

FOR LEASE

47332 THOMAS ROWE LN, LEXINGTON PARK, MD 20653



Turnkey Office
Spaces for Lease

Nick G. Stellway, CCIM

443.584.4494

nstellway@hyattcommercial.com

Gordon Stellway

667.307.4544

gstellway@hyattcommercial.com

PROPERTY DESCRIPTION

Several suites available for lease, ideal for GovCon customers. Located across from Naval Air Station Patuxent River, the property offers practical layouts, flexible floor sizes, and convenient access to daily services and primary roadways. Each space is suitable for professional users who require a productive and accessible work environment.

HIGHLIGHTS

- Minutes from Naval Air Station Patuxent River
- Flexible professional office layouts
- Close to retail, dining, and daily services
- Convenient access to major roadways and the St. Mary's Airport
- Ready for immediate occupancy
- Suitable for a range of office users



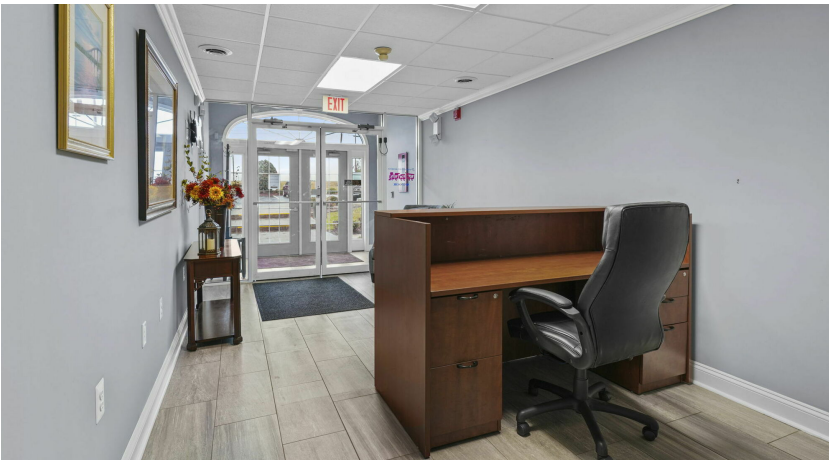
OFFERING



FOR LEASE OFFICE SPACE

Building Size	22,391 SF
Lease Rate	\$13.25 SF/yr (MG)

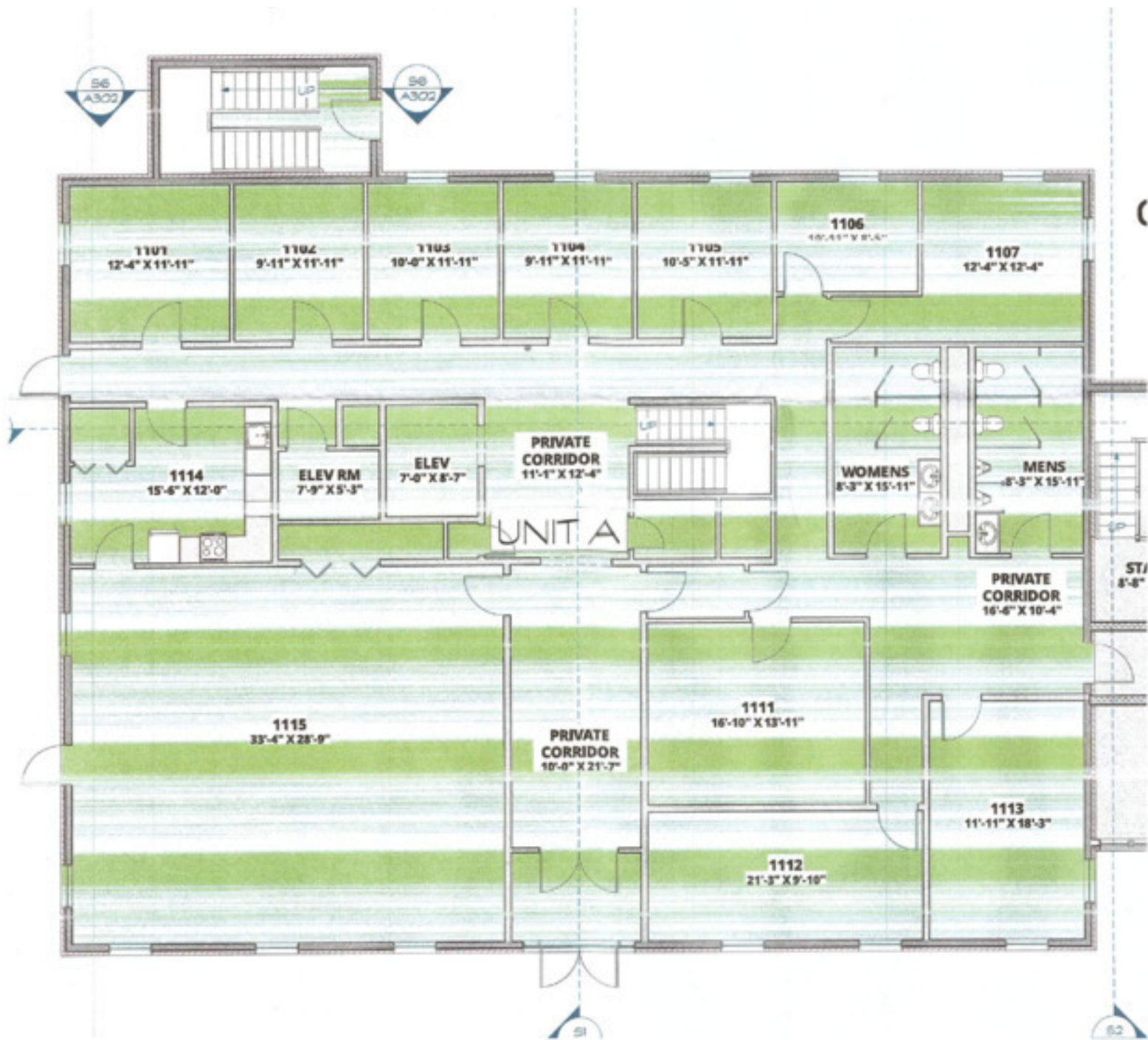
SPACES	SPACE SIZE
Suite A	4,480 SF
Suite C	5,988 SF
Suite D	6,213 SF



