

OFFICE SUITES FOR LEASE

# Kingdom Care Center

11700 Beltsville Drive, Beltsville, MD 20705  
Prince George's County



*Under New Ownership* • *Prime Location Along The I-95 Corridor*



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Kingdom Care Center



## Kingdom Care Center Mission

11700 Beltsville Drive will serve as the base of operations for the Kingdom Care Center, a project of Kingdom Global Community Development Corporation (KGCDC).

*"The Kingdom Care Center is a regional hub dedicated to improving the quality of life for children, adults and families that live in the Prince George's, Montgomery and Howard County region. We accomplish our mission through a multi-sector approach of public-private partnerships to address disparities that exist in food security, education, employment, housing and health."*

## Property Details

- 95,983± SF office building
- 55,676± SF total available with suites ranging from 1,000± SF to 14,000± SF
- Designated as a HUB zone site for eligible businesses and organizations
- Building renovations underway - upgraded bathrooms, common area spaces and brand new spec suites
- Panoramic window lines
- Free surface parking
- In close proximity to Wyndham Hotel and Comfort Inn with on-site conference facilities, restaurant, fitness center and free shuttle service
- Located on I-95 at Exit 29 A/B with quick access to the Capital Beltway (I-495)
- Building signage with great visibility available for full floor tenants





Kingdom Care Center is under new ownership with planned renovations including extensive common area updates, new landscaping, upgraded facilities, spec suites, and a brand new lobby to be completed by early 2024.





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Ideal Location For:

- Professional service firms
- Social service agencies
- Non-profit organizations
- Youth and education services
- Dental, vision and medical service providers
- Health and wellness companies
- Employment and vocational service operators
- Legal and immigration organizations
- Community economic development groups
- Technology firms

Available Spaces

1st Floor:	LEASED
2nd Floor:	LEASED
3rd Floor:	13,919± SF
4th Floor:	13,919± SF
5th Floor:	13,919± SF
6th Floor:	13,919± SF
<b>LEASE RATE:</b> \$25.00 PSF NNN	

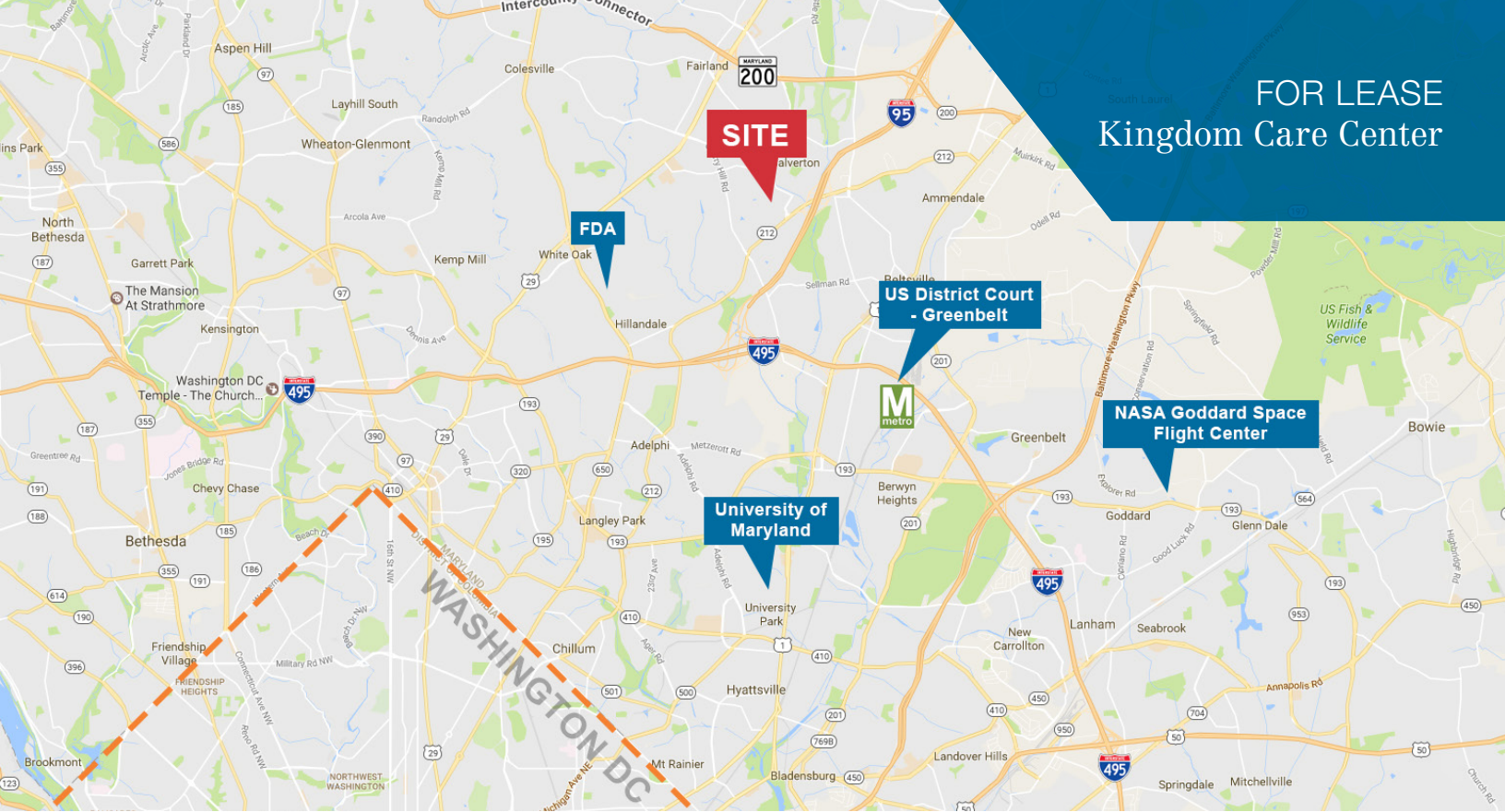
For Leasing Opportunities, Please Contact:

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## Location Advantages

- Located in HUB zone
- Situated along I-95, with quick access to the Capital Beltway (I-495) and the Intercountry Connector (Route 200)
- Visible from I-95, which has an average daily traffic count of 190,421 vehicles (*MD SHA 2020*)
- Near many amenities, such as restaurants, retail, hotels, and banks
- Metro bus stop at building to Red and Green Line Metro Stations
- Convenient to NASA, NSA and federal agencies
- Close to Kinder Care Learning Center

## CORPORATE NEIGHBORS INCLUDE:



### AVG HOUSEHOLD INCOME



2 Mi \$122,671  
5 Mi \$122,181  
10 Mi \$138,866

### HOUSEHOLDS



2 Mi 15,954  
5 Mi 97,758  
10 Mi 457,122

### ANNUAL GROWTH



2 Mi 4.87%  
5 Mi 4.19%  
10 Mi 3.28%



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OWNED BY:



LEASING BY:

**NaimMichael**

**MARCUS N. DANIELS**

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