

# FOR LEASE

8201 & 8401 Corporate Drive Landover, MD

 **CARROLLTON**  
CORPORATE CENTER



 **MORNING CALM**  
MANAGEMENT

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# PROPERTY HIGHLIGHTS



**NEW  
RENOVATIONS**



**FITNESS  
STUDIO**



**ON-SITE  
DINING**



**EASY HIGHWAY  
ACCESS**



**NEARBY PUBLIC  
TRANSPORTATION**



**ABUNDANT  
FREE PARKING**



**STORAGE  
FACILITY**



**MARRIOTT  
COURTYARD HOTEL**



**CONFERENCE  
CENTER**



**ON-SITE  
MANAGEMENT**



**ENVIRONMENTALLY  
CONSCIOUS**



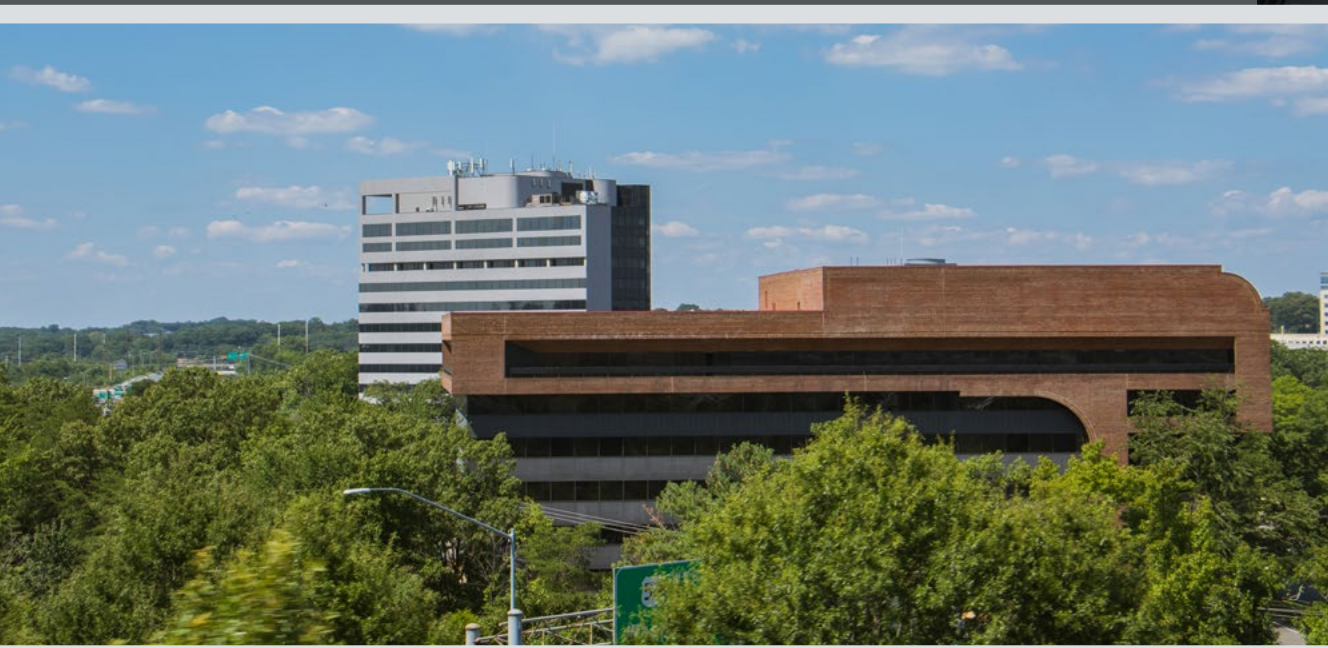
**COVID  
INITIATIVES**



# PREMIER SPACE

## CORPORATE SETTING

Carrollton Corporate Center consists of two high-rise office buildings containing approximately 293,500 SF of Class A office space situated at the major crossroads of the Capital Beltway and Route 50. Due to the large scale, the property offers a growth oriented facility allowing small businesses to grow organically without spacing constraints. From spaces as small as single offices and as large as 35,000 square feet, Carrollton Corporate Center provides companies the flexibility and optionality of different features between the two distinct buildings. With an abundance of strategic amenities, the all-inclusive property provides tremendous convenience and comfort for your company.





