

# MARYLAND TRADE CENTER

7474 & 7500 Greenway Center Drive | Greenbelt | MD | 20770

From 705 SF  
Up to 13,934 SF  
Available

Knowledge  
Perseverance  
Integrity

**Cambridge**  
Property Group LLC



# **MARYLAND TRADE CENTER**

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# GREENBELT'S PREMIER BUSINESS PARK



MARYLAND  
TRADE  
CENTER I

MARYLAND  
TRADE  
CENTER II

# PROPERTY HIGHLIGHTS

**MARYLAND TRADE CENTER I**  
7500 Greenway Center Drive



**16-Stories | 192,536 SF**

**MARYLAND TRADE CENTER II**  
7474 Greenway Center Drive



**12-Stories | 158,464 SF**

Two office towers totalling 351,410 square feet ideally situated in one of Prince George's County's most prominent Class A multi-tenant office parks.

With move-In ready office/medical suites and a new spec suite available, tenants are in good company among top medical practices and government contractors.

Strategically positioned just 1.5 miles from Doctors Community Hospital, 2 miles from NASA Goddard Space Flight Center, and 3 miles from the National Security Administration (NSA) at Fort Meade.

Boasting convenient commuter connectivity, the property is optimally located at the confluence of the Capital Beltway and the Baltimore-Washington Parkway with immediate access to I-95 and I-495. It is just 3 miles from Greebelt Metro (orange line), 5 miles from New Carrollton Metro (green line), and 15 miles to BWI Airport.

Tenants enjoy property amenities such as a fitness center with showers and lockers, a conference center, and a convenient on-site café (The Perfect Pita).

Abundant parking with a combined total of 1,249 spaces are available with a generous parking ratio of 3.65 per 1,000 sf.

Tenants are at ease with an on-site building engineer to ensure proper facility maintenance along with on-site security for secure lobby access.

Tenants indulge in over 200,000 SF of retail and restaurant amenities all within walking distance of the property along with an onsite lodging options.



Prominent Business Park



Strategic Location



NEW! Spec Suite + Move-In Ready Office/Medical Suites Available



Tenant Conference Center



Tenant Fitness Center



Convenient Onsite Café



Expansive Window Line



Highly-Visible Signage Opportunities



Onsite Building Engineer



Onsite Security



Abundant Parking



Exceptional Access



Onsite Hotel Options



Bountiful Dining Options



A Plethora of Shops & Retail

# WALKABLE AMENITIES

- > Maryland Trade Center is adjacent to Greenway Sopping Center with 200,000+ square feet of walkable retail which consists of approximately 30+ stores for tenants to enjoy right at their doorstep.
- > Tenants indulge in a plethora of food and beverage options including Starbucks, Safeway, Chevy's, Subway, Wendy's, and IHOP.



- > Walkable banking options include Capital One, Fulton Bank, and M&T Bank.
- > Hotels within walking distance include WoodSpring Suites Hotel and Holiday Inn.
- > In addition to the property's fitness center, tenants also enjoy health and wellness with a short walk to LA Fitness and Modell's Sporting Goods.
- > Major retail options include CVS, PetSmart, Party City, Ross, Dollar Tree, Advanced Auto, AT&T, and Bath and Body Works.

# STRATEGIC LOCATION

3 MILES TO FORT MEADE



2 MILES TO NASA GODDARD FLIGHT CENTER

1.5 MILES TO DOCTOR'S COMMUNITY HOSPITAL



10 MILES TO DOWNTOWN WASHINGTON, DC

## GREENBELT SHOPPING CENTER



Eat



Shop



Play



MARYLAND TRADE CENTER I

MARYLAND TRADE CENTER II



GREENBELT ROAD

HANOVER PARKWAY

BALT-WASH PARKWAY

CAPITAL BELTWAY



# EXCEPTIONAL ACCESS



CONVENIENT COMMUTER CONNECTIVITY

- > Located at the intersection of the Capital Beltway (I-495) and Baltimore-Washington Parkway (I-295).
- > Immediate access to I-95 and Greenbelt Road (I-193).



- > Maryland Trade Center I parking ratio: 4.11 per 1,000 sf (755 total).
- > Maryland Trade Center II parking ratio: 3.12 per 1,000 sf (494 total).



