

OFFICE/MEDICAL SPACE FOR LEASE

10210 Greenbelt Road, Lanham, MD 20706

Vita Home Dialysis

SUITE
100

10210



AEROSPACE BUILDING

10210 GREENBELT ROAD



PROPERTY HIGHLIGHTS

| | |
|-----------------------|---------------------|
| PRICE / SF: | \$18-\$22 |
| LEASE TYPE | FULL SERVICE |
| BUILDING CLASS | B |
| ZONING | IE |
| PARKING | Free and Unreserved |

PROPERTY OVERVIEW

- Move in ready suites
- Class-B Medical/Office/Retail space available
- Recently renovated with high end finishes
- Impressive and contemporary marble lobby, upgraded lighting, & tenant lounge
- Electronic keycard access
- Spectacular view & large windows
- Building & monument signage opportunity
- Full-time building engineer on-site
- Abundant parking - 522 free surface spaces
- Close to Goddard Space Center, Shopping and Restaurants

ACCESSIBILITY

- .9 miles from NASA Goddard
- 7 miles from USDA, Beltsville
- 3 miles to 295 and 495
- 7 miles to 95 North
- 9 miles to Washington DC
- 20 miles from BWI Airport
- 35 miles from Reagan National Airport

HELEN DELLHEIM

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AVAILABLE SUITES

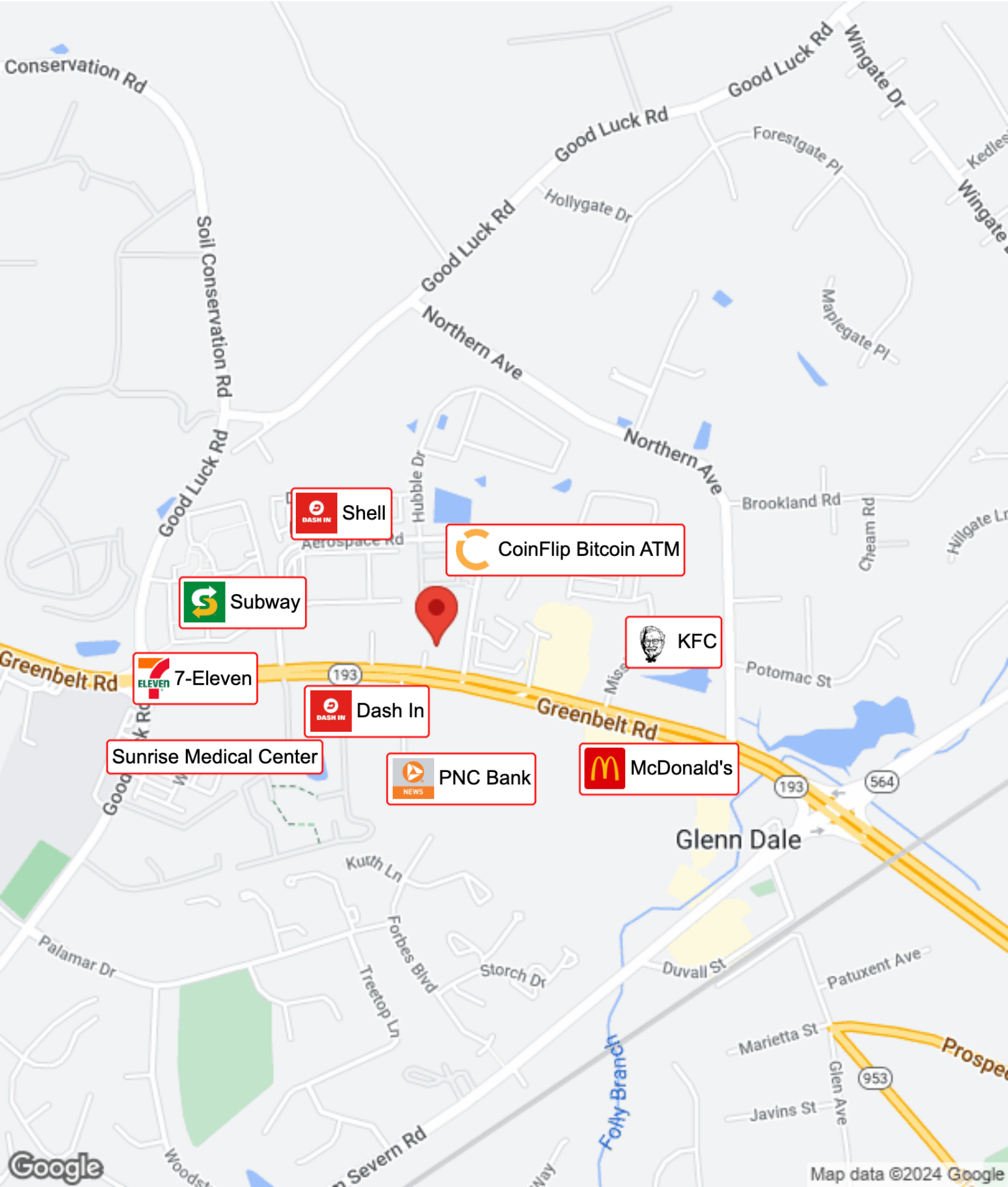