**8201 CORPORATE DRIVE**





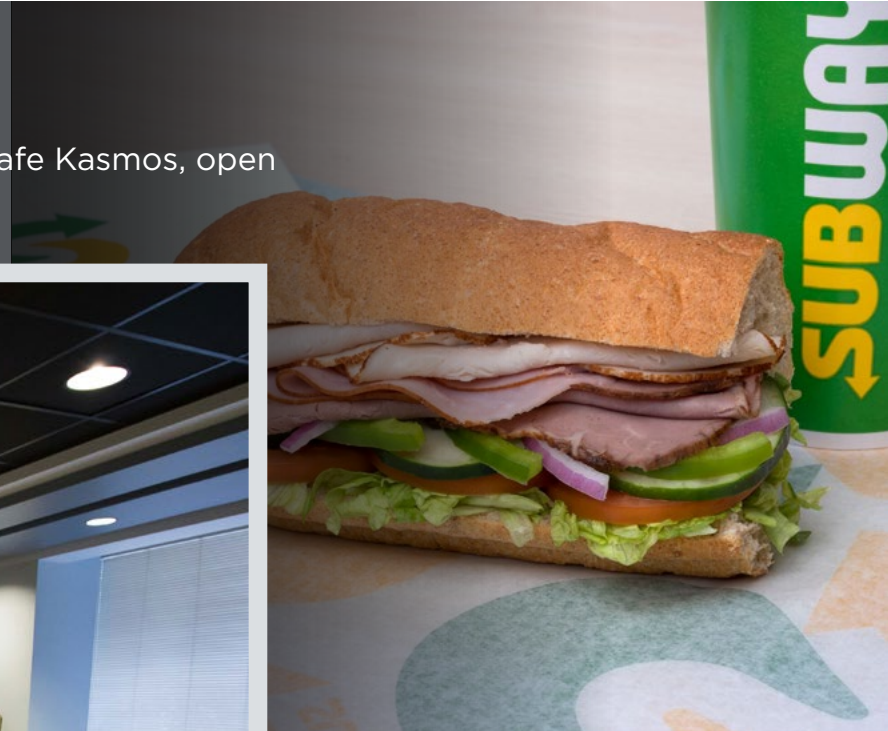
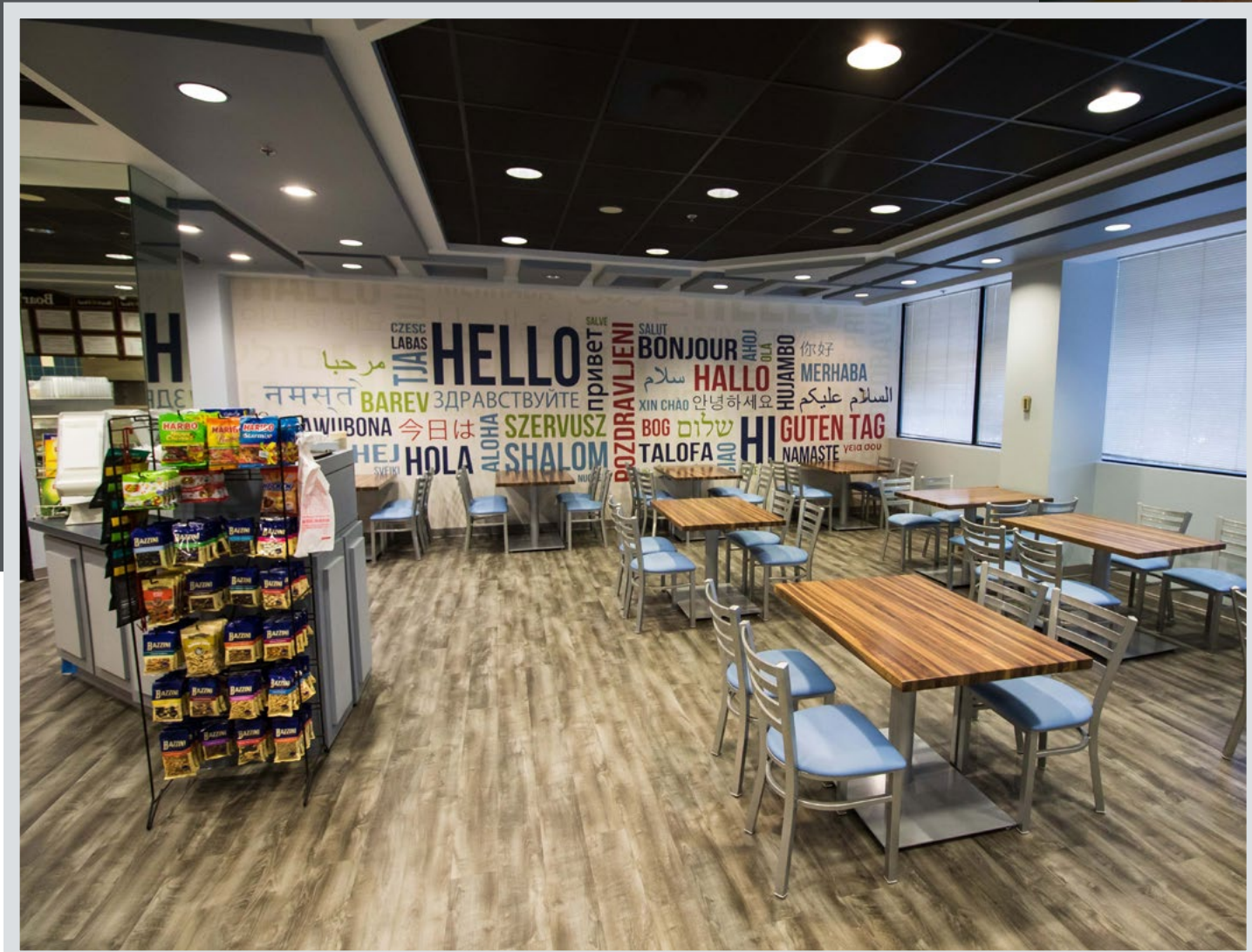
**8401 CORPORATE DRIVE**