GREENBELT METRO STATION

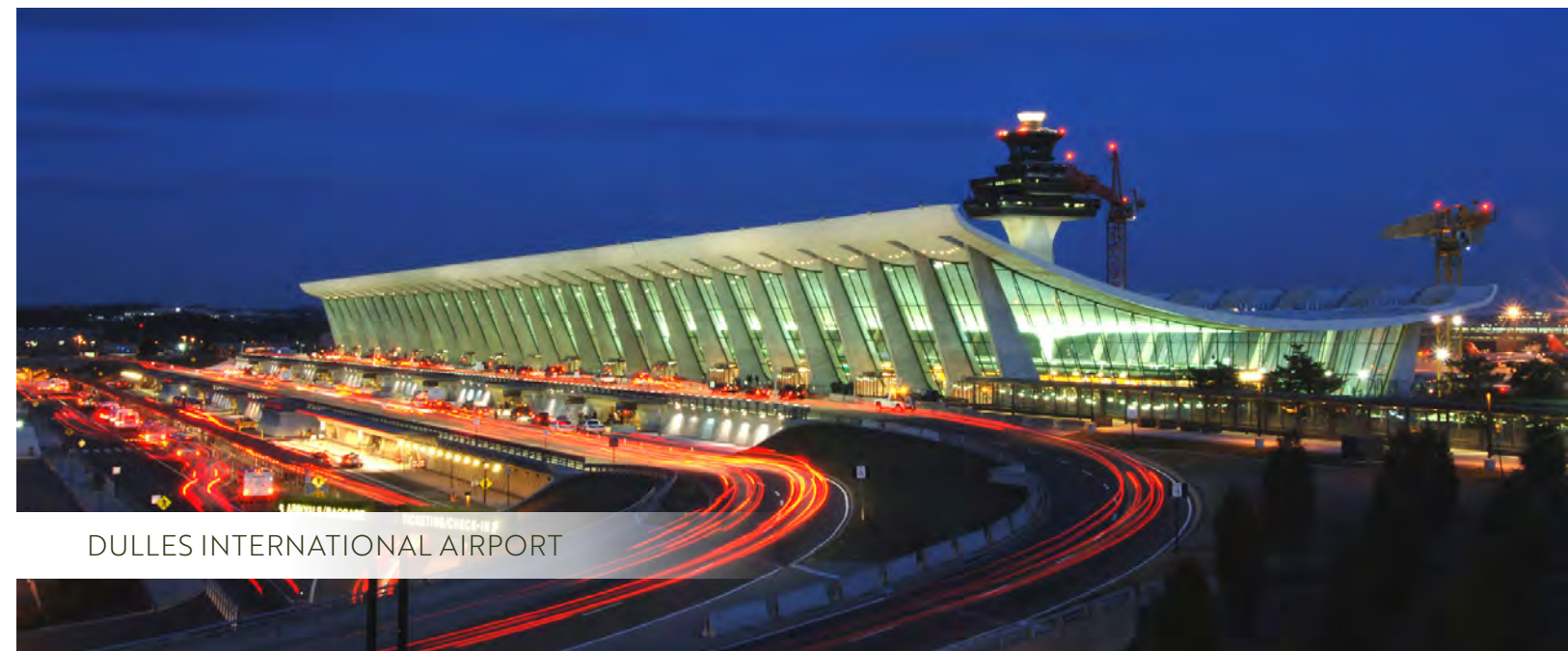
- > 3 miles to Metro Green Line (Greenbelt).
- > 5 miles to Metro Orange Line (New Carrollton).



- > 15 miles to BWI Airport.
- > 16 miles to Reagan National Airport.



