

7803 & 7807 Belle Point Drive, Greenbelt, MD Office Condominiums

EXECUTIVE SUMMARY

BridgeWater Real Estate Brokerage is pleased to exclusively present two condominium office units, located at **7803 and 7807 Belle Point Dr, Greenbelt, MD 20770**.

Property Highlights:

- Size: 1,730 SF combined on the Second floor
- Asking: \$400,000 combined or \$200,000 each or \$20 Per SF (NNN) if leased.
- Available immediately
- 24-hour building access with abundant free unreserved surface parking
- Ideally located in an established Office Park between the future FBI Headquarters and NASA's Goddard Center.



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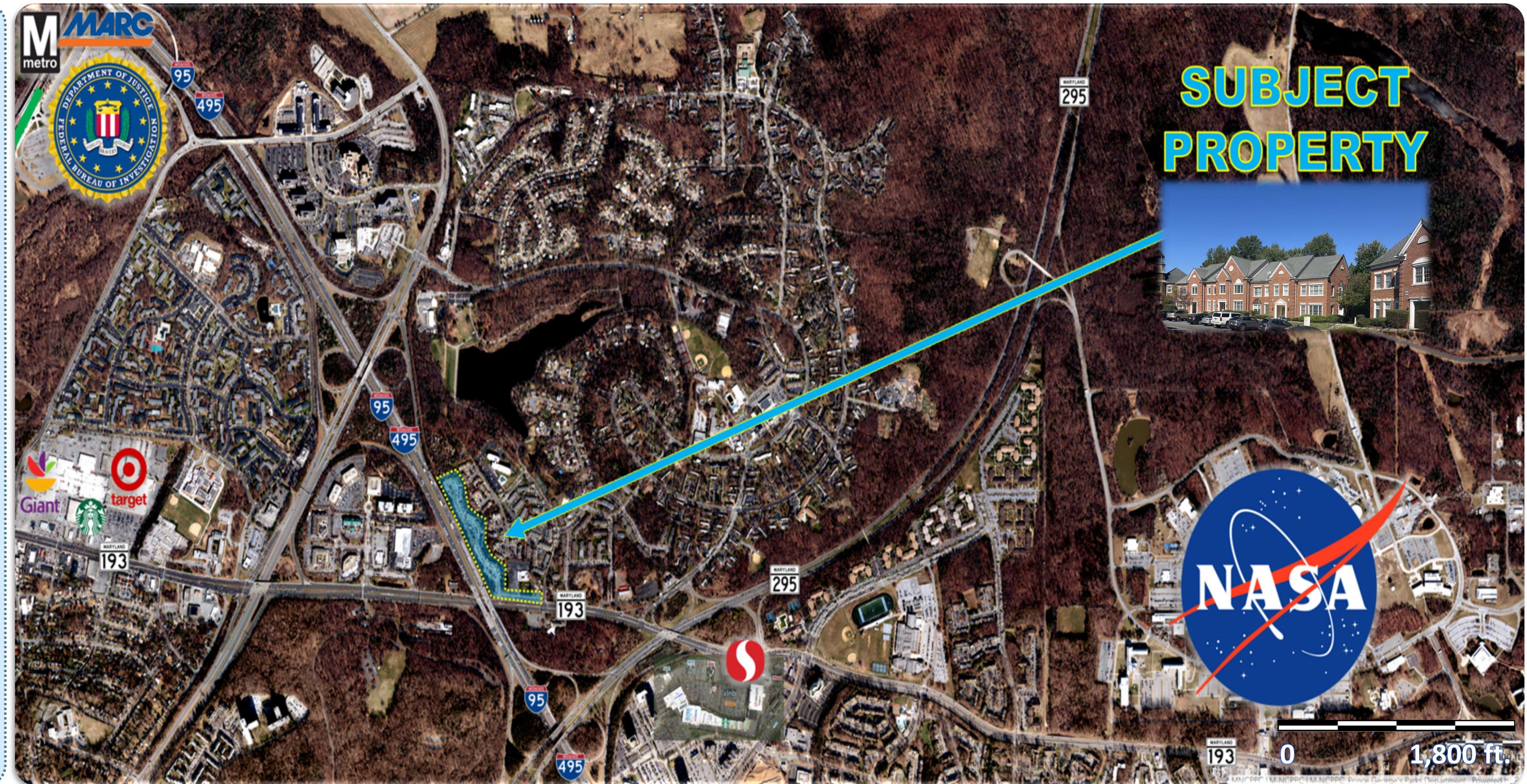
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LOCATION