# ON-SITE DINING

Food is at your fingertips with on-site **SUBWAY** and newly renovated Kafe Kasmos, open for breakfast, lunch, and catering.







**CARROLLTON**  
CORPORATE CENTER

# CONFERENCE CENTER

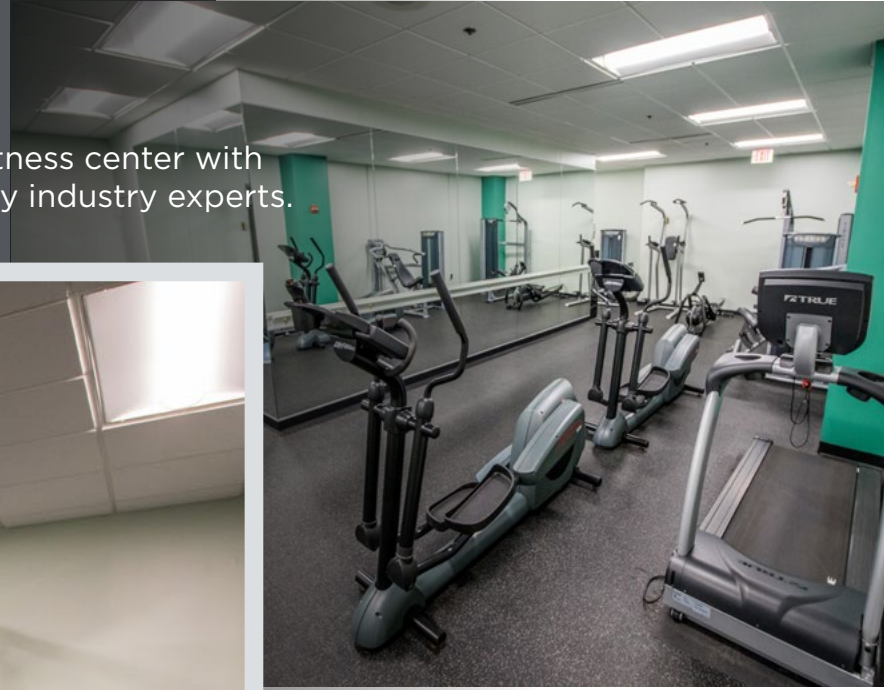
The multi-purpose conference and training facility are available 365 days per year on a first come, first serve basis. These facilities are perfect for any company event, communal gathering, fundraiser, seminar, or whatever suits your company needs.