BALTIMORE WASHINGTON INTERNATIONAL AIRPORT



DULLES INTERNATIONAL AIRPORT

# HEALTH & WELLNESS





# COLLABORATIVE EXPERIENCE



# MOVE-IN READY SUITE

MTC II • SUITE 910 • 6,152 SF

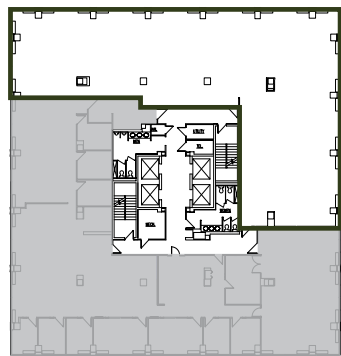


SCAN / CLICK  
FOR VIRTUAL  
TOUR

I - 295 PARKWAY



I - 495 BELTWAY

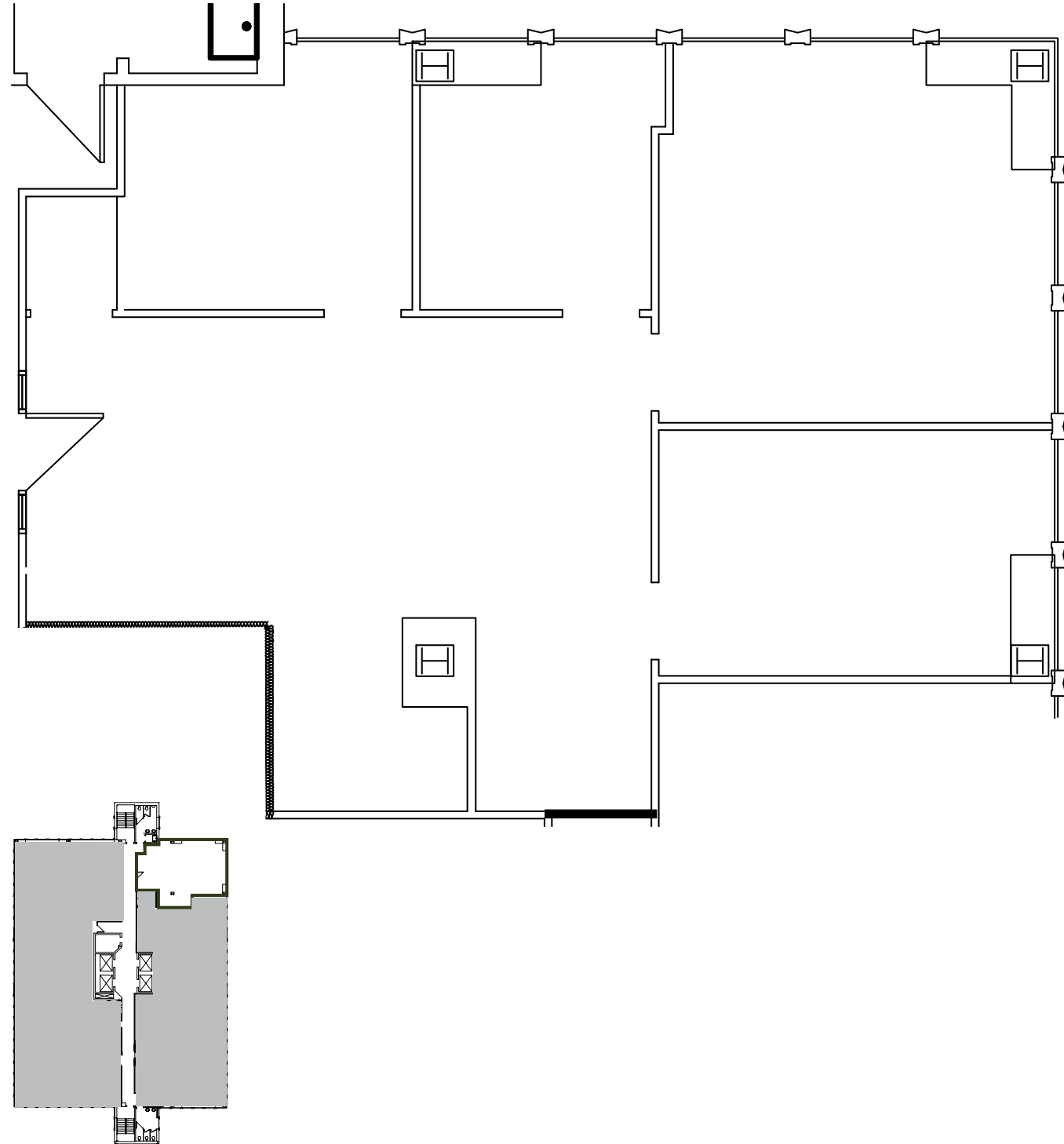


# NEW SPEC SUITE

MTC I • SUITE 505 • 1,222 SF



**SCAN / CLICK**  
FOR VIRTUAL  
TOUR



GREENWAY CENTER





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**SCAN / CLICK**  
FOR PROPERTY  
WEBSITE

MARYLAND TRADE CENTER ONE

## CONTACT LEASING

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