



## AVAILABILITY

Suite 110-120: Up to 32,942 SF

Suite 150: 2,293 SF

Suite 270: 2,719 SF

## PROPERTY HIGHLIGHTS

- Great visibility from Lottsford Road (12,050 ADT)
- Close proximity to Regional Medical Center
- Numerous amenities nearby including The Boulevard at the Capital Centre
- Short walk to the Metro Blue Line
- 24' Ceiling height in the warehouse

**KENNETH FELLOWS**

kfellows@klnb.com | 301-222-0210

**ROBERT PUGH**

rpugh@klnb.com | 301-222-0211

**KEIRY MARTINEZ**

kmartinez@klnb.com | 703-334-5629

**klnb.com**

# MARKET

## 9475 LOTTSFORD ROAD

UPPER MARLBORO, MD 20774, PRINCE GEORGE'S COUNTY



**KENNETH FELLOWS**

kfellows@klnb.com | 301-222-0210

**ROBERT PUGH**

rpugh@klnb.com | 301-222-0211

**KEIRY MARTINEZ**

kmatinez@klnb.com | 703-334-5629



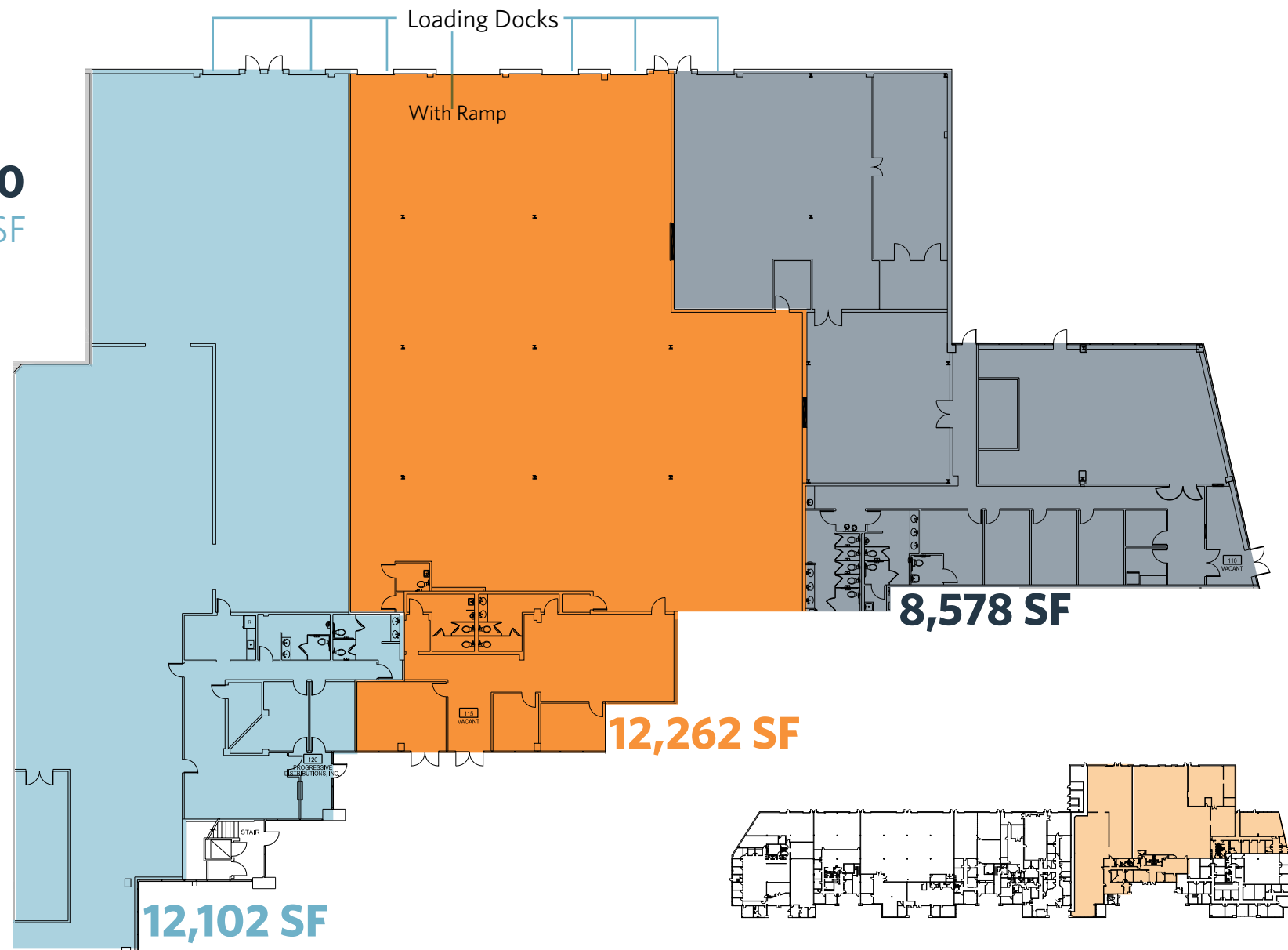
# FLOOR PLAN

## 9475 LOTTSFORD ROAD

UPPER MARLBORO, MD 20774, PRINCE GEORGE'S COUNTY

### Suite 110-120

UP TO 32,942 SF



**KENNETH FELLOWS**

kfellows@klnb.com | 301-222-0210

**ROBERT PUGH**

rpugh@klnb.com | 301-222-0211

**KEIRY MARTINEZ**

kmatinez@klnb.com | 703-334-5629



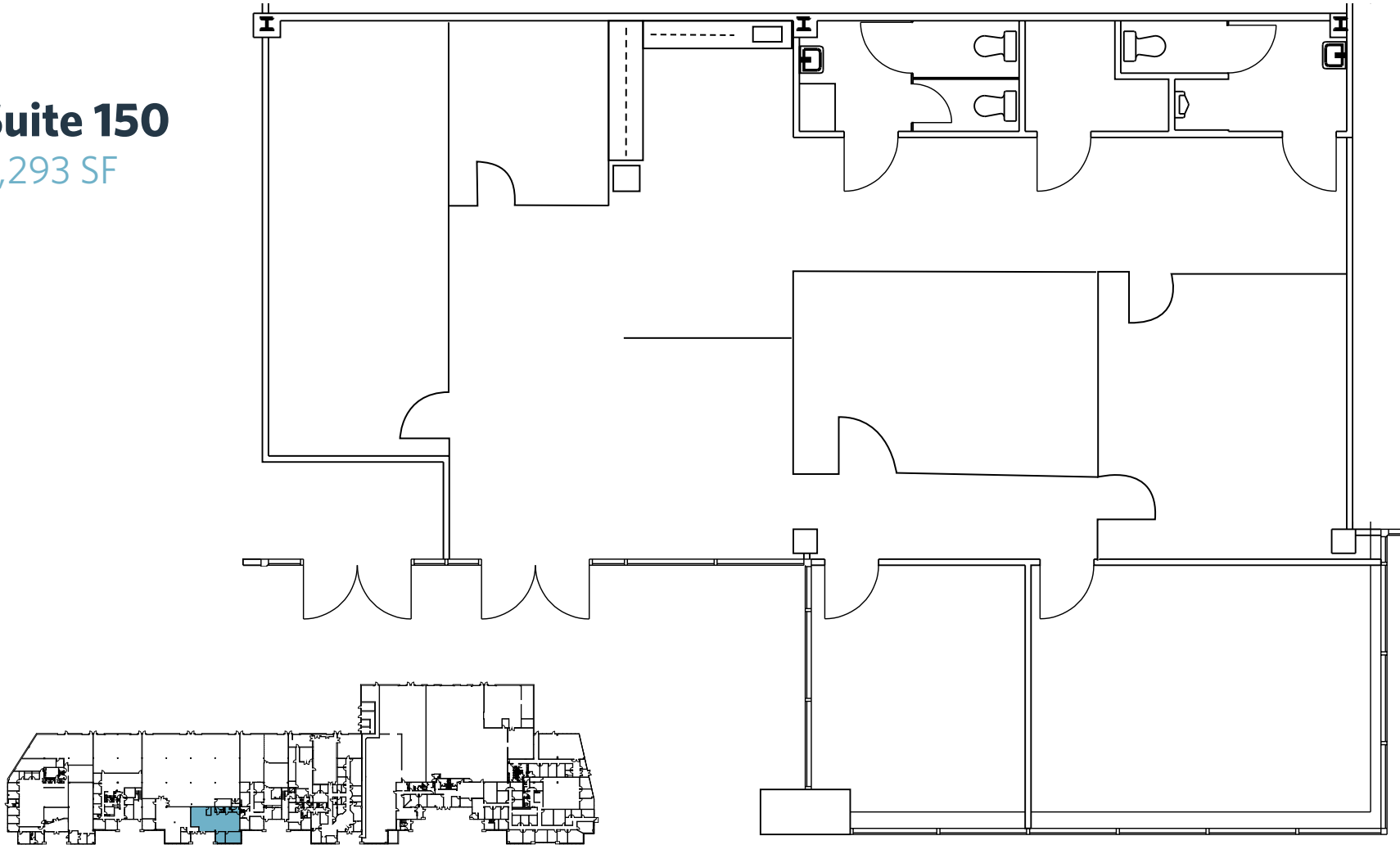
# FLOOR PLAN

## 9475 LOTTSFORD ROAD

UPPER MARLBORO, MD 20774, PRINCE GEORGE'S COUNTY

### Suite 150

2,293 SF



**KENNETH FELLOWS**

kfellows@klnb.com | 301-222-0210

**ROBERT PUGH**

rpugh@klnb.com | 301-222-0211

**KEIRY MARTINEZ**

kmatinez@klnb.com | 703-334-5629



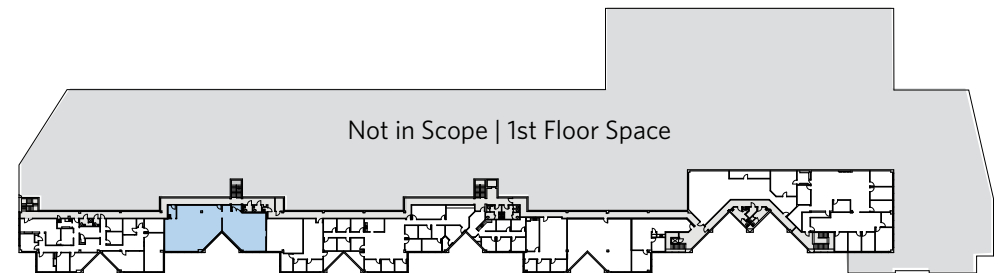
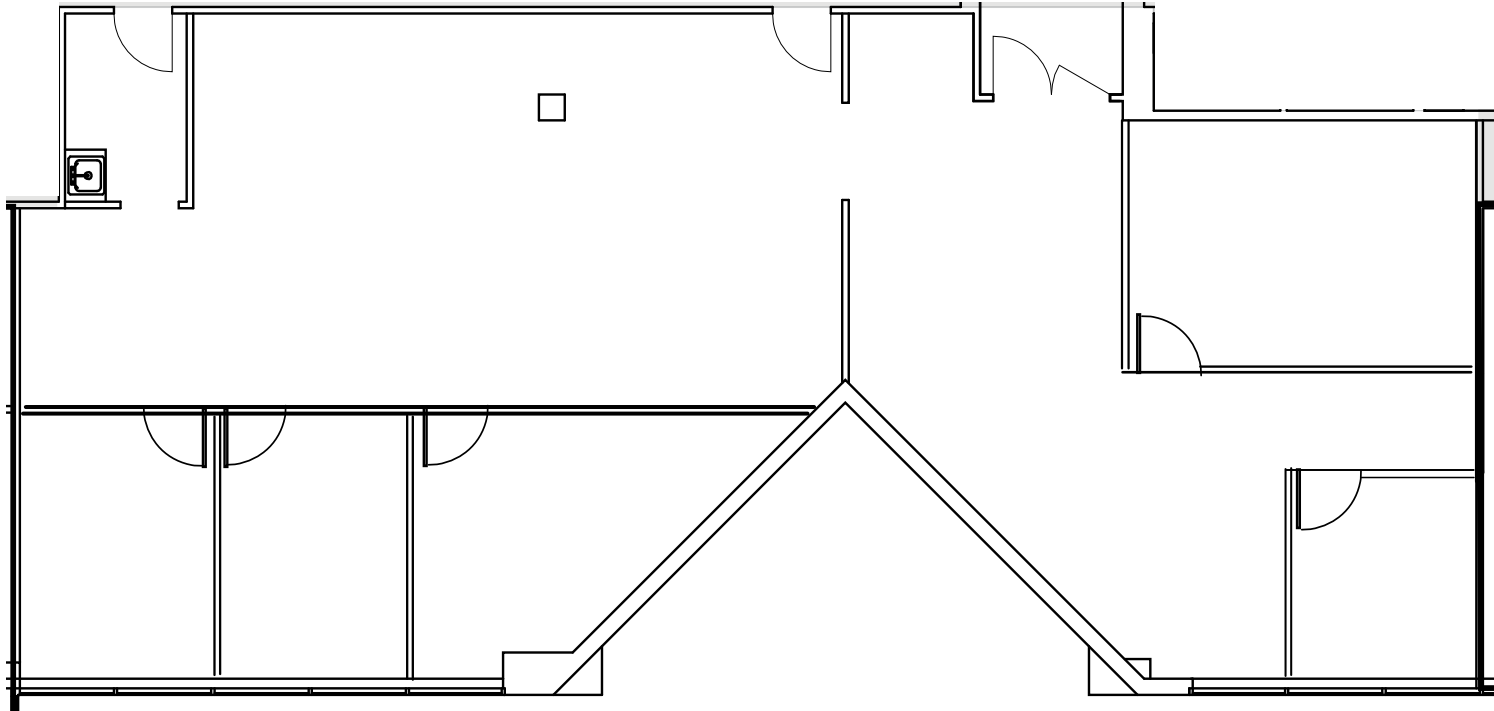
# FLOOR PLAN

## 9475 LOTTSFORD ROAD

UPPER MARLBORO, MD 20774, PRINCE GEORGE'S COUNTY

### Suite 270

2,719 SF



**KENNETH FELLOWS**

kfellows@klnb.com | 301-222-0210

**ROBERT PUGH**

rpugh@klnb.com | 301-222-0211

**KEIRY MARTINEZ**

kmatinez@klnb.com | 703-334-5629





# 9475 LOTTSFORD ROAD

UPPER MARLBORO, MD 20774, PRINCE GEORGE'S COUNTY

## FOR MORE INFORMATION, PLEASE CONTACT:

### KENNETH FELLOWS

kfellows@klnb.com

301-222-0210

### ROBERT PUGH

rpugh@klnb.com

301-222-0211

### KEIRY MARTINEZ

kmartinez@klnb.com

703-334-5629

12435 Park Potomac Ave, Suite 250, Rockville, MD 20854

.....

## klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

**CLICK TO VIEW PROPERTY WEBSITE**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.