# FITNESS CENTER

With our health programming, tenants enjoy free access to a modern fitness center with showers and locker rooms. In addition, we offer wellness seminars led by industry experts.





# 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 property provides several functional amenities that create a safe and intelligent work space.



## ADDITIONAL FEATURES

- Bluetooth enabled key-card entry access
- Controlled elevator access
- Storage Facility
- Elkay water stations
- Nightly janitorial services





# MARRIOTT COURTYARD

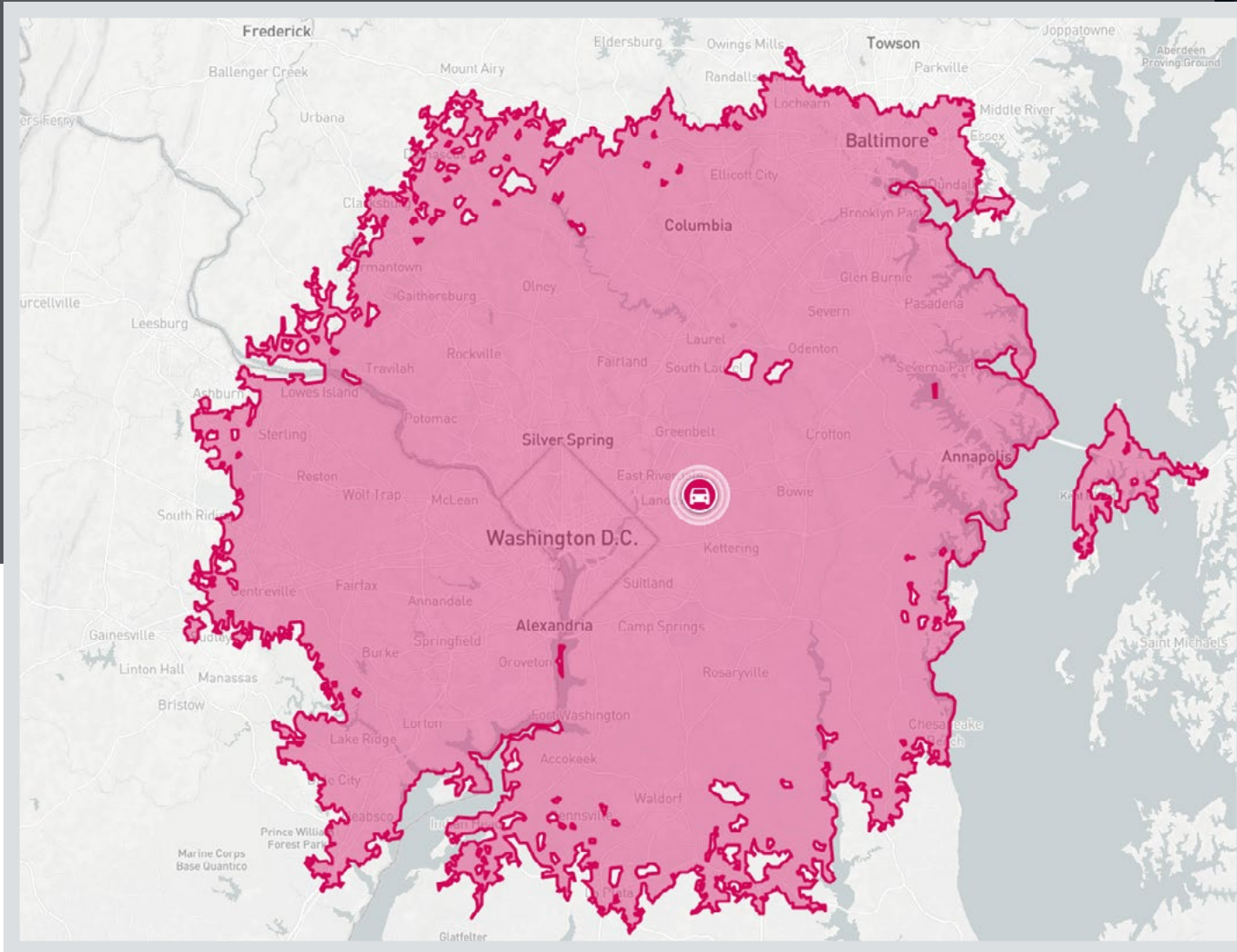
Adjacent to Carrollton Corporate Center and equipped with a bistro, bar, and event space with custom catering options.





