

FOR LEASE

6404 & 6406 Ivy Lane Greenbelt, MD 20770



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CAMPUS HIGHLIGHTS



CONFERENCE
CENTER



FITNESS
STUDIO



ON-SITE
DINING



EASY HIGHWAY
ACCESS



NEARBY PUBLIC
TRANSPORTATION



EXECUTIVE
GARAGE PARKING



FOOD TRUCK
HUB



CROWNE PLAZA
HOTEL



RECENT
RENOVATIONS



ON-SITE
MANAGEMENT



ENVIRONMENTALLY
CONSCIOUS



SPEC SUITES
AVAILABLE



PREMIER SPACE

CAMPUS SETTING

Capital Office Park features six high-rise buildings totaling over 815,000 square feet of Class A office space in a beautifully landscaped, park-like setting. Following a multi-million dollar renovation, it offers modern amenities and high-end finishes, creating a professional environment for tenants and clients. The campus supports growth with flexible space options ranging from 600 to 112,000 square feet, along with convenient, all-inclusive amenities.



6404 & 6406 IVY LANE



ON-SITE FOOD

Food is at your fingertips with two on-site cafés, a Food Truck Hub offering rotational local food vendors, and the Crowne Plaza Hotel's brand new upscale bar and restaurant, Tugwell's Public House.



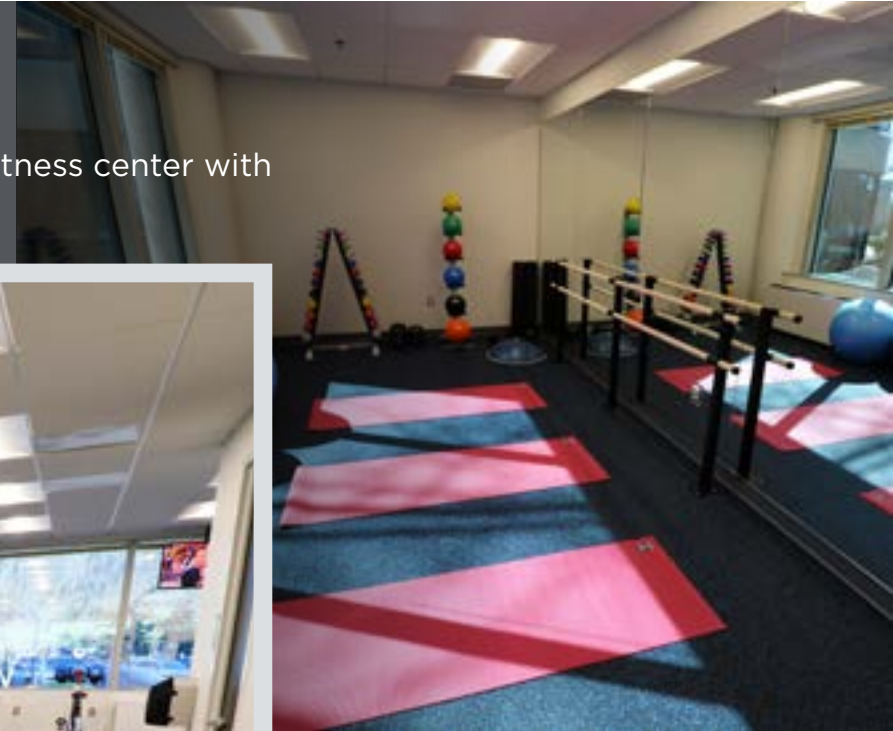
CONFERENCE CENTER

The multi-purpose conference and training facility are available 365 days per year on a first come, first serve basis. These facilities are perfect for any company event, communal gathering, fundraiser, seminar, or whatever suits your company needs.



FITNESS CENTER

With our health programming, tenants enjoy free access to a modern fitness center with showers and locker rooms.



FUNCTIONAL AMENITIES

Our full-service lease is inclusive of on-site management, maintenance, and engineers so tenants are always within direct reach of assistance. In addition, the office park provides several functional amenities that create a safe and intelligent work space.