- Located at the intersection of
 - I-95 / I-495 (Capital Beltway)
 - MD 295 (Baltimore-Washington Parkway)
 - MD 193 (Greenbelt Rd)
 - Traffic Count of 42,533

Proximity to:

- Greenbelt Metro & MARC Rail Stations
- Future FBI Headquarters (7,500 jobs)
- NASA Goddard Center (10,000 jobs)
- National Agricultural Research Center
- A variety of quality retail such as the;
 - Beltway Plaza Mall (Giant) and
 - Greenway Shopping-Center (Safeway)
- Medical Offices



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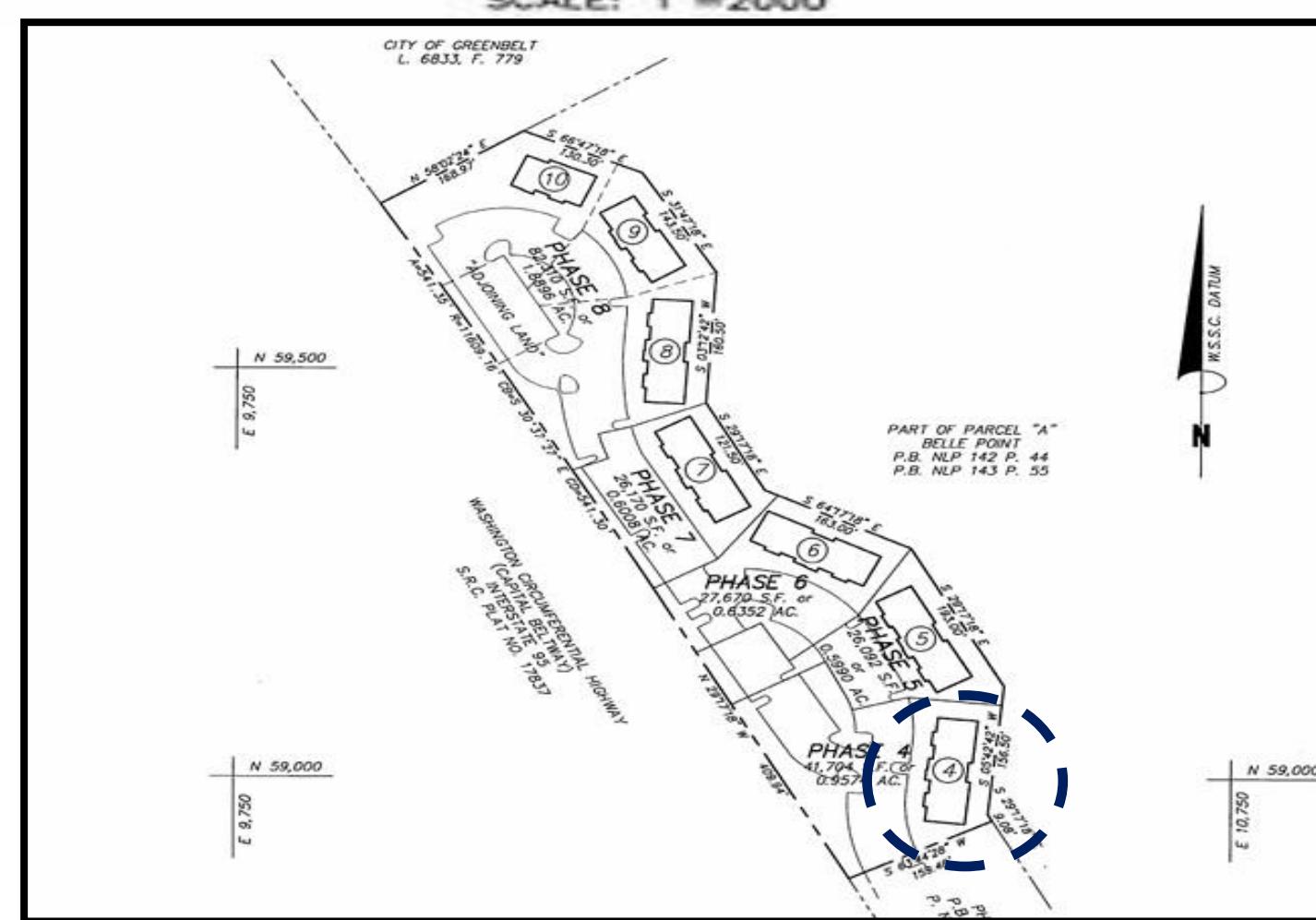
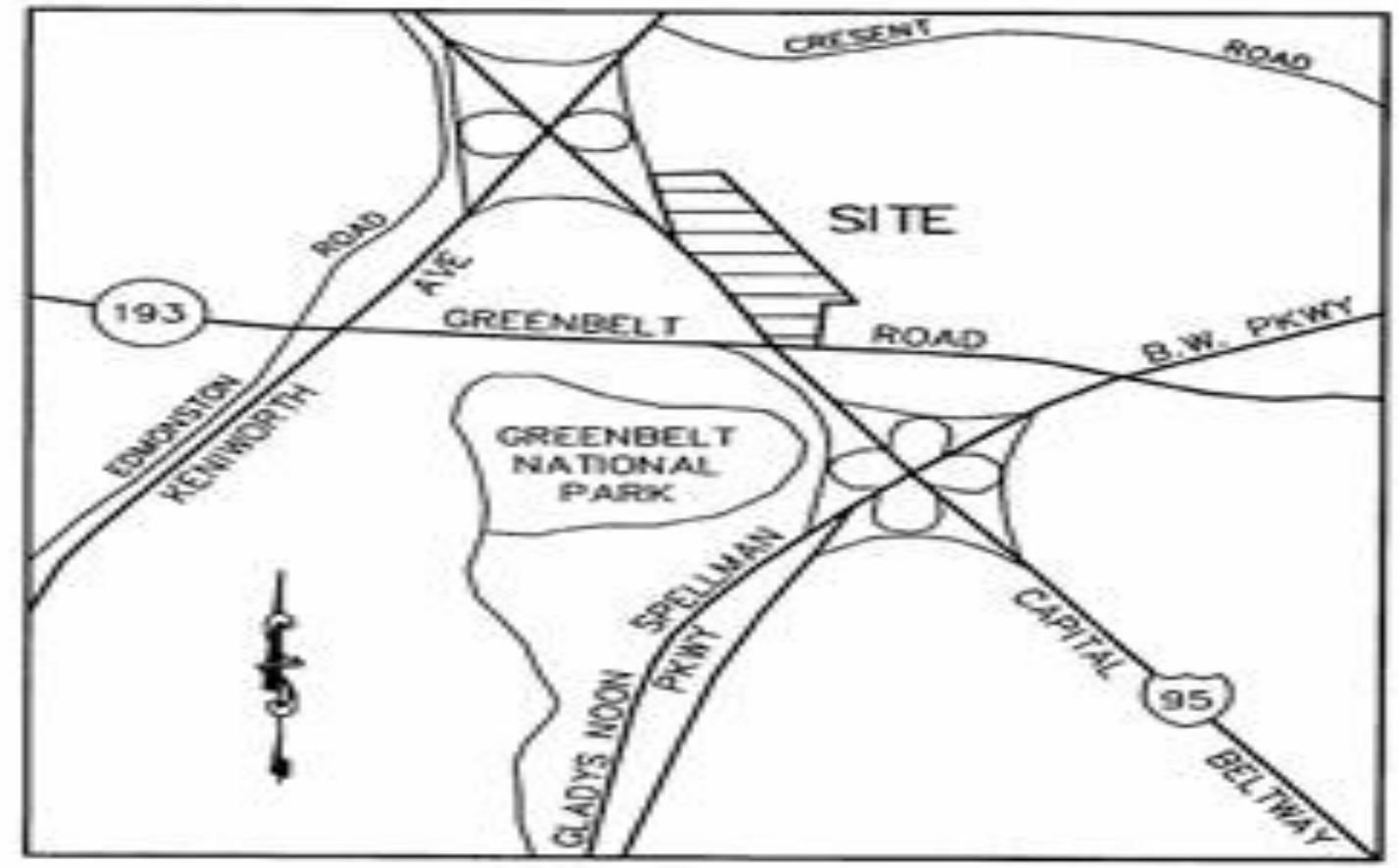
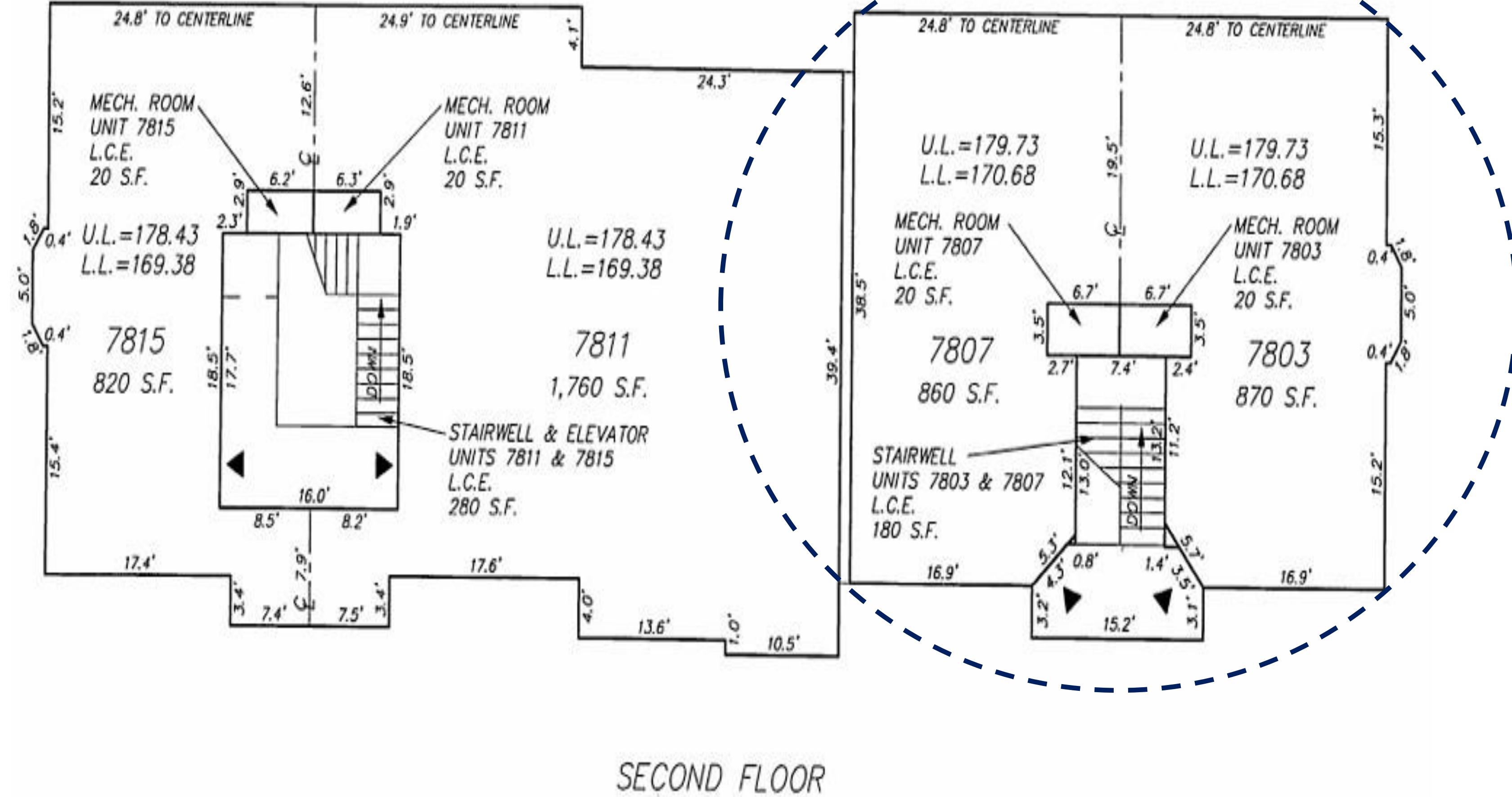
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