10210 GREENBELT ROAD, LANHAM, MD 20706

| Available | SF | Rates | Summary |
|--|--------|-------|---|
| Suite 110 | 5,395 | \$22 | Fully built out office space |
| 2nd Floor | 16,837 | \$18 | Full floor: Small & large conference room private offices, bull-pen space, kitchenette, server room & en-suites restrooms |
| Suite 300 | 3,960 | \$18 | Fully built out office space |
| Suite 305 | 1,555 | \$18 | Office/medical & needs full build out |
| Suite 310/320 | 11,322 | \$18 | 24 window offices, 3 bullpen areas, training room, kitchenette, copyroom & server room |
| ** 3rd Floor Can be combined for a total of 16,837 SF | | | |
| Suite 770 | 5,735 | \$18 | Office/medical, full build out, large bullpen & server room |
| Suite 900 | 6,322 | \$18 | Office/retail, full built out, 15 window offices, 3 interior, kitchenette & copy room |
| Suite 950 | 8,667 | \$18 | Office/medical full built out, private offices, large conference room, reception area, kitchen & private restroom, |
| Suite 960 | 1,848 | \$18 | Office/medical, full built out, 2 offices, training room, reception, server & conference room |
| ** 9th Floor Can be combined for a total of 16,837 SF | | | |



