

OFFICE SPACE
FOR LEASE

10003 Derekwood Lane
Lanham, Maryland 20706



Leasing by:

NAIMichael

Office Space for Lease 10003 DEREKWOOD LANE

PROPERTY DETAILS

- Flexible office suites available from 1,065± rsf up to 5,453± 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/rsf, Full Service

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, 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



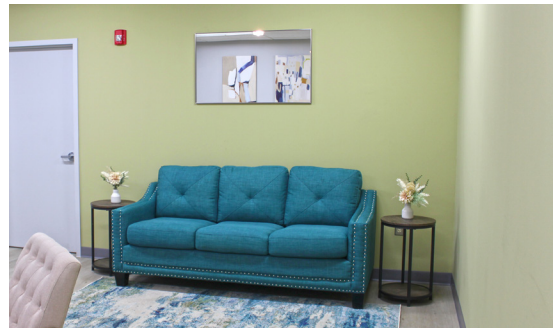
Beautiful atrium-style lobby with digital directory & seating



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



ADA parking & access + loading dock



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Please note, sizes are approximate.

Available Space

SUITE	SIZE (rsf)	LEASE TYPE	LEASE RATE
Suite 210A	1,500 - 4,388 SF	Full Service	\$20.50 rsf/year
Suite 220	1,065	Full Service	\$20.50 rsf/year

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Demographics



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

Envionics Analytics 2024



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10003 Derekwood Lane, Lanham, MD 20706

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