

# FOR LEASE

9094 BALTIMORE AVE, COLLEGE PARK, MD 20740



Office Space in  
College Park for Lease

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## HIGHLIGHTS

- Three private offices, dedicated conference room, and flexible coworking area
- Shared kitchenette and vending
- Situated along College Park's thriving Route 1 corridor
- Adjacent to the University of Maryland and major federal institutions including NASA Goddard, US Army Research Laboratory, and the FDA
- Direct access to I-495/Capital Beltway, Route 1, and Route 193
- Proximity to College Park–University of Maryland Metro (Green Line) and MARC commuter rail

## OFFERING



## FOR LEASE OFFICE SPACE

Lease Rate	\$2,200 per month
Lease Type	Full Service

### SPACES

### SPACE SIZE

Suite 102

+/- 1,000 SF



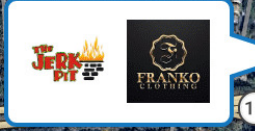
# INTERIOR PHOTOS



# RETAILER MAP



9094 Baltimore Ave



# DEMOGRAPHICS



## 2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	18,063	141,154	421,998
Households	5,796	43,619	141,131
Average Household Size	3.1	3.2	3.0
Average Age	29.1	32.8	35.9
Average Household Income	\$93,361	\$109,343	\$114,788



421,998

Population



3.0

Average HH Size



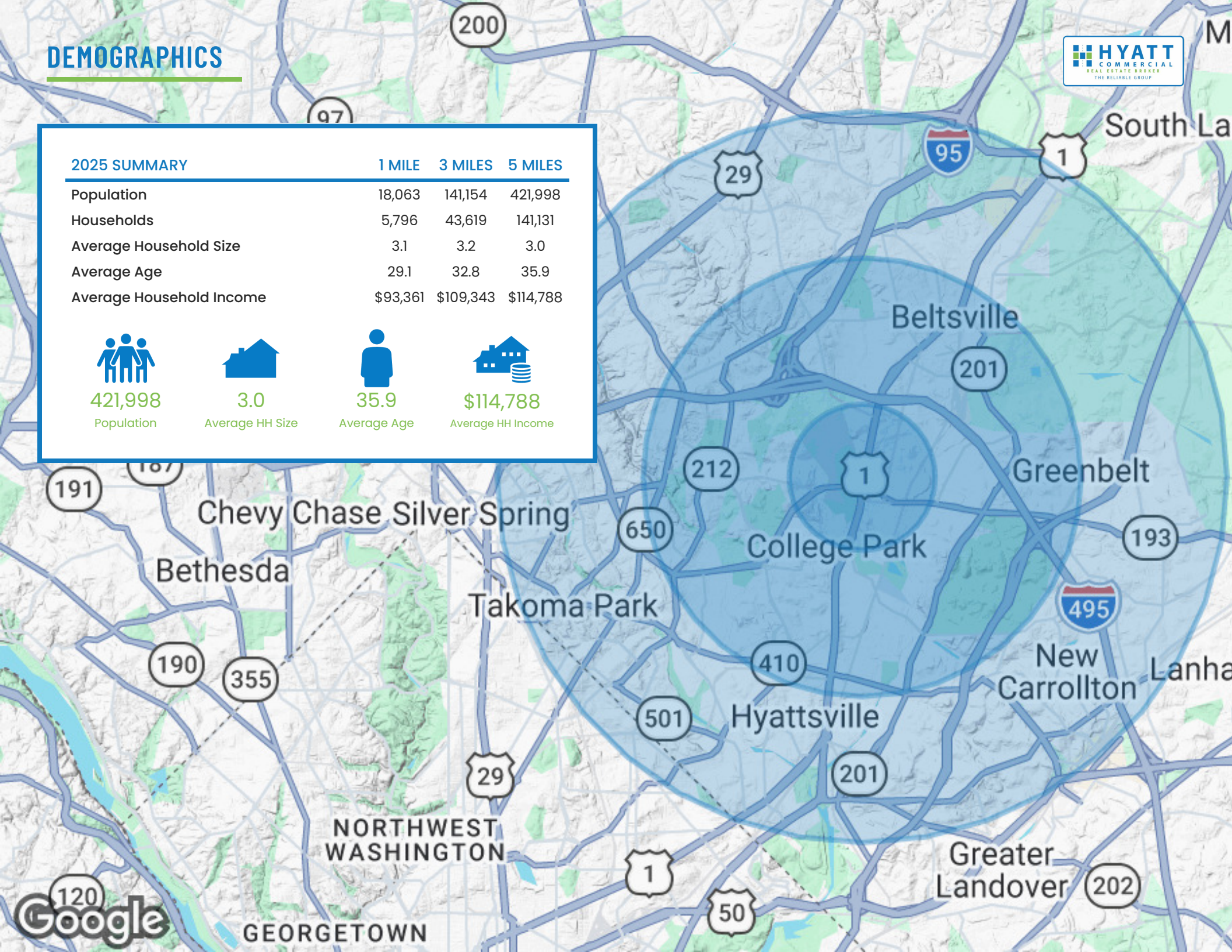
35.9

Average Age



\$114,788

Average HH Income



GEORGETOWN





# CONTACT

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