

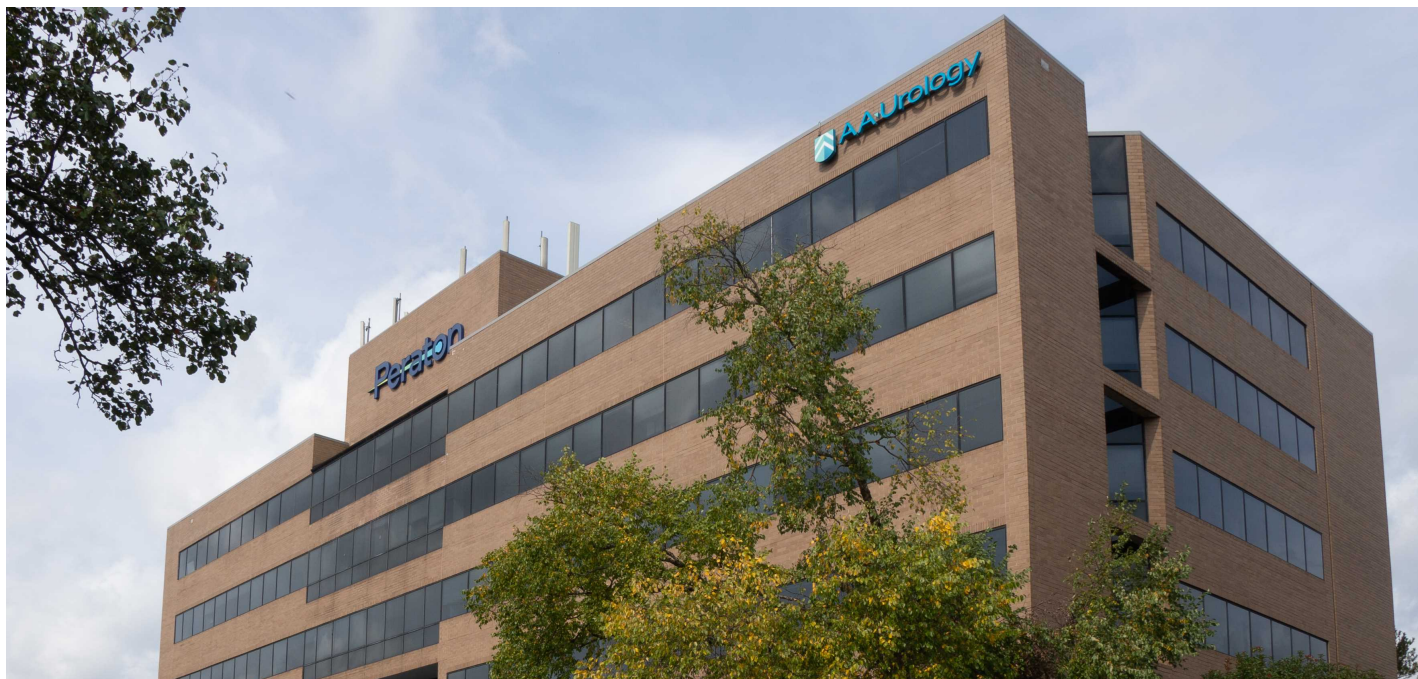
OFFICE/MEDICAL SPACE FOR LEASE

7833 & 7855 Walker Dr Greenbelt, MD 20770



WALKER BUILDING

7833 WALKER DRIVE



PROPERTY HIGHLIGHTS

PRICE / SF:	\$22
LEASE TYPE:	FULL SERVICE
BUILDING CLASS:	A
ZONING:	CGO
PARKING:	Free and Unreserved

PROPERTY OVERVIEW

- Move-in ready suites
- Build to suit
- Recently renovated with high-end finishes, including marble lobby, upgraded lighting
- Electronic key card access
- WalkerFit and WalkerRevive
- Spectacular view & large windows
- Building & monument signage opportunity
- Abundant parking - garage and front/rear parking lots
- Parking Ratio 3.7/1,000
- Full-time building engineer on-site
- 3 miles from Goddard Space Center, shopping and restaurants

ACCESSIBILITY

- 3 miles from NASA Goddard
- 3 miles from USDA, Beltsville
- 1 miles to 295 and 495
- 8 miles to Washington DC
- 21 miles from BWI Airport
- 17 miles from Reagan National Airport
- 2.5 miles from Greenbelt Metro
- 2.7 miles from the new FBI building

