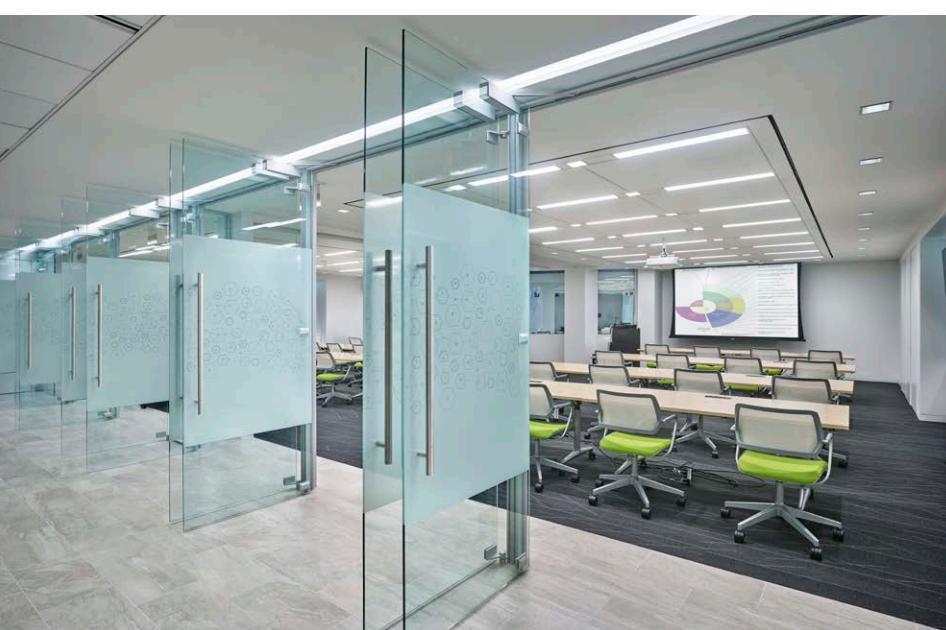


# GSA EXPANSION NOW COMPLETE



**FOR SALE**  
**CALVERTON TOWER**  
11785 BELTSVILLE DRIVE  
BELTSVILLE, MD  
**A GSA-ANCHORED VALUE-ADD OPPORTUNITY**



Transwestern, as the exclusive representative for the owner, is pleased to present the fee simple interest in Calverton Tower, a US government anchored value-add opportunity.