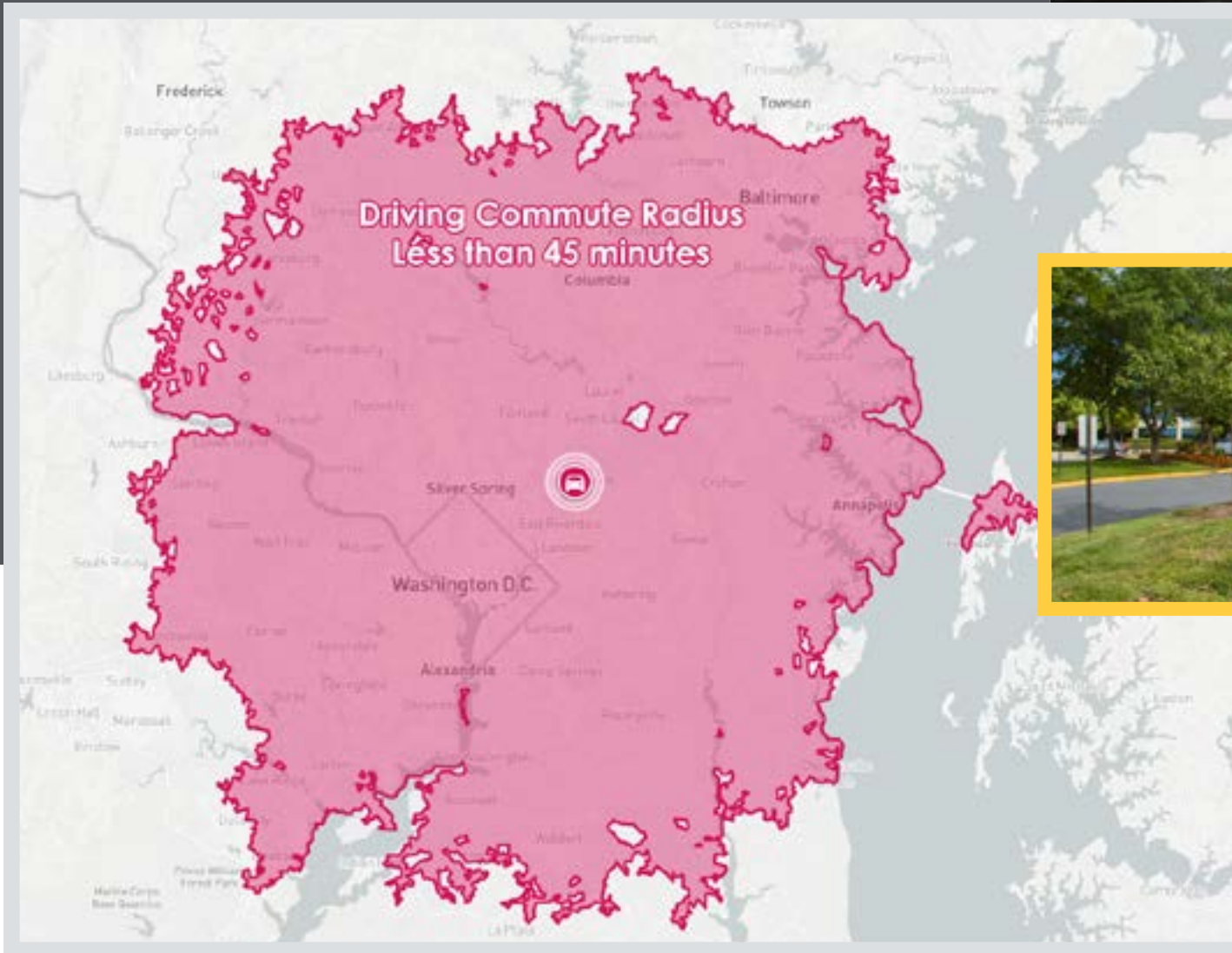
CROWNE PLAZA HOTEL

Newly completed renovations bring forth 287 newly designed guest rooms, common areas, a high-end restaurant & bar, 24-Hour fitness center, and 10,500 SF of conference space. Tenants of Capital Office Park can enjoy discounted room and dining rates.



DRIVER FRIENDLY

Being located on the Capital Beltway (I-95/I-495) at Kenilworth Ave (Exit 23) allows for quick access to Washington, DC and Baltimore. There is abundant FREE surface parking, reserved garage spaces, electric car charging stations, and zip-car services.



