

OFFICE SPACE
FOR LEASE

10003 Derekwood Lane
Lanham, Maryland 20706



Leasing by:

NAMichael

Office Space for Lease
10003 DEREKWOOD LANE

PROPERTY DETAILS

- Flexible office suites available from 1,500± rsf up to 6,076± rsf
- Newly constructed event space in building
- Tenant lounge and gym to come
- Beautiful atrium-style lobby
- Ample parking surrounding building with ADA access and loading dock
- Immediate access to the Capital Beltway (I-495/I-95) and Route 50
- 5 minutes to Metro, MARC, and Amtrak
- Located in prominent Washington Business Park
- LEASE RATE: \$20.50/sf, Full Service



Beautiful atrium-style lobby with digital directory & seating

LOCATION DETAILS

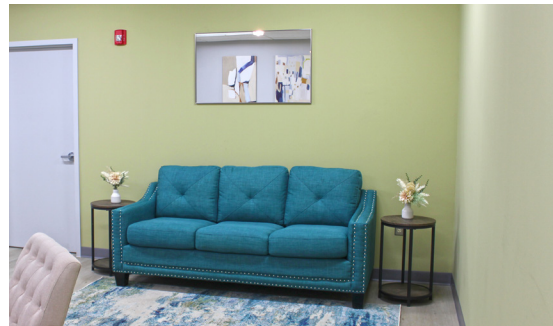
- Excellent access to the Capital Beltway (I-495/I-95) and Route 50 (John Hanson Highway)
- Close to major employment centers, including Amazon, Safeway, FedChoice Federal Credit Union, Thompson Creek Windows, Lockheed Martin, Colony Hardware, and many more
- Close to high-end residential neighborhoods, including the new & highly successful Vista Gardens West townhomes
- Very strong day and evening demographics



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Brand new event space with seating areas & kitchen available for tenants



