

For Lease

Parks Executive Building



UNDER NEW OWNERSHIP & UNDERGOING LOBBY RENOVATIONS

1802 Brightseat Road

Landover, MD 20785

Property Highlights

- **SPEC SUITES AVAILABLE: 1,000 - 3,000± SF**
- **FULL FLOORS AVAILABLE: 9,817± SF**
- Well located just off the Capital Beltway (I-495/I-95), which provides quick access to the entire MD, DC, and VA region
- Near many amenities, including Woodmore Towne Centre, UM Capital Region Medical Center, Kaiser Permanente Largo Medical Campus, and the Largo Metro station

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Additional Details

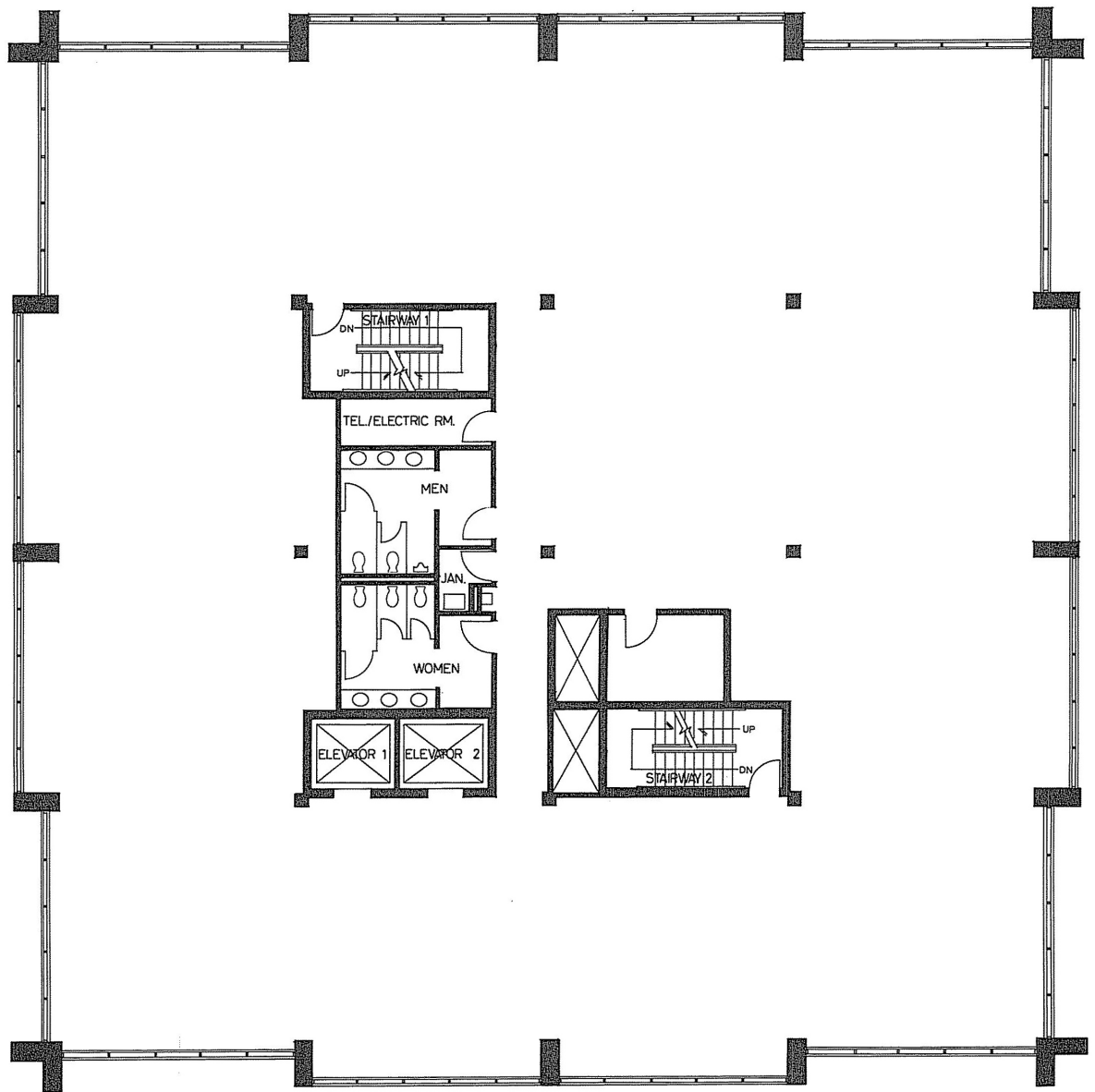
- Six-story office building totaling approximately 57,630± square feet
- Situated on 3.38± acres
- Zoned C-O (Commercial Office)
- Public transportation with both Metrobus 412 and Prince George's TheBus (Route 22)
- **ASKING RATE: \$22.50/SF, Full Service**

Demographics & Traffic Count

	1 mile	3 mile	5 mile
Population	8,388	99,948	303,024
Households	3,063	36,253	106,125
Avg Household Income	\$72,674	\$86,457	\$82,337

