



**ONE** | STREET  
COMMERCIAL PROPERTIES

# 2045 Medical Building

2045 University Blvd East Hyattsville , MD 20782

**Office Building For Lease**

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**PROPERTY DESCRIPTION**

Full Service Exclusive Medical

**OFFERING SUMMARY**

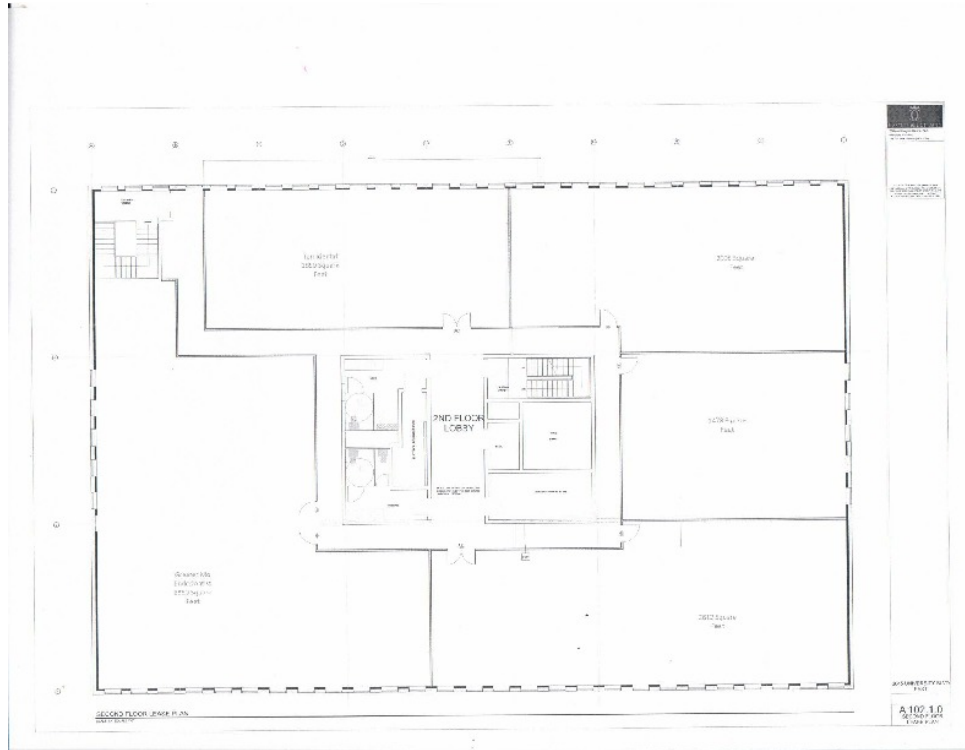
Lease Rate:	\$24.00 - 26.00 SF/yr (Full Service)
Available SF:	1,478 - 10,925 SF
Building Size:	42,626 SF

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	10,014	37,012	77,729
Total Population	37,066	120,908	237,901
Average HH Income	\$68,517	\$68,893	\$73,871

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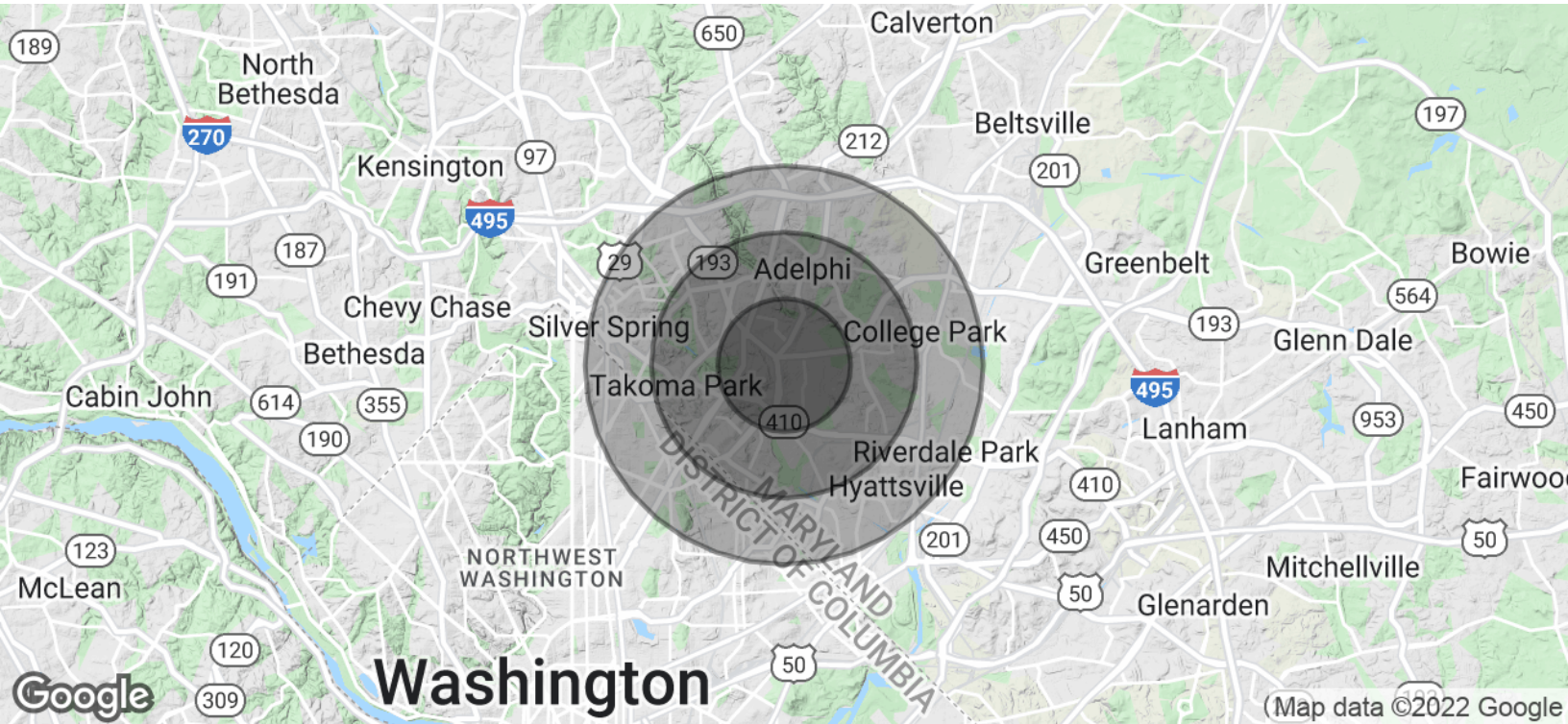
**LEASE INFORMATION**