BUSINESS MAP

10210 GREENBELT ROAD



Shell



CoinFlip Bitcoin ATM



Subway



7-Eleven



Dash In

Sunrise Medical Center



PNC Bank



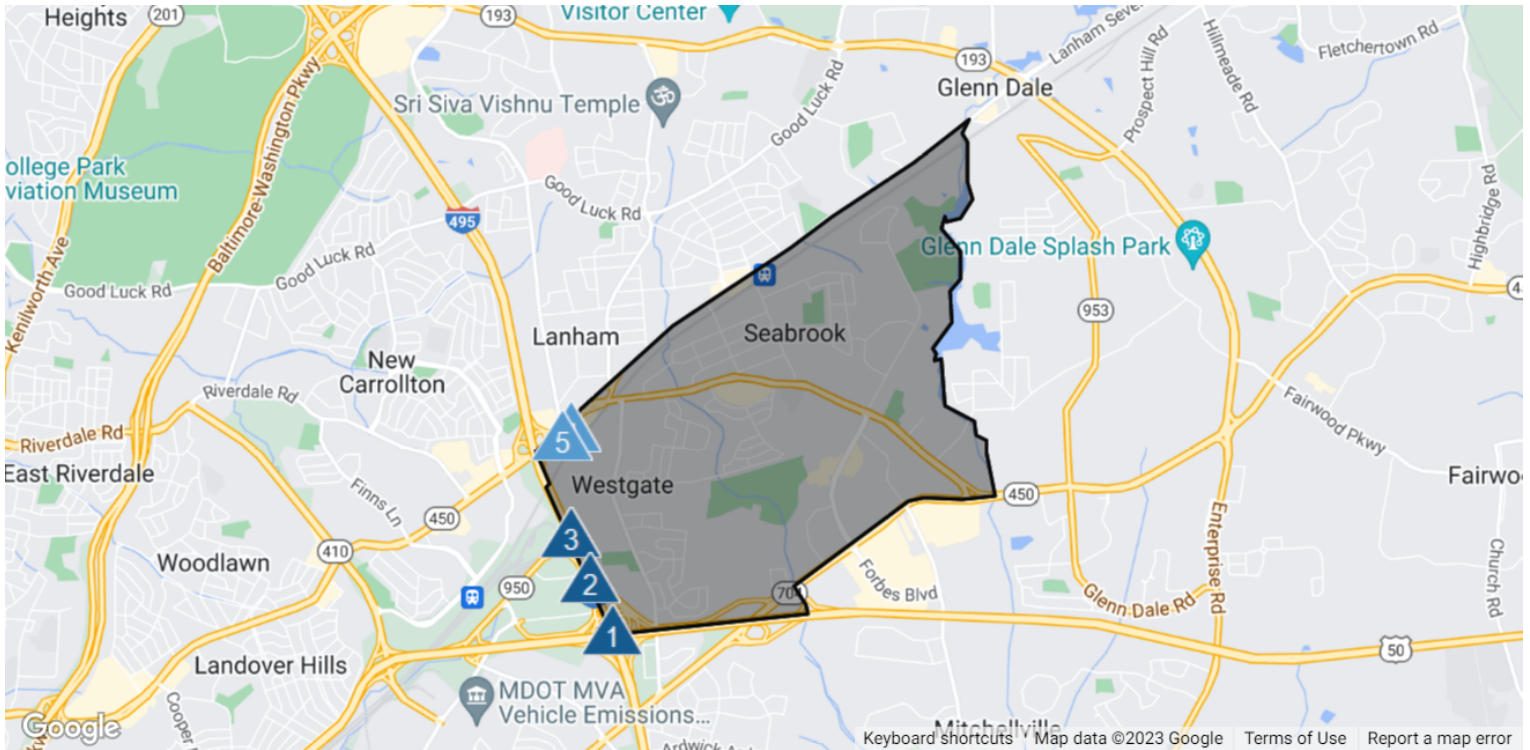
KFC



McDonald's

Glenn Dale

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
228,614

2022 Est. daily traffic counts

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

Historical counts

| Year | Count | Type |
|------|-----------|------|
| 2017 | ▲ 228,340 | AADT |

2
228,599

2022 Est. daily traffic counts

Street: **I-95**
 Cross: **Cobb Rd**
 Cross Dir: **SE**
 Dist: **0.32 miles**

Historical counts

| Year | Count | Type |
|------|-----------|------|
| 2012 | ▲ 218,760 | AADT |
| 2008 | ▲ 230,042 | AADT |
| 2003 | ▲ 241,476 | AADT |
| 2002 | ▲ 220,375 | AADT |

3
227,189

2022 Est. daily traffic counts

Street: **Capital Beltway**
 Cross: **Timber Ln**
 Cross Dir: **E**
 Dist: **0.14 miles**

Historical counts

| Year | Count | Type |
|------|-----------|------|
| 2018 | ▲ 226,971 | AADT |

4
66,900

2022 Est. daily traffic counts

Street: **Annapolis Road**
 Cross: –
 Cross Dir: –
 Dist: –

Historical counts

| Year | Count | Type |
|------|----------|------|
| 2017 | ▲ 67,090 | AADT |

5
61,653

2022 Est. daily traffic counts

Street: **Annapolis Rd**
 Cross: **Princess Garden Pkwy**
 Cross Dir: **NE**
 Dist: **0.03 miles**

Historical counts

| Year | Count | Type |
|------|----------|------|
| 2018 | ▲ 66,491 | AADT |
| 2012 | ▲ 62,440 | AADT |
| 2008 | ▲ 52,492 | AADT |
| 2003 | ▲ 55,475 | AADT |

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



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