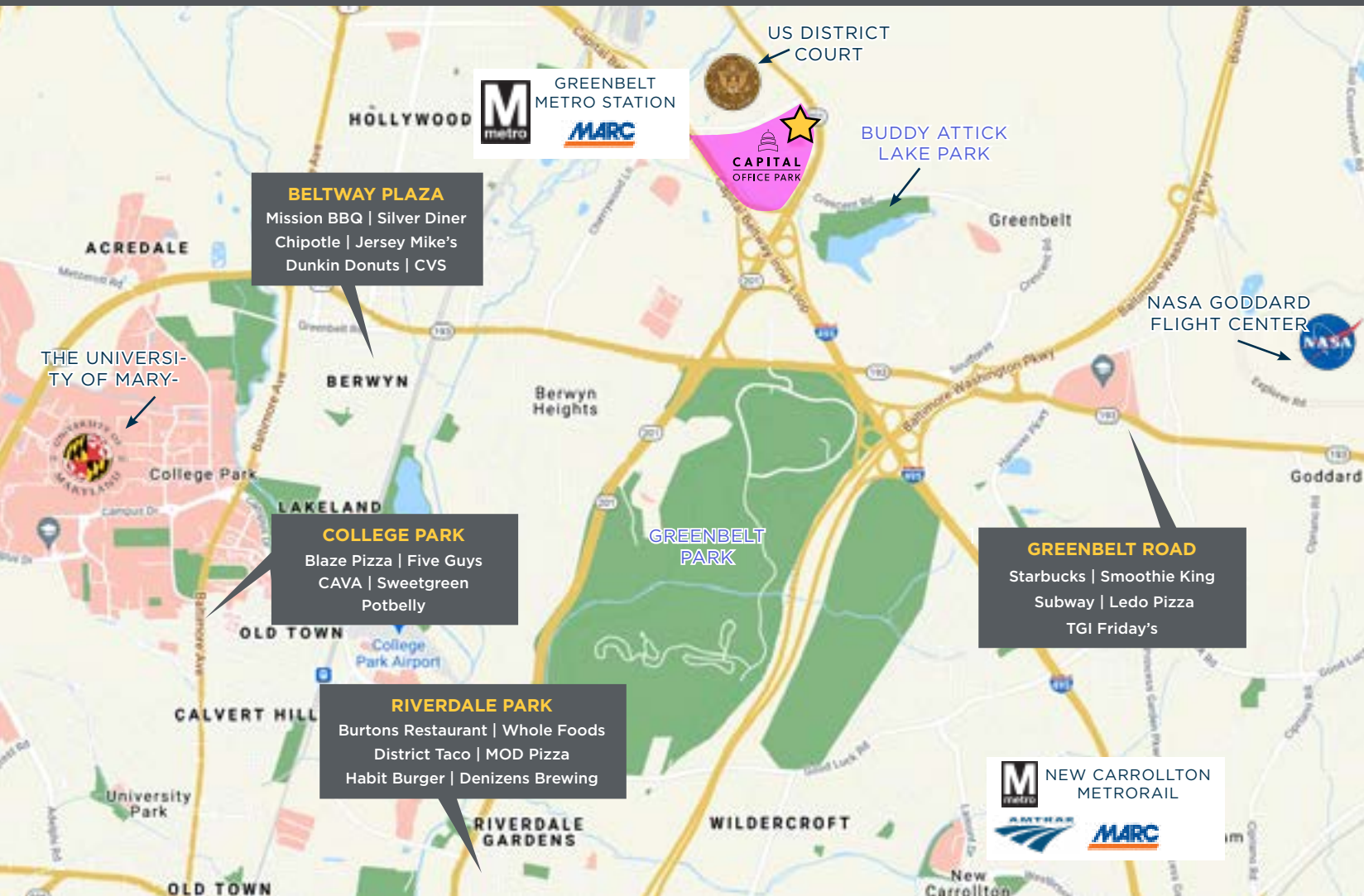
PUBLIC TRANSPORTATION

Tenants are provided a daily private shuttle to the Greenbelt Metro Station with access to the **GREEN**, **YELLOW**, and future **PURPLE** lines as well as MARC trains. In addition, Metro Bus and Prince George's County TheBus provide regular stops on Ivy and Cherrywood Lane.



THE NEIGHBORHOOD

In addition to the incredible on-site amenities, Capital Office Park is surrounded by extensive dining, retail, and entertainment options - all within a few minutes drive.