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AVAILABLE SUITES

7833 & 7855 WALKER DR GREENBELT, MD 20770

7833 WALKER

Available	SF	Rates	Summary
Suite 205	834 +/-	\$22	Fully built out office space
Suite 215	973 +/-	\$22	Fully built out office space
Suite 220	2,169 +/-	\$22	Fully built out office space
Suite 400	1,949 +/-	\$22	Fully built out private offices, small & large conference room, server room & kitchenette
Suite 415	1,342 +/-	\$22	Fully built out office space
Suite 510	3,401 +/-	\$22	Fully built out office space & kitchenette
Suite 520	3,401 +/-	\$22	Fully built out office space & kitchenette
Suite 580	9,459 +/-	\$22	Fully built out office space, reception, private offices, small & large conference room, kitchenette & restroom
Suite 610	3,110 +/-	\$22	Fully built out office, private offices, conference room & kitchenette
Suite 630	2,250 +/-	\$22	Fully built out office with reception & kitchenette

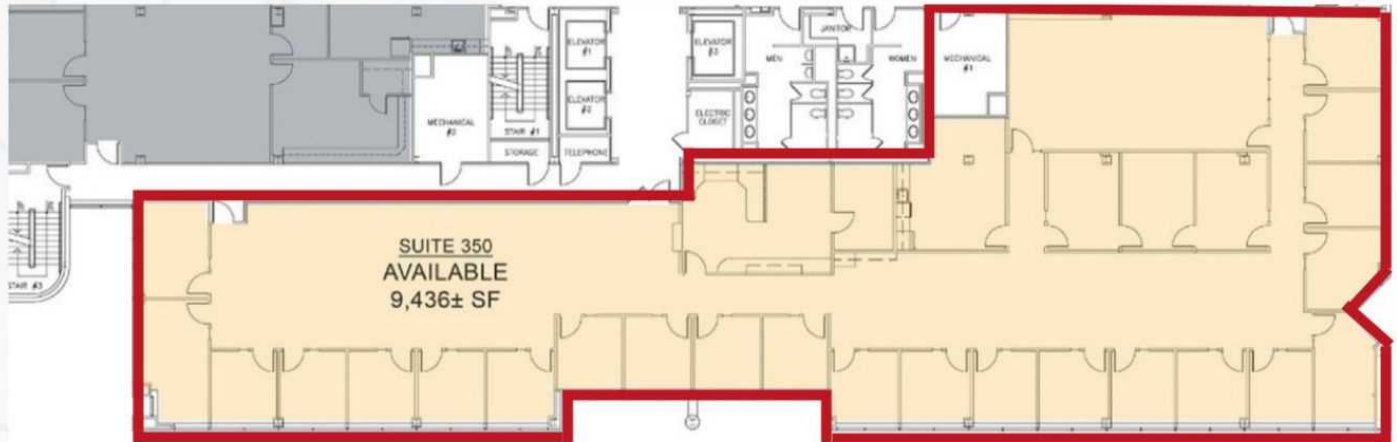
7855 WALKER

Available	SF	Rates	Summary
LL Suite 10	4,109 +/-	\$22	Large reception/receiving area, equipment & storage room
Suite 40	3,970 +/-	\$22	Partially build out office/medical & separate access from exterior
Suite 105	6,149 +/-	\$22	Fully built out medical with reception, private treatment rooms conference room & kitchenette
Suite 200	13,845 +/-	\$22	Entire floor fully built out offices, reception, large conference room & break space/kitchenette
Suite 201	4,796 +/-	\$22	Fully built out private offices & kitchenette
** 2nd Floor Can be combined for a total of 18,641 +/-			
Suite 350	9,436 +/-	\$22	Fully built out private offices, conference room, large bullpen, copy room & kitchenette
Suite 400	18,641 +/-	\$22	Entire floor with large reception area
Suite 500	9320 +/-	\$22	Fuly built out office/medical with private offices, reception & conference room