# DRIVER FRIENDLY

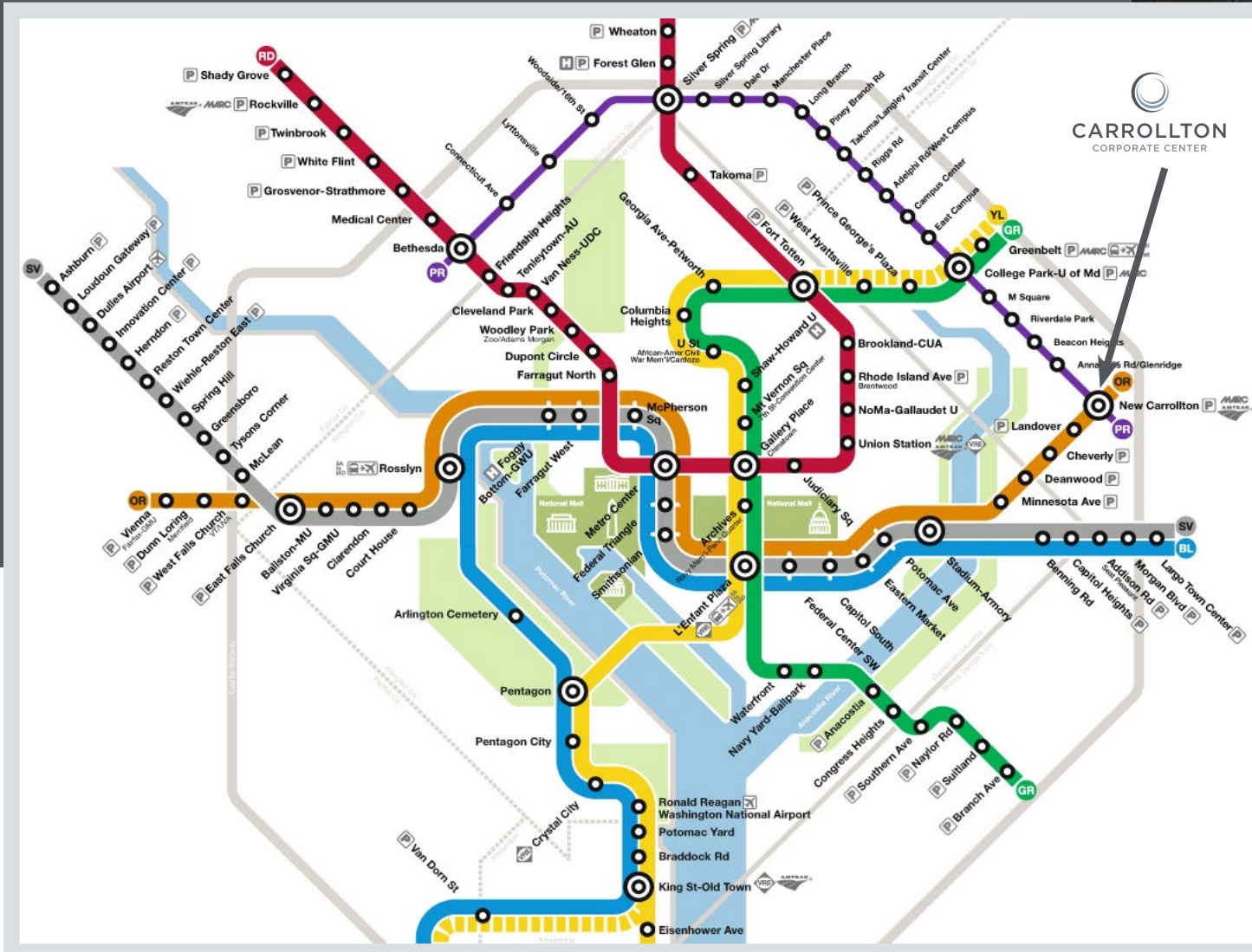
Being located on the Capital Beltway (I-95/I-495) at Exit 19B and Route 50 allows for quick access to Washington, DC, Baltimore, and Annapolis. On-site there is abundant FREE surface parking.