Traffic Count at Landover Road and the Capital Beltway is **216,361 vehicles per day**

Typical Core Floor Plan



For Lease Largo Office Suites



planet fitness

FedExField
REDSKINS

FutureCare
HEALTH AND MANAGEMENT CORPORATION

WOODSPRING SUITES

University of Maryland Capital Region Medical Center Site

M metro
Morgan Ave Metro

KINGDOM SQUARE
IHOP
THE HOME DEPOT
Pizza Hut
DUNKIN' DONUTS

WOODMORE TOWNE CENTRE
Wegmans **COSTCO WHOLESALE** **BEST BUY**
CAVA **COPPERCANYON** **JCPenney**
Mezze Grill **MEN'S WEARHOUSE**
Hampton Inn & Suites **NORDSTROM** **rack** **OLIVER DINER**

Prince George's EDC

UNIVERSITY OF MARYLAND
University College

New Prince George's County Admin Bldg

Ruby Tuesday
OUTBACK STEAKHOUSE
Jasper's

KAISER PERMANENTE

M metro
Largo Town Center Metro

LARGO TOWN CENTER
SHOPPERS **Marshalls**
Applebee's **DOLLAR TREE**

LARGO PLAZA & KETTERING PLAZA
TARGET **PET SMART** **Giant**
LOWE'S **AutoZone**
STARBUCKS **SUBWAY** **Payless SHOESOURCE**

PRINCE GEORGES COMMUNITY COLLEGE

214 **CENTRAL AVENUE**

95 **495**

202

214 **CENTRAL AVENUE**

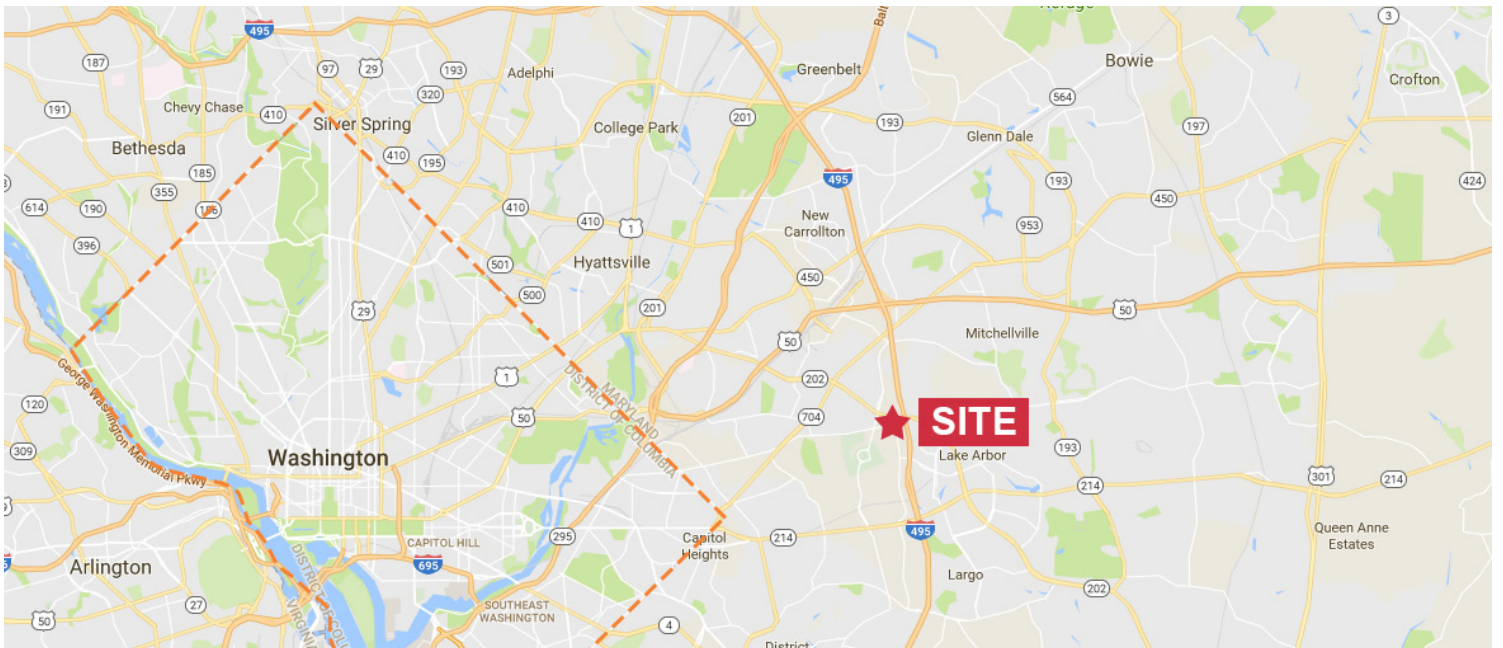
CAPITAL BELTWAY

ARENA DRIVE

LOTTISFORD ROAD

LANDOVER ROAD

For Lease
Office Suites in
Downtown Largo



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