

# 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"



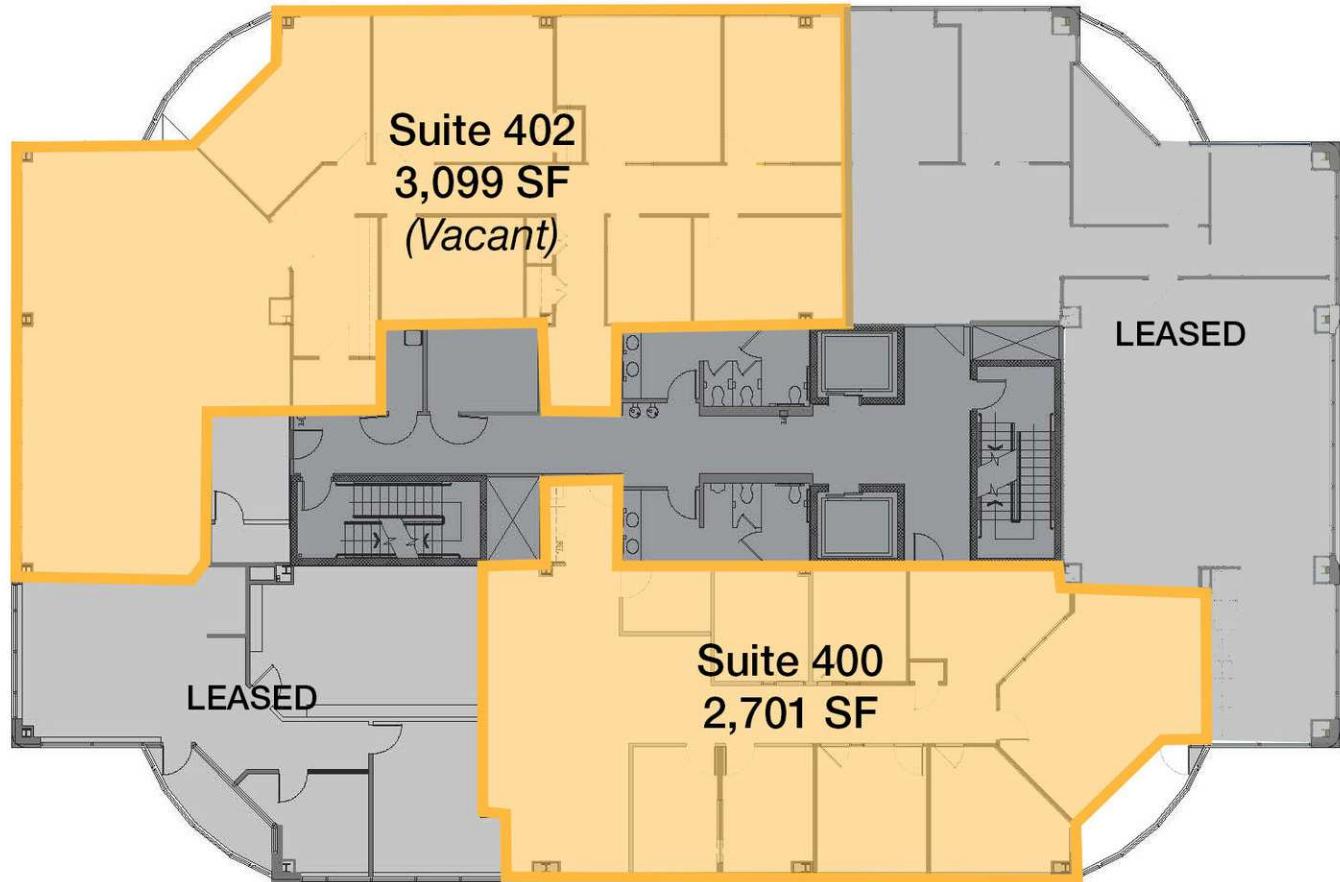
### STEVE CATALANO

C: 301.646.9310  
scatalano@naimichael.com

### JAMES F. MIERS

C: 301.605.3846  
jmiers@naimichael.com

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



**NAI**Michael

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

