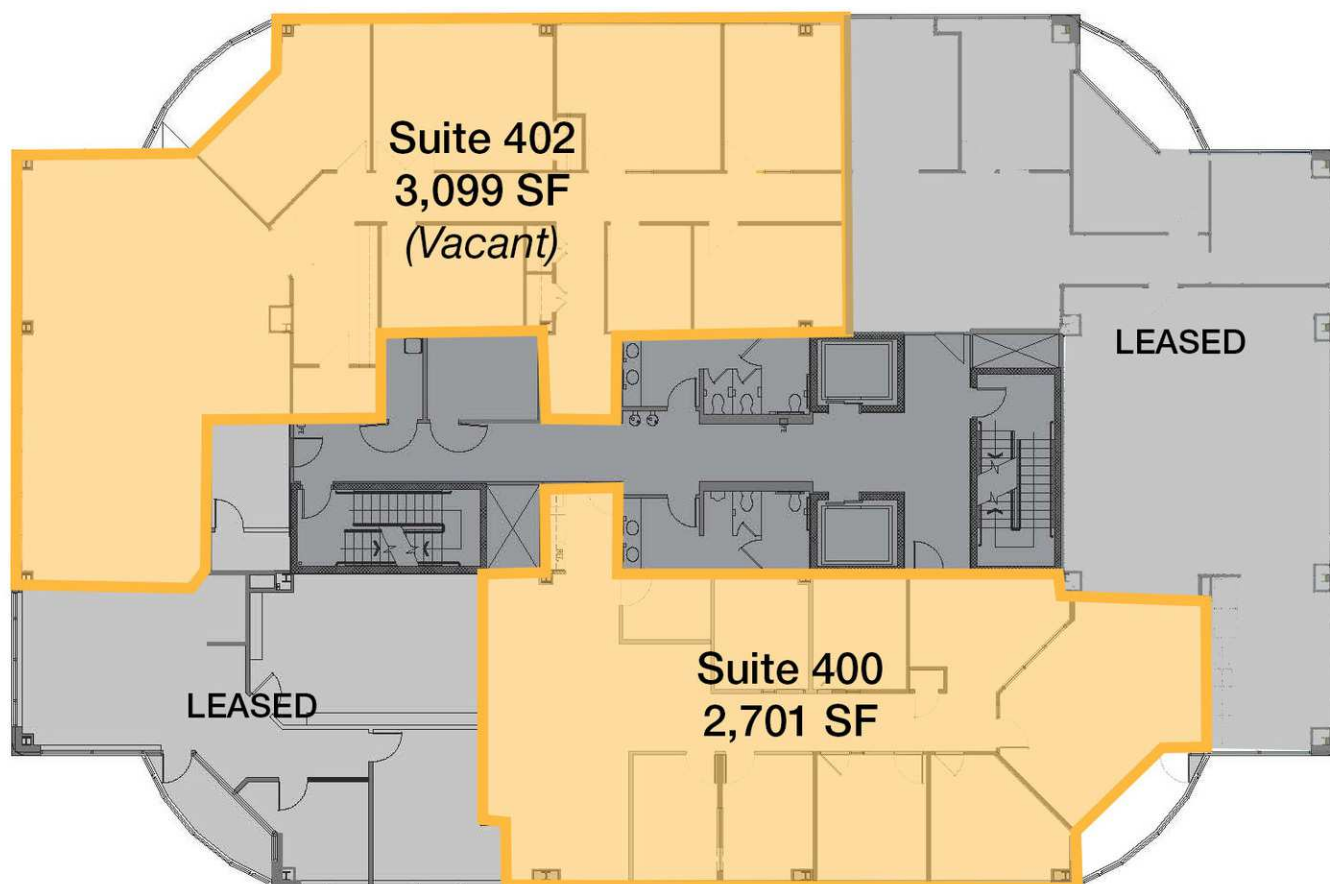


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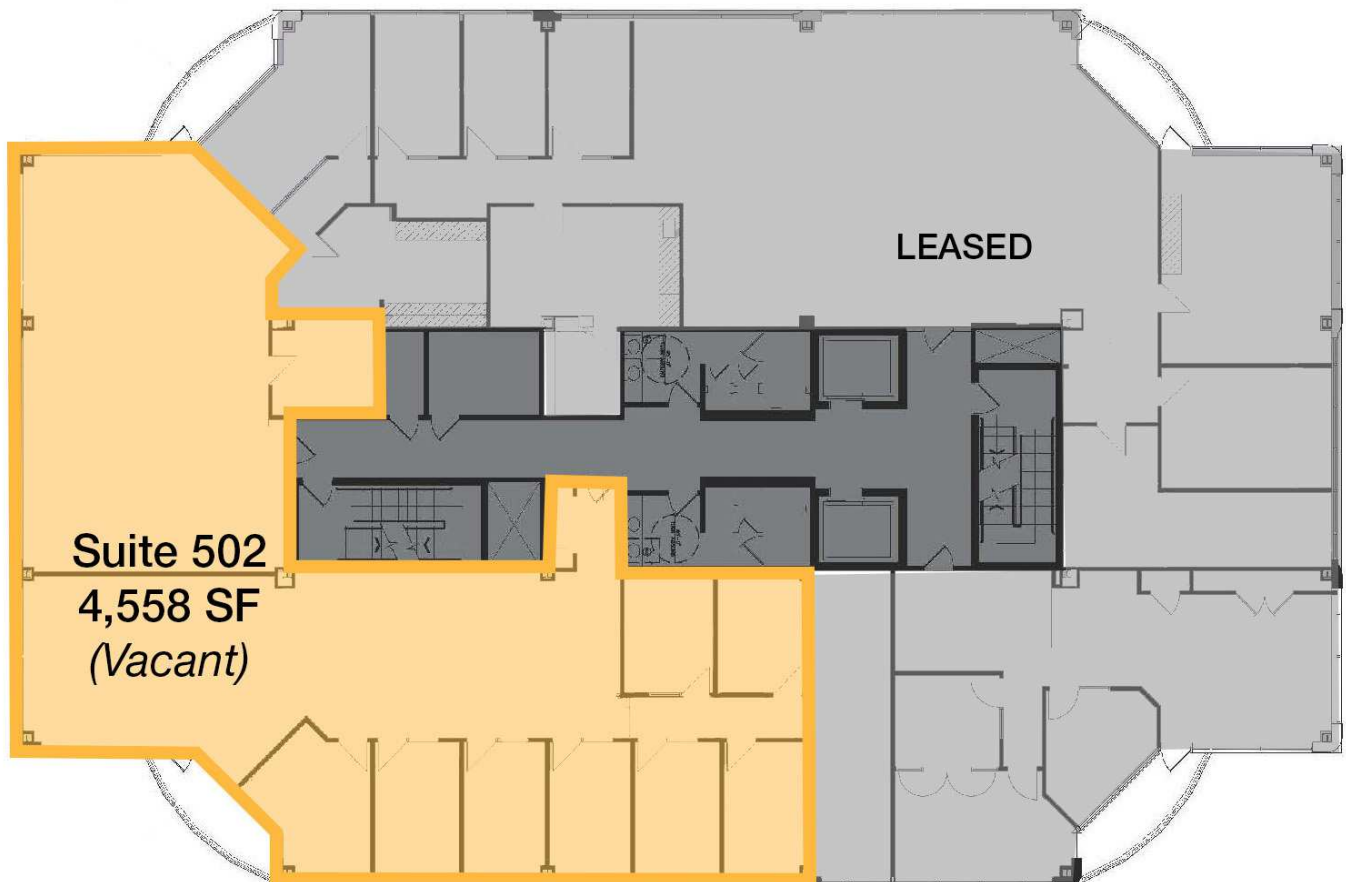


For Lease 4th Floor - 3,099 sf & 2,701 sf  
4201 MITCHELLVILLE RD, BOWIE, MD 20716





For Lease 5th Floor - 4,558 sf  
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DEMOGRAPHICS

			
	POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INCOME
1 Mile	9,164	3,857	\$139,078
3 Miles	44,480	16,218	\$178,540
5 Miles	99,918	35,096	\$191,203

Demographics data derived from AlphaMap