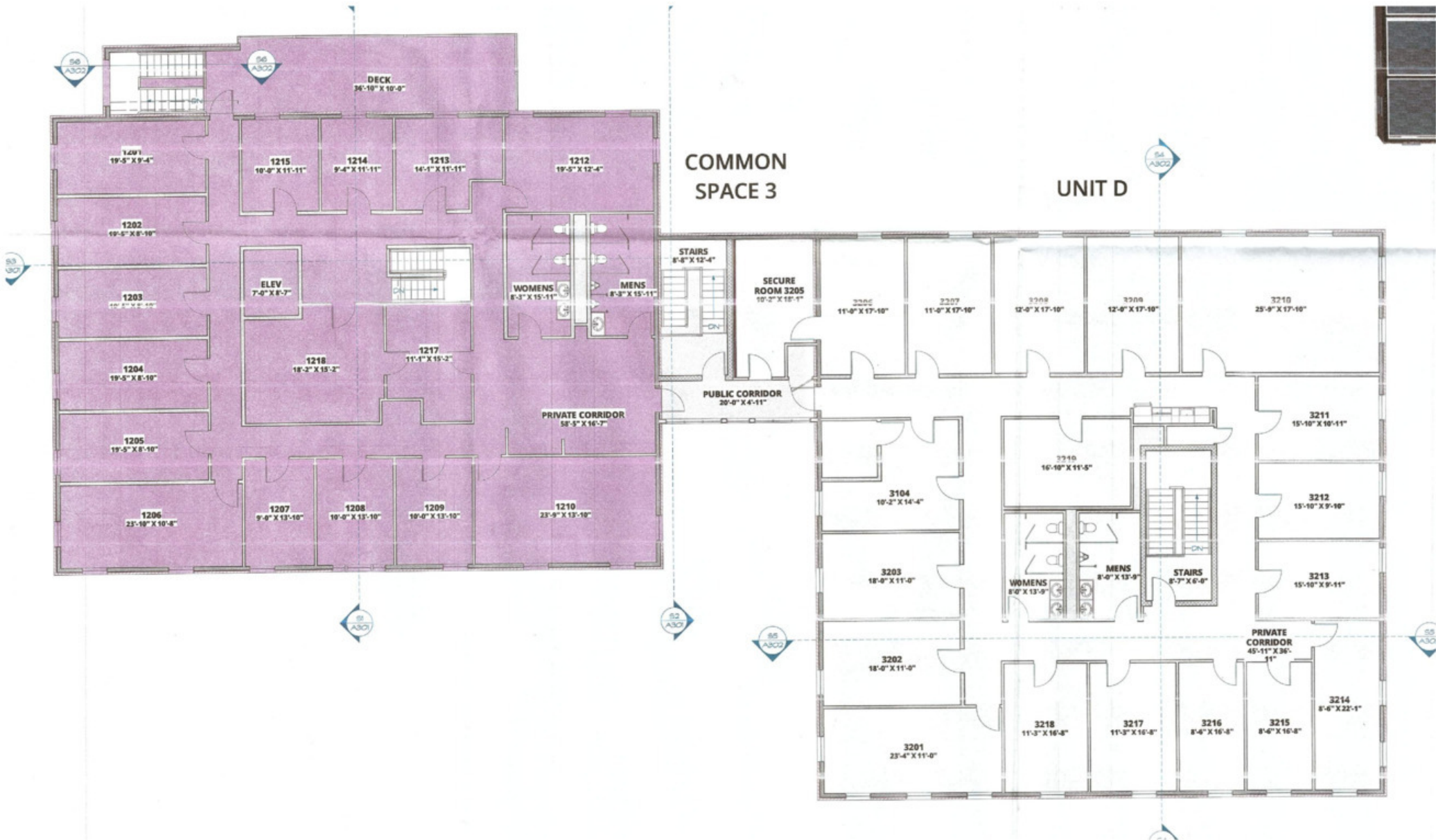
ADDITIONAL PHOTOS



SUITE A - FLOOR PLAN



SUITE C AND D - FLOOR PLAN





CONTACT

HYATT COMMERCIAL

410.266.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401

Nick G. Stellway, CCIM

443.584.4494

nstellway@hyattcommercial.com

Gordon Stellway

667.307.4544

gstellway@hyattcommercial.com

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters. The property is subject to price change or withdrawal without notice.