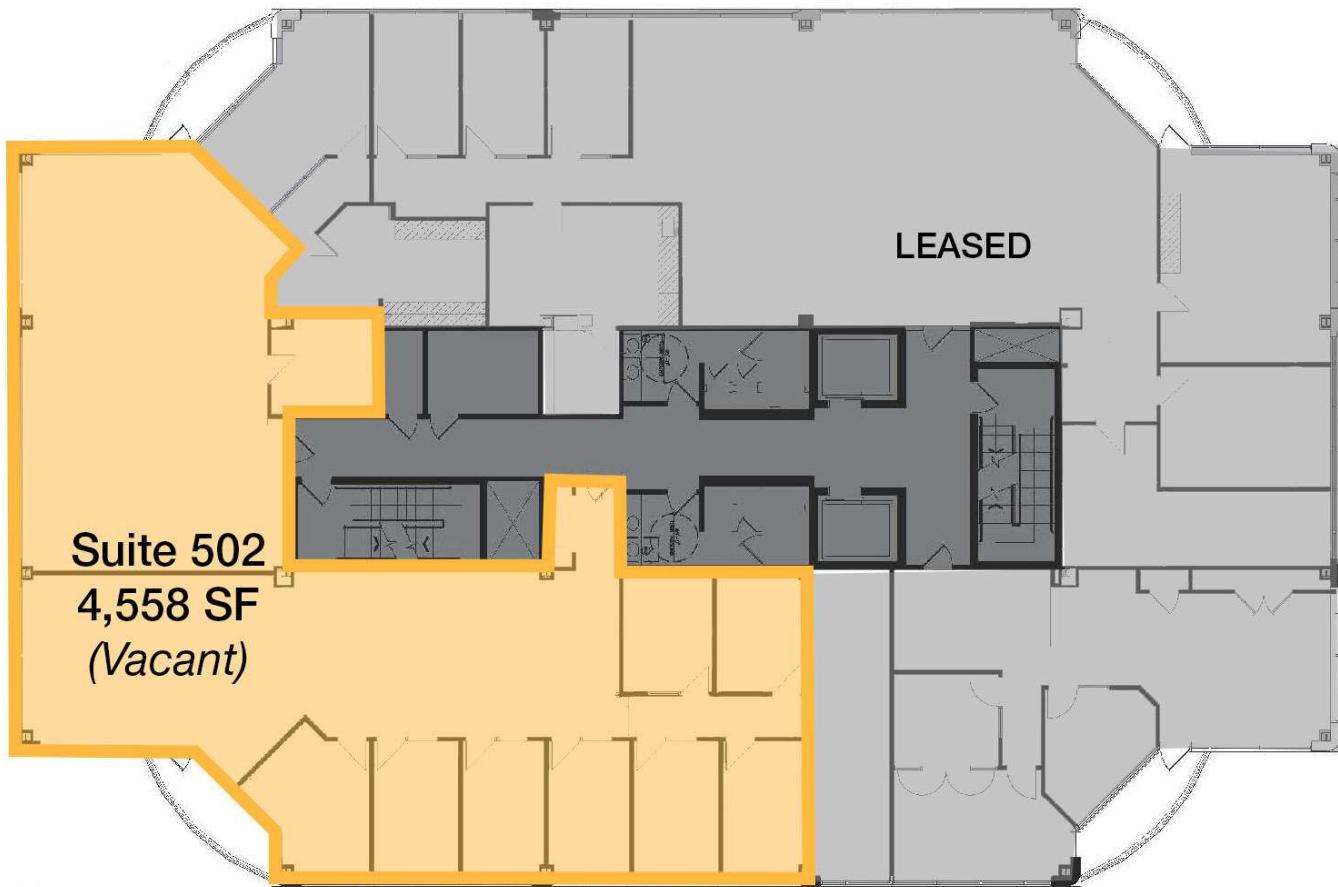
STEVE CATALANO

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For Lease 5th Floor - 4,558 sf  
4201 MITCHELLVILLE RD, BOWIE, MD 20716



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Courtyard Bowie



## 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



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