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Demographics



POPULATION



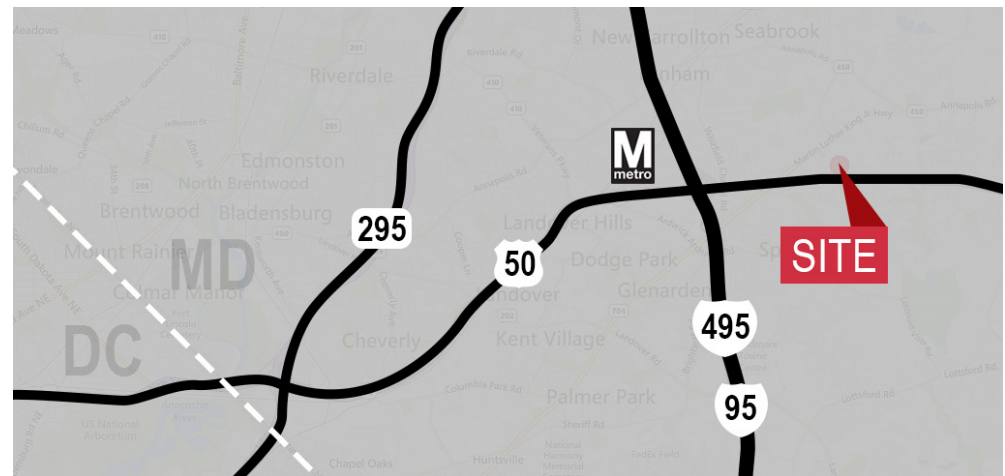
HOUSEHOLDS



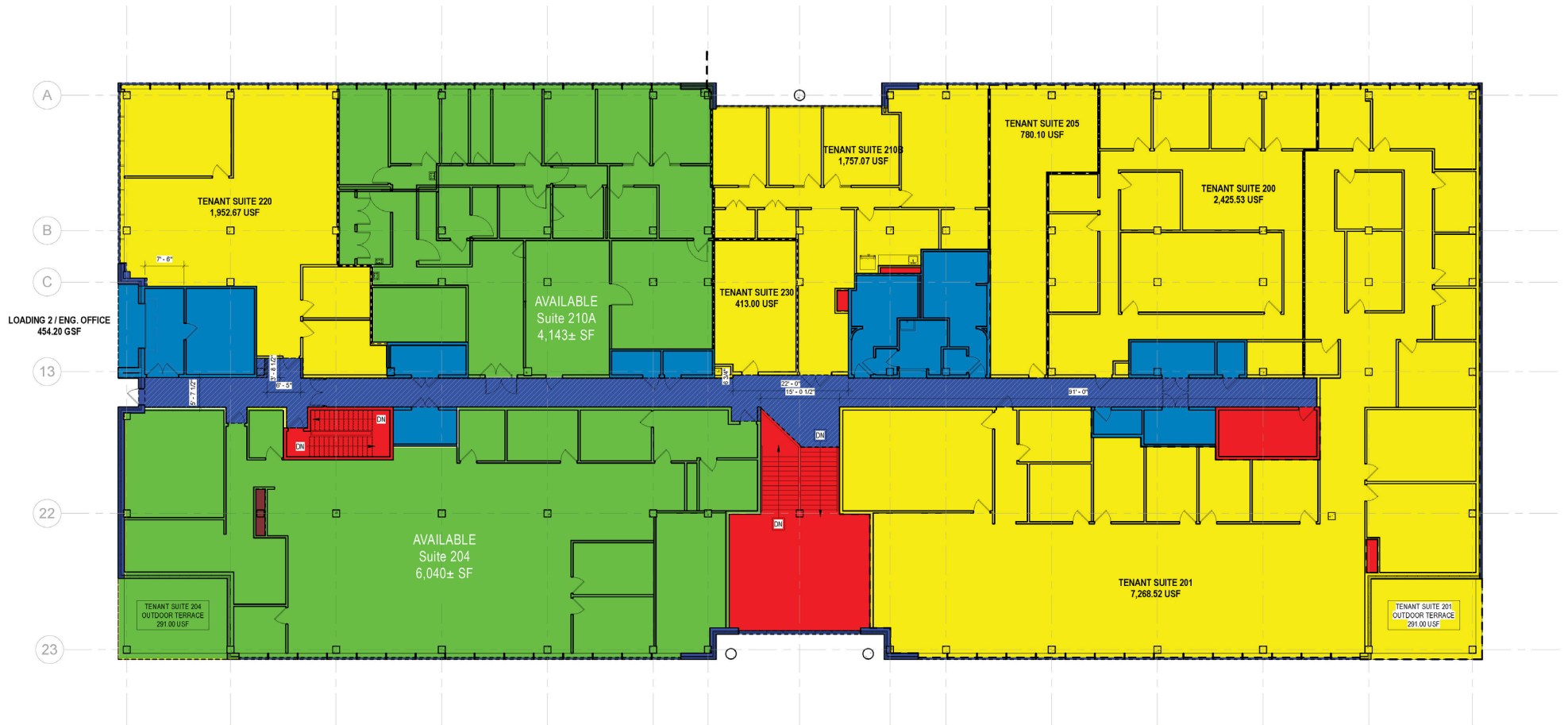
AVG. HOUSEHOLD
INCOME

	POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INCOME
1 mile	7,284	2,243	\$164,848
3 miles	90,845	28,896	\$138,001
5 miles	262,959	89,534	\$129,653

EnviroNics Analytics 2024



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1 UPPER LEVEL - BOMA DIAGRAM
A-102 SCALE: 3/32" = 1'-0"

Available Spaces

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 204	1,500 - 6,040 SF	Full Service	\$20.50 SF/year
Suite 210A	1,500 - 4,143 SF	Full Service	\$20.50 SF/year

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10003 Derekwood Lane, Lanham, MD 20706

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