## PROPERTY AT-A-GLANCE

**Year Built/  
Renovated** 1990/2018

**Stories** 17

**Occupancy** 86%

**GSA WALT** 8 years

**Rentable Area** 209,496 SF

**Anchor Tenant** GSA



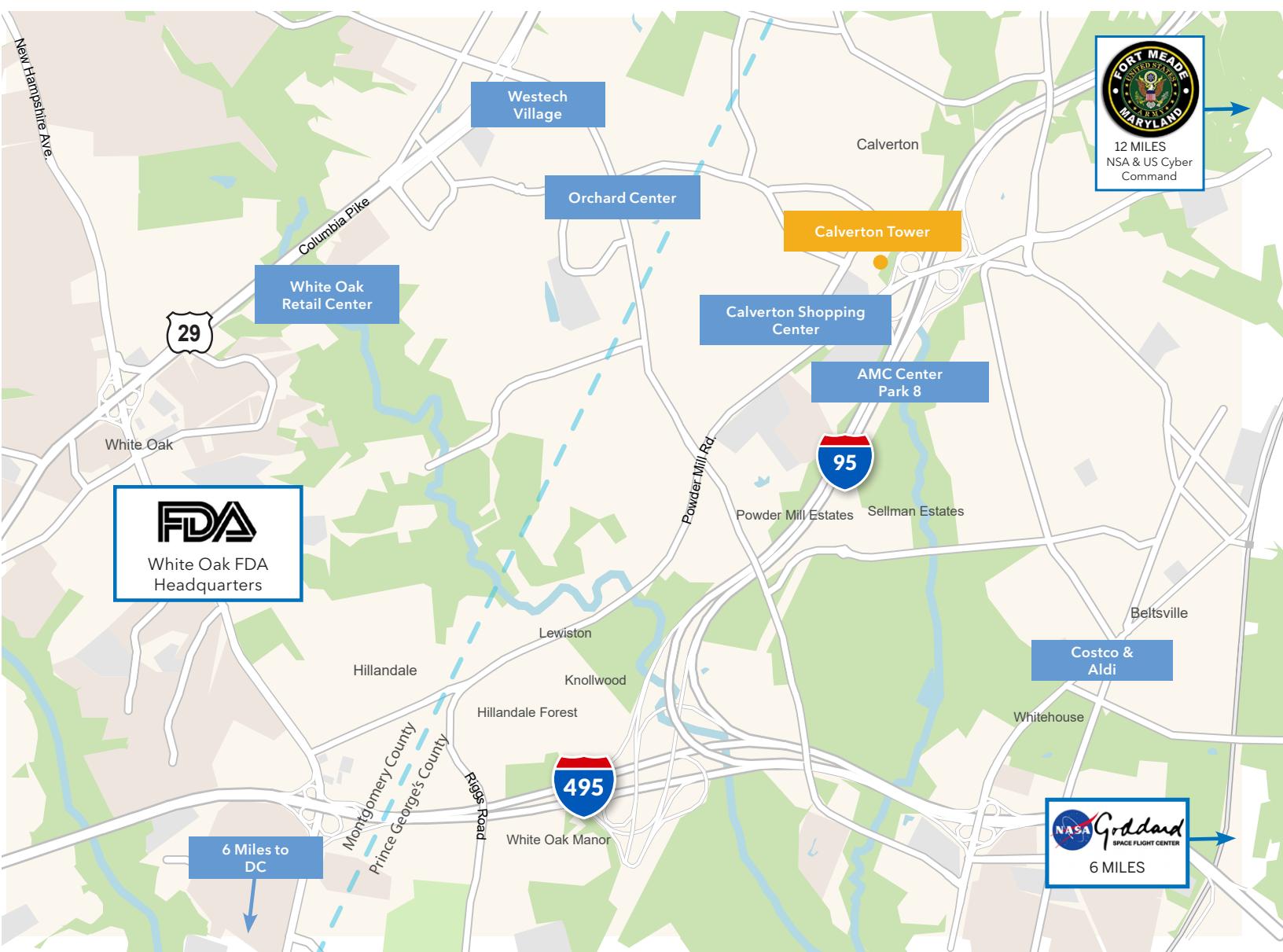
## INVESTMENT HIGHLIGHTS

- Value-add opportunity with stable cash flow
- GSA/FDA Credit on over 69% of Building
- \$5.5MM in Base Building Capital Since 2018
- Over \$18.5MM Spent on GSA Improvements
  - Plus an additional \$8.8MM in 2020/2021
- Adjacent to FDA White Oak Campus
- 4.8% Vacancy Rate Within 3 miles of FDA White Oak Campus
- Tallest Building in the Region
- Proximate to Numerous Government Demand Drivers
- Strong Amenity Base
- Substantially Below Replacement Cost
- Free and Clear of Debt