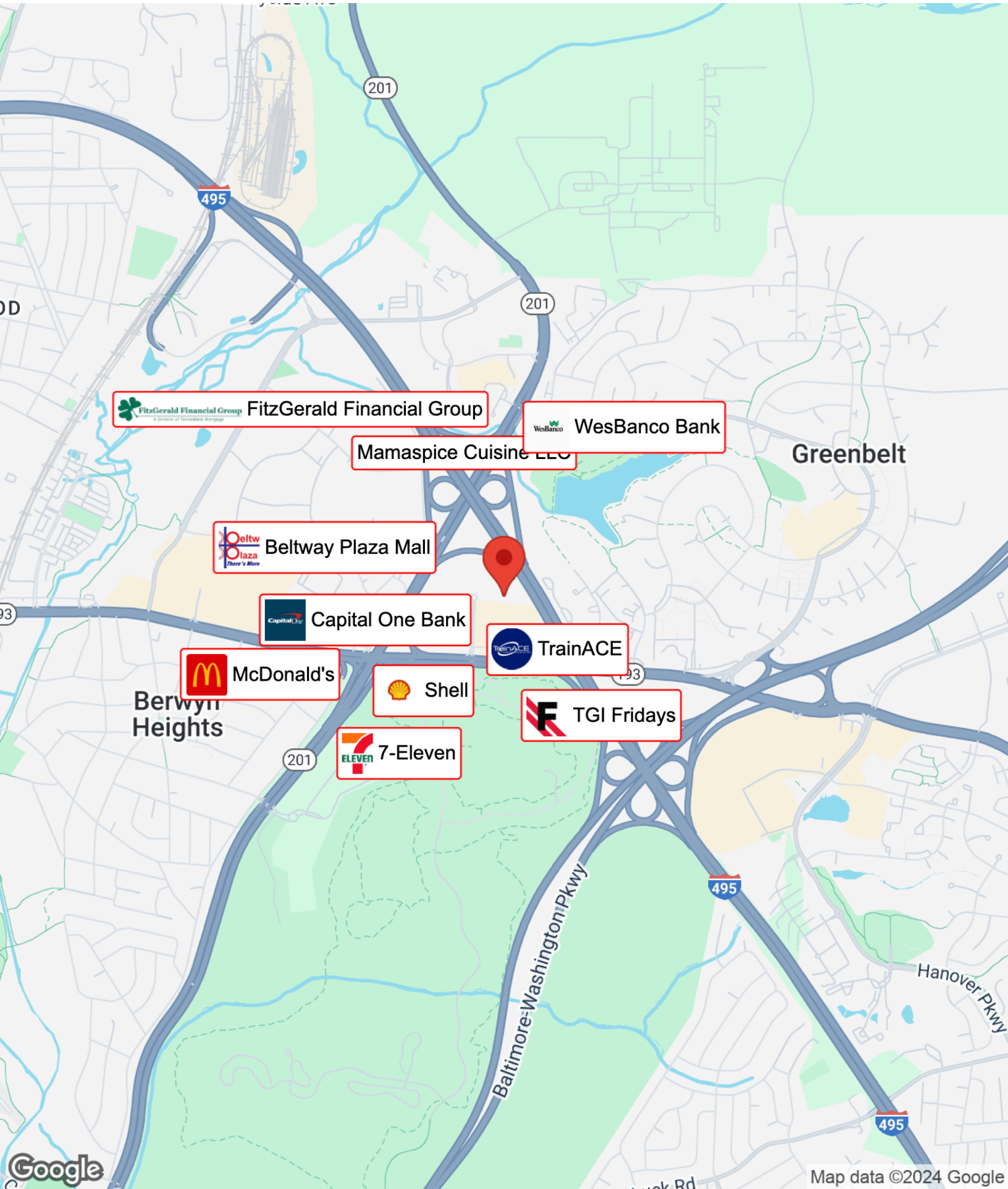
FLOOR PLAN

**NOTE: FLOORPLAN IS FOR INFORMATIONAL PURPOSES ONLY.
IT IS NOT PER BOMA SPECIFICATIONS**

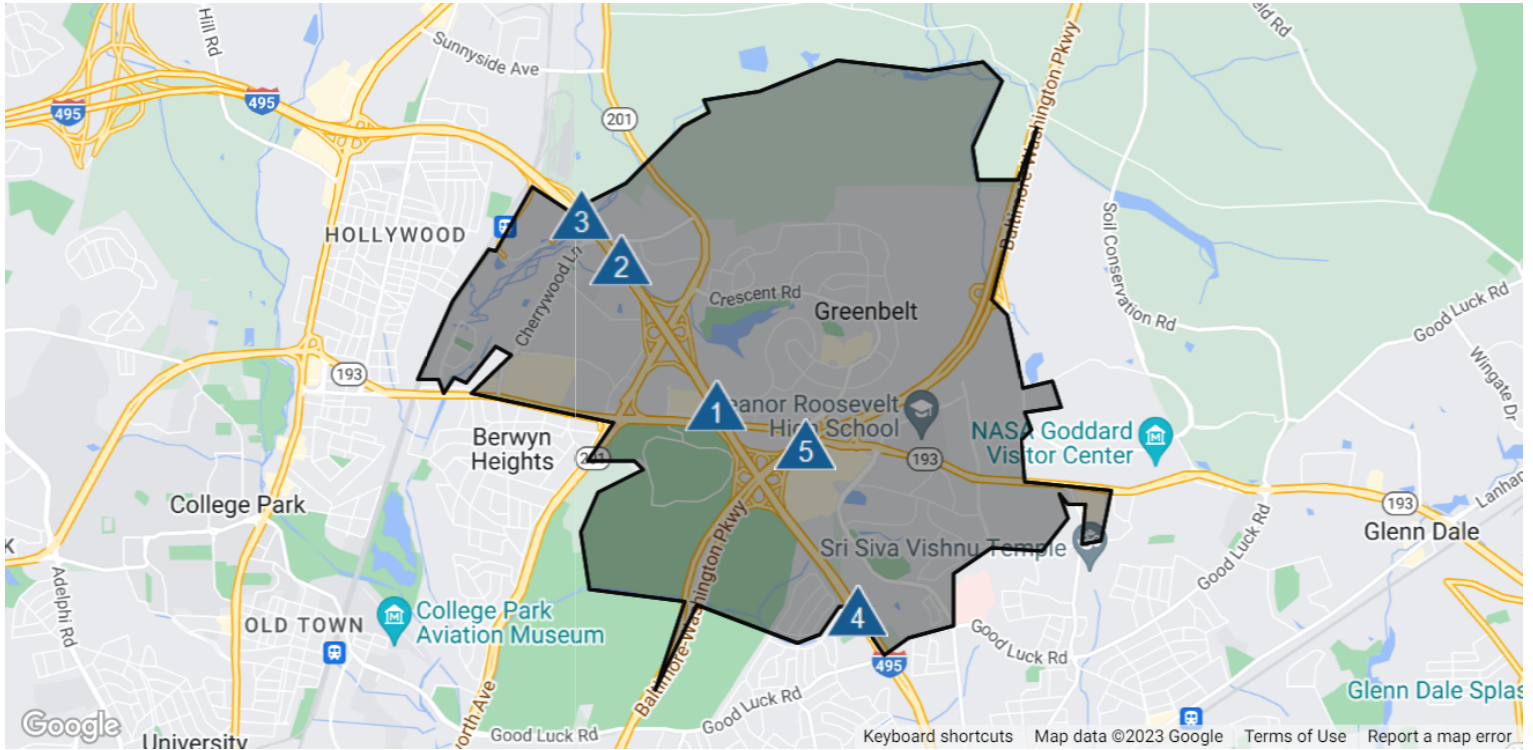


BUSINESS MAP

7833 WALKER DRIVE



Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

216,360

2022 Est. daily traffic counts

Street: I-95
Cross: Greenbelt Rd
Cross Dir: S
Dist: 0.11 miles

Historical counts

Year	Count	Type
2017	▲ 206,132	AADT
2012	▲ 214,580	AADT
2011	▲ 221,742	AADT
2008	▲ 211,392	AADT

2

215,538

2022 Est. daily traffic counts

Street: I-95
Cross: Cherrywood Ln
Cross Dir: NW
Dist: 0.12 miles

Historical counts

Year	Count	Type
2012	▲ 206,620	AADT
2008	▲ 205,932	AADT
2003	▲ 241,633	AADT
2002	▲ 250,325	AADT

3

215,530

2022 Est. daily traffic counts

Street: Capital Beltway
Cross: –
Cross Dir: –
Dist: –

Historical counts

Year	Count	Type
2017	▲ 215,272	AADT

4

208,392

2022 Est. daily traffic counts

Street: I-95
Cross: Good Luck Rd
Cross Dir: SE
Dist: 0.28 miles

Historical counts

Year	Count	Type
2012	▲ 203,698	AADT
2011	▲ 202,574	AADT
2008	▲ 203,493	AADT
2003	▲ 229,413	AADT

5

115,762

2022 Est. daily traffic counts

Street: Baltimore Washington Pkwy
Cross: Greenbelt Rd
Cross Dir: NE
Dist: 0.04 miles

Historical counts

Year	Count	Type
2017	▲ 119,161	AADT
2012	▲ 116,820	AADT
2011	▲ 113,370	AADT
2008	▲ 109,880	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



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