THE UNIVERSITY OF MARYLAND



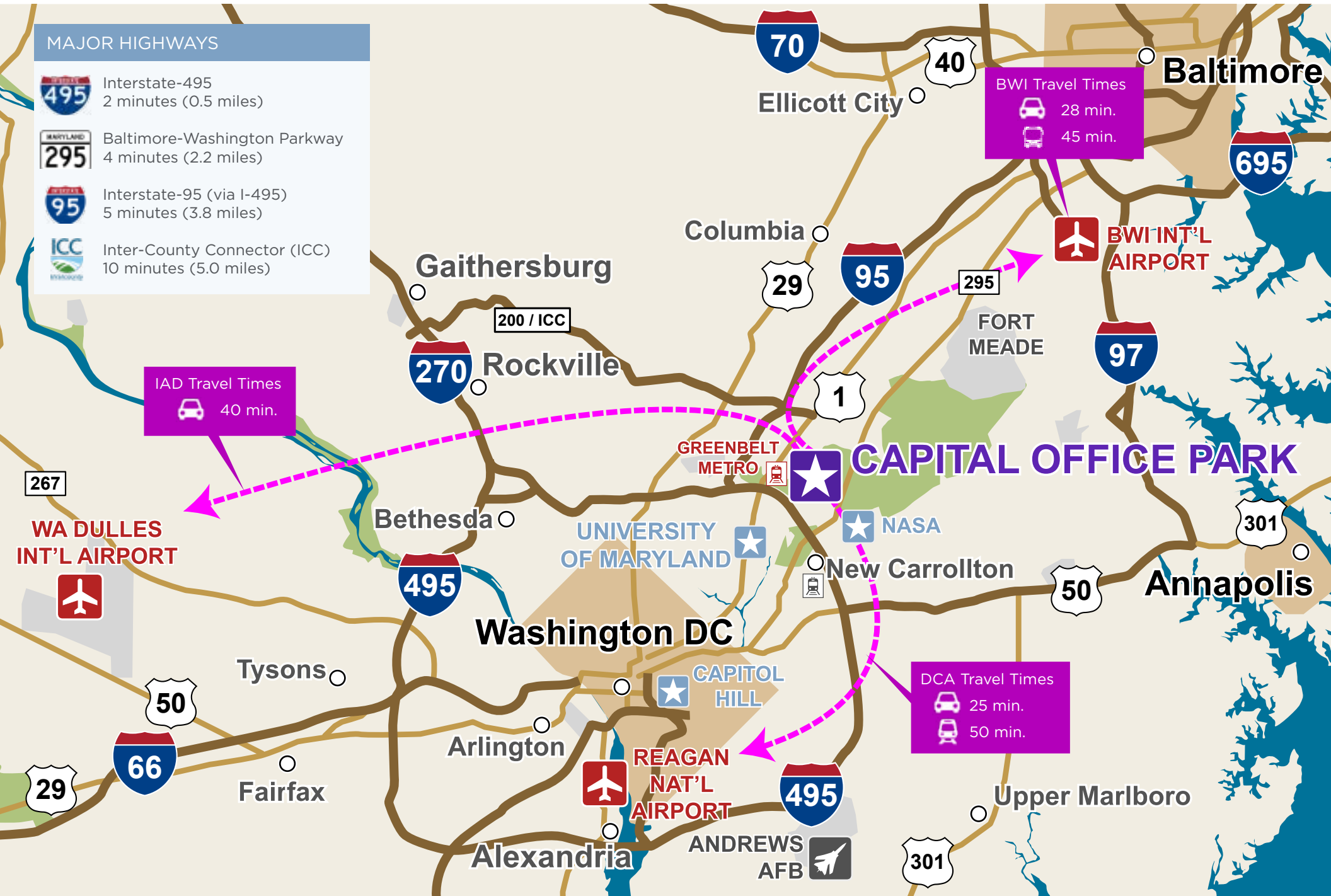
NASA GOODARD SPACE CENTER



BURTONS BAR & GRILL



FUTURE BELTWAY PLAZA REDEVELOPMENT

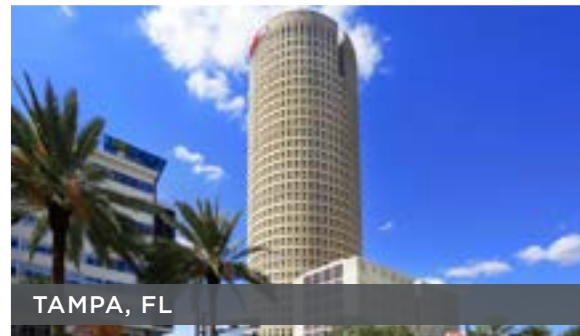
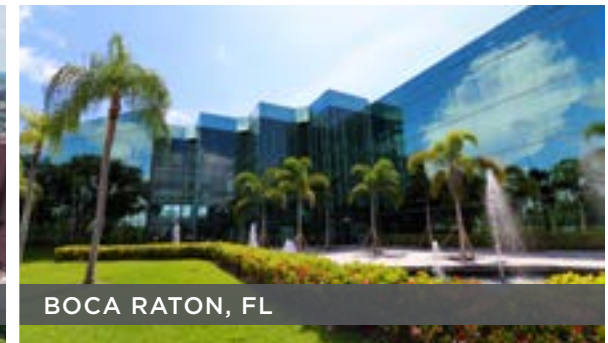
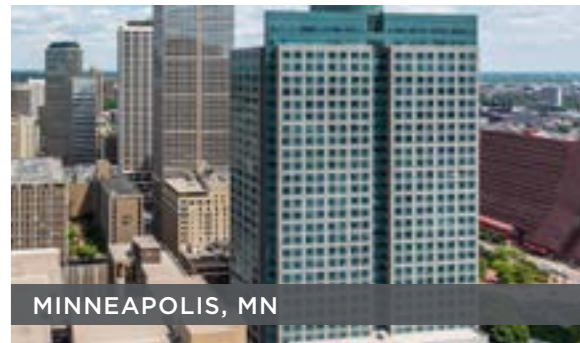


