

For Lease

Office Space Near Hospital
Available Immediately



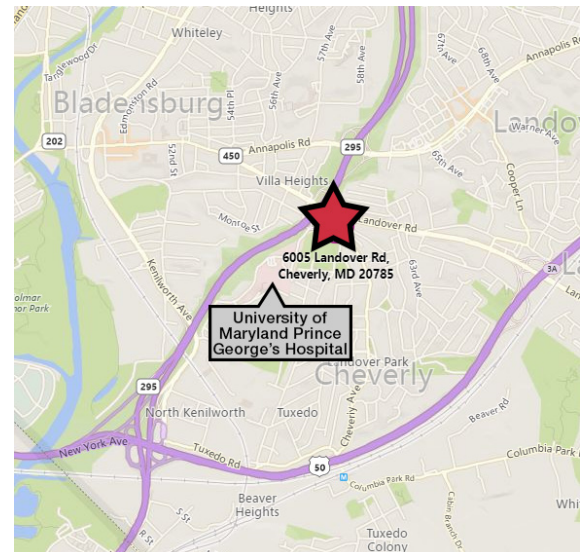
6005 Landover Road, Units 3 & 4

Cheverly, Prince George's County, MD 20785

Property Features

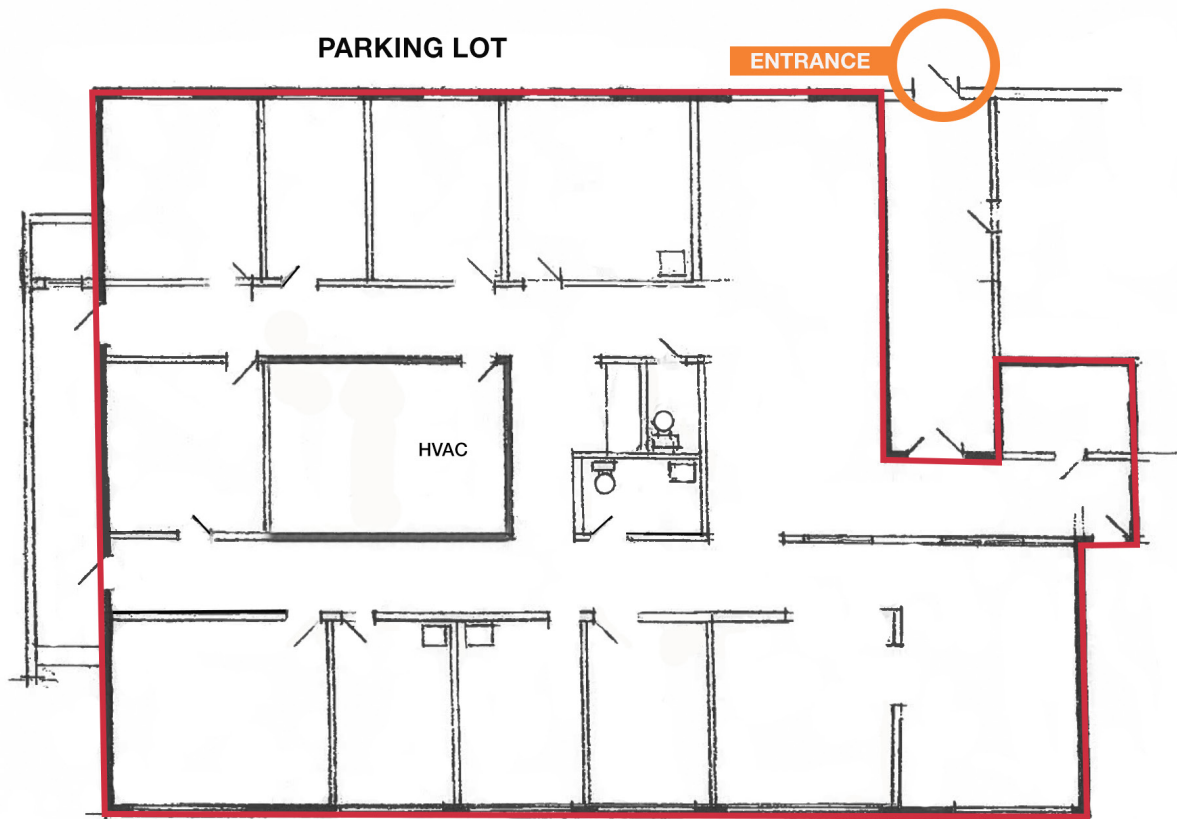
- Approximately ± 2,520 Square Feet of Office Space
- Handicapped Accessible
- Use as Medical or General Professional Office such as insurance, accounting, nursing management, counseling and consulting Space with exam rooms
- Ample Free Parking on Site
- Tenant pays electric, phone and internet
- Landlord pays other expenses, except pro rata share of Real Estate Taxes
- Minimum lease term - 3 years
- Pass throughs are the pro rata share of Real Estate Taxes (est. \$220/mo)
- Rent escalations are 3% per year

2023 Demographics	1 mile	3 mile	5 mile
Population	22,488	176,032	504,019
Households (HH)	7,671	60,125	182,466
Avg HH Income	\$97,800	\$92,670	\$105,793



LEASE RATE:
\$16.50 PER SQ. FT. PER YEAR,
NET OF ELECTRIC AND PHONE

For Lease
Office Space



6005 Landover Road - Units 3 & 4
NOT-TO-SCALE

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