# PUBLIC TRANSPORTATION

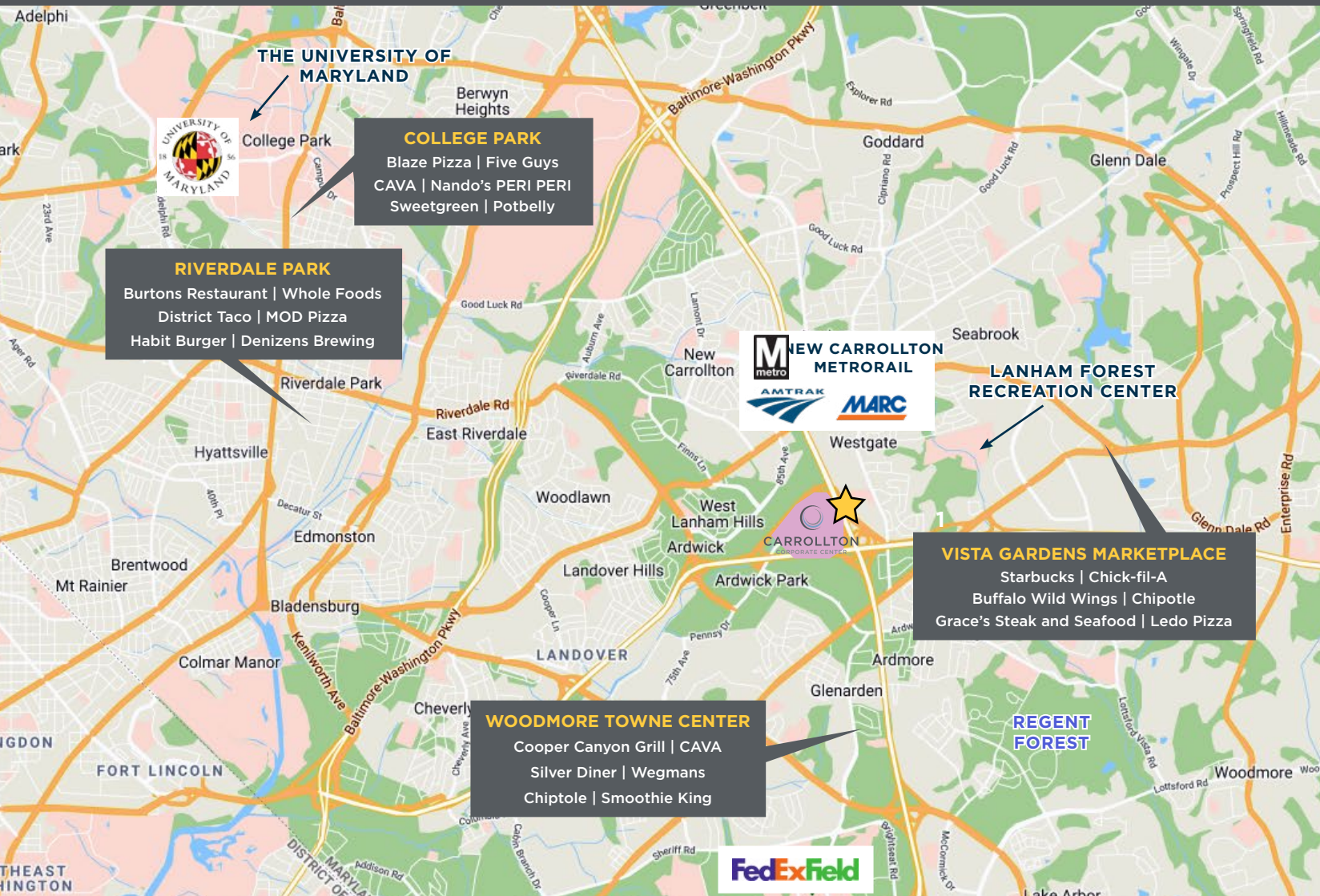
Tenants are provided a daily private shuttle to the New Carrollton Metro Station with access to the **ORANGE** and future **PURPLE** lines as well as MARC and Amtrak trains.





# THE NEIGHBORHOOD

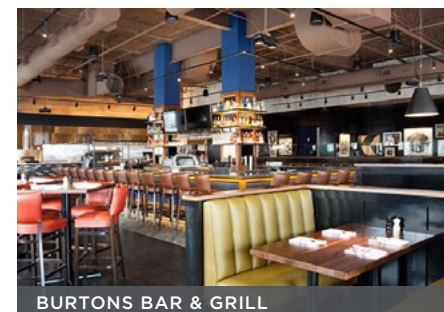
In addition to the incredible on-site amenities, Carrollton Corporate Center is surrounded by dining, retail, and entertainment options - all within a few minutes drive.