EXPERIENCED OWNERSHIP

Vertically integrated with more than 9.5 million square feet of commercial real estate throughout the United States under ownership and management.



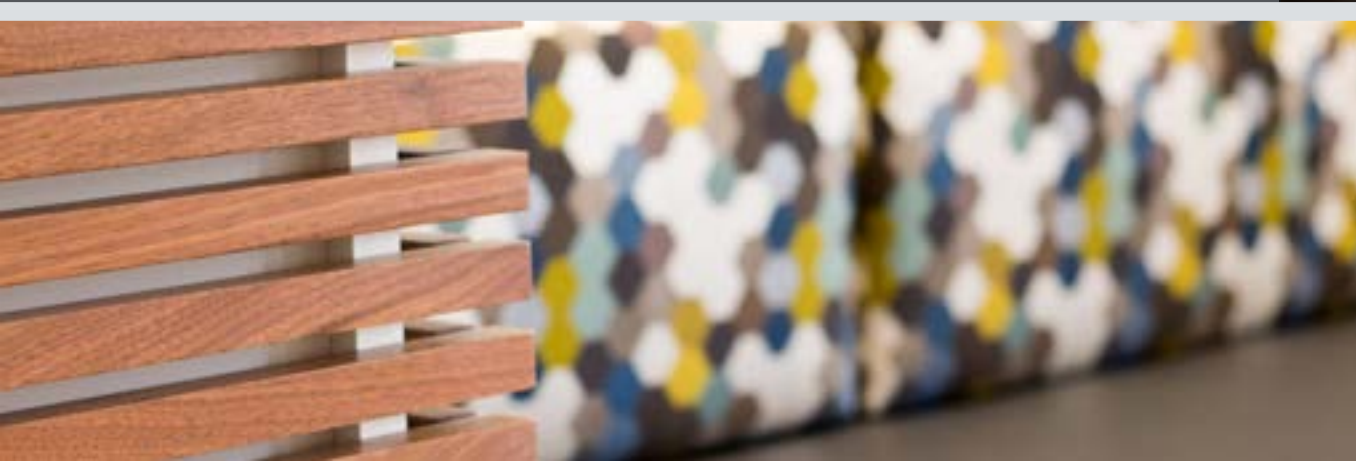
MORNING CALM
MANAGEMENT



FIRST CLASS SERVICE

Our promise, to all tenants, clients, and vendors, has always remained the same – provide the utmost devotion in every aspect of our relationship. This promise lies at the foundation of our operating philosophy and is embedded in every facet of our firm. We are unwavering in our commitment to meet obligations and proud of our ability to execute.

We continuously promote mental and emotional well-being through our on-site programs and services. These programs are part of Morning Calm's MIND-BODY-PLANET philosophy, the ethos that guides our focus on healthy lifestyles and corporate sustainability. We believe our real estate, and the tenants that use it each day, are as precious a resource as the ground on which our properties are built. This drives a deep-rooted culture across our portfolio – one that enables us to create innovative environments that foster connections with and between our tenants for years to come.



SUSTAINABILITY

We are committed to a sustainable future and to improving the social, economic and environmental well being of the community. Capital Office Park has implemented several green initiatives including:

- Green seal certified cleaning products
- New recycling program
- Modern energy management system
- Elkay water fountain and bottle fill stations
- Energy Star rated appliances
- Hands free restroom fixtures and occupancy sensors
- LED lighting installation providing exceptionally longer lifespans and significantly lower energy consumption



LEASING



MORNING CALM
ADVISORS

FOR MORE LEASING INFORMATION

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