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,478 - 10,925 SF	Lease Rate:	\$24.00 - \$26.00 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
202	Available	2,006 SF	Full Service	\$26.00 SF/yr	-
203	Available	1,478 SF	Full Service	\$26.00 SF/yr	-
205	Available	2,612 SF	Full Service	\$26.00 SF/yr	-
Lower Level Retail Sub dividable	Available	1,850 - 10,925 SF	Full Service	\$24.00 SF/yr	-

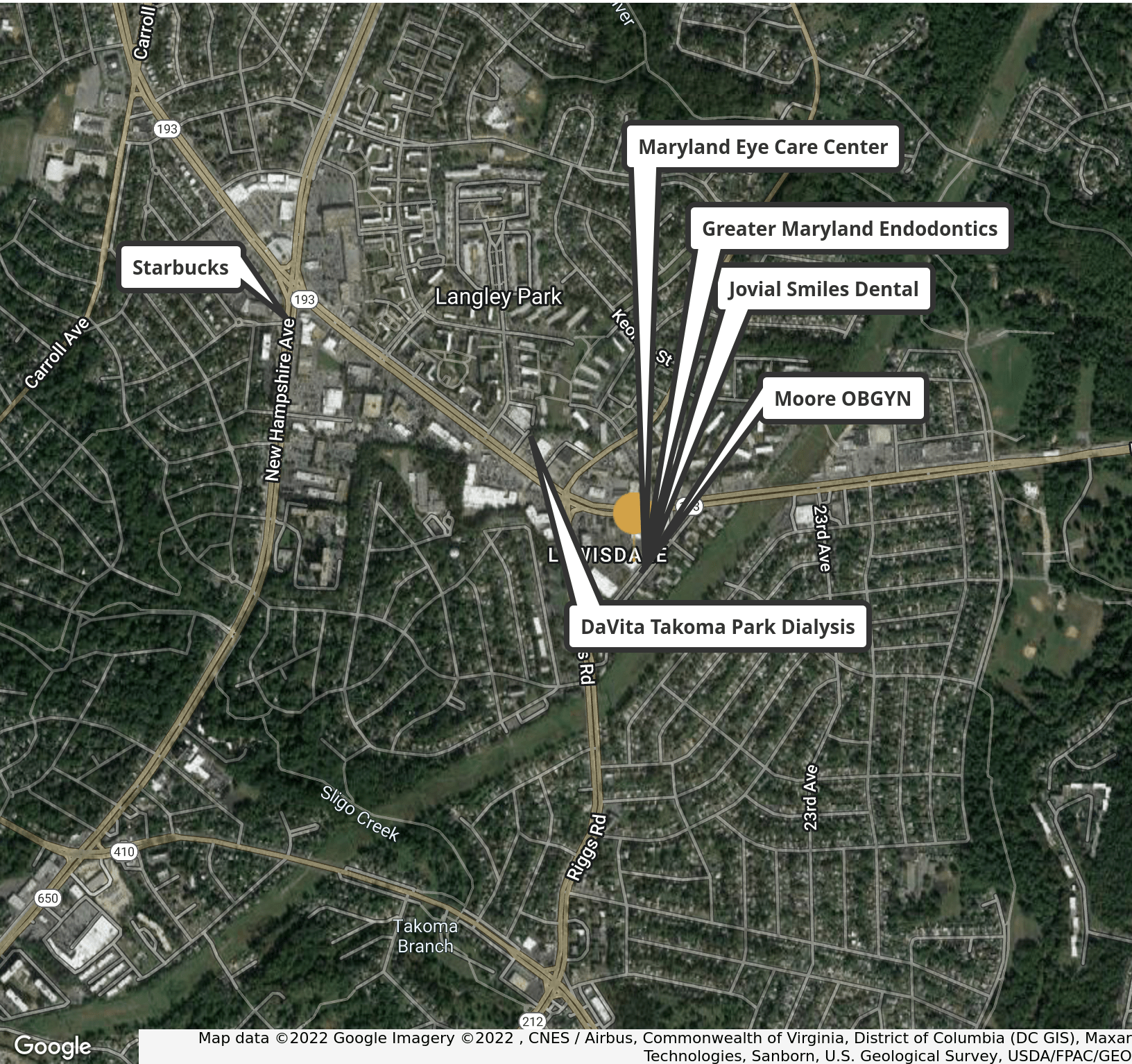
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	37,066	120,908	237,901
Average Age	30.7	31.2	33.8
Average Age (Male)	30.4	30.7	32.7
Average Age (Female)	31.1	31.7	34.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	10,014	37,012	77,729
# of Persons per HH	3.7	3.3	3.1
Average HH Income	\$68,517	\$68,893	\$73,871
Average House Value	\$338,487	\$355,399	\$401,929

\* Demographic data derived from 2010 US Census

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