## VALUE-ADD LEASING OPPORTUNITY

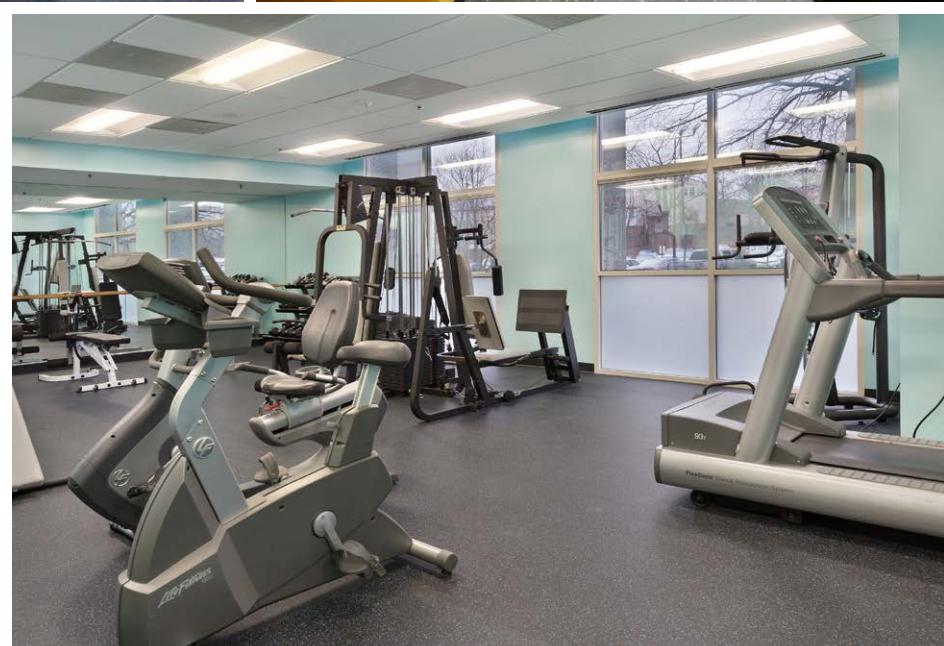
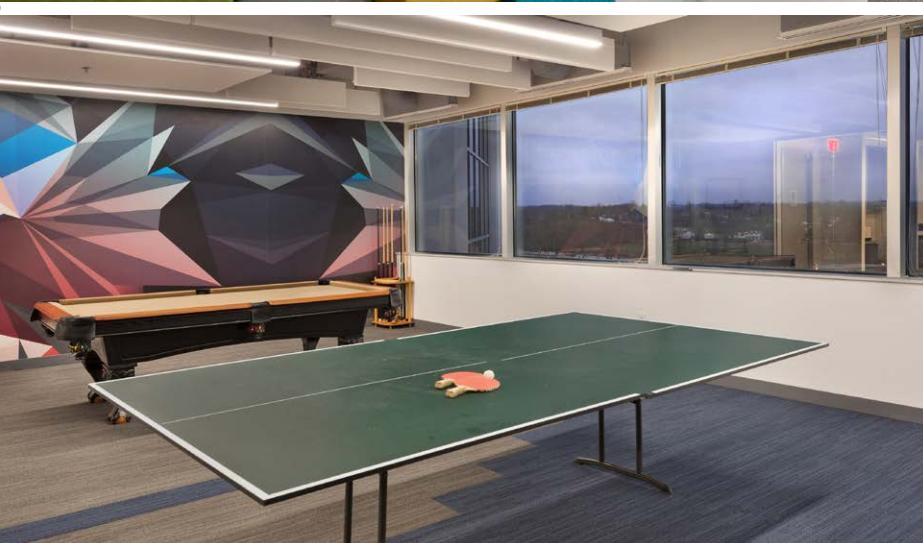
- Lease-up 27,717 SF of vacant space
  - Signage opportunity, visible from I-95
- Opportunity to expand and extend GSA/FDA lease
  - Other FDA departments looking to move closer to the White Oak Campus
  - Center for Tobacco and Vaping Products continues to expand - strong prospect for balance of building
  - Opportunity to make substantial fees on GSA build-outs
- One of only two class A buildings in Beltsville Calverton with a large block of space on an upper floor
- Center Core makes efficient floor plates for both single and multitenant configurations





## LOCATION HIGHLIGHTS

- Unrivaled connectivity
  - I-95, Route 29, I-495, Route 1, and Baltimore-Washington Parkway
- Strong government demand drivers
  - FDA (2 miles), NASA (6 miles), and Fort Meade NSA & US Cyber Command (12 miles)
- Robust amenities
  - Adjacent to Calverton Shopping Center
- Access to affordable and educated workforce in two counties



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