THE UNIVERSITY OF MARYLAND



WOODMORE TOWN CENTER



BURTONS BAR & GRILL



FUTURE NEW CARROLLTON REDEVELOPMENT





**MAJOR HIGHWAYS**

- Interstate-495  
2 minutes (0.5 miles)
- Baltimore-Washington Parkway  
4 minutes (2.2 miles)
- Interstate-95 (via I-495)  
5 minutes (3.8 miles)
- Inter-County Connector (ICC)  
10 minutes (5.0 miles)

**IAD Travel Times**  
 48 min.

**BWI Travel Times**  
 40 min.  
 45 min.

**DCA Travel Times**  
 30 min.  
 55 min.



**CARROLLTON  
CORPORATE CENTER**



# 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



MINNEAPOLIS, MN



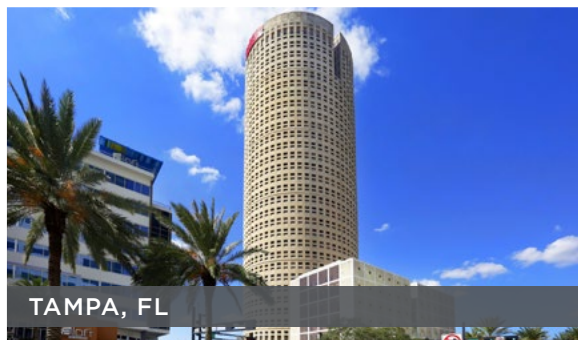
BOCA RATON, FL



PHILADELPHIA, PA



DALLAS, TX



TAMPA, FL



NASHVILLE, TN



# 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.

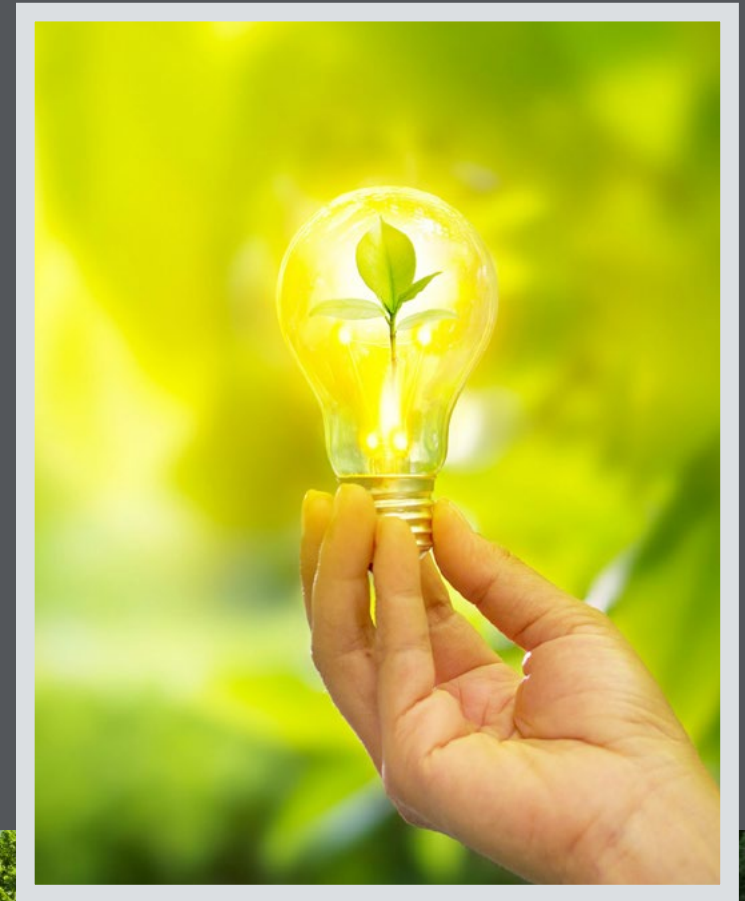




# SUSTAINABILITY

We are committed to a sustainable future and to improving the social, economic and environmental well being of the community. Carrollton Corporate Center 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



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