

For Lease  
Flex Space Available



## 8 Jay Gould Court

Waldorf, Maryland 20602

### Property Highlights

- Flex suites available
- 10' loading docks can accommodate full-size tractor-trailers
- 10' drive-in doors
- 14' clear ceilings
- Cinder block construction
- Dedicated HVAC and gas heaters
- Great parking with truck court
- 80 parking spaces (3.5/1000)
- Zoned PUD, Waldorf
- Quick access to Route 301 and Route 5

### Available Spaces

Spaces	Lease Rate	Lease Type	Size (SF)	Buildout
Unit A	\$9.00 SF/yr	NNN	3,000	Includes 300± SF reception/retail area
Unit D	\$12.00 SF/yr	NNN	2,800	Includes 1,000± SF finished office
Unit E	\$12.00 SF/yr	NNN	3,000	Includes 1,000± SF finished office



James F. Miers

O: 301 605 3846  
jmiers@naimichael.com

Steve Catalano

O: 301 646 9310  
scatalano@naimichael.com



10100 Business Pkwy  
Lanham, MD 20706  
301 459 4400 tel  
[www.naimichael.com](http://www.naimichael.com)

For Lease  
Flex Space

