

# Turnkey Fitness Studio, Fully Built Out. Move In and Open.

6451 America Blvd, Suite 104, Hyattsville, MD 20782 · University Town Center

FOR LEASE  
2,670 SF · Turnkey



2,670 SF

second-generation  
fitness studio

Day One

full build-out in place,  
no construction needed

\$119,719

average household  
income, 1 mile

5 min

walk to Hyattsville Crossing  
Metro (Green Line)

## WHY THIS SPACE

- ◆ **Truly turnkey:** heavy bags, mat flooring, reception desk, retail display, and lounge seating are all in place. Open for business without a build-out.
- ◆ **Open training floor** under high ceilings, wrapped in full-height storefront glass on America Blvd.
- ◆ **Complete back of house:** private office, flex/group room, and storage.
- ◆ **University Town Center:** a walkable mixed-use center of offices, apartments, restaurants and the Regal cinema, with the customer base already on site.
- ◆ **Growing residential base:** 316 new apartments opened next door at The Six in 2024, with thousands more units built or underway in the surrounding corridor.

## THE SPACE

|           |                                                   |
|-----------|---------------------------------------------------|
| Suite     | 6451-104                                          |
| Size      | ±2,670 SF                                         |
| Condition | Turnkey, 2nd-gen studio                           |
| Layout    | Training floor, lobby, flex room, office, storage |
| Frontage  | Full glass, America Blvd                          |
| Parking   | UTC Garage B                                      |
| Metro     | Green Line, 5-min walk                            |
| Available | Immediately                                       |

## IDEAL FOR

Boxing / Kickboxing

Group Fitness

Martial Arts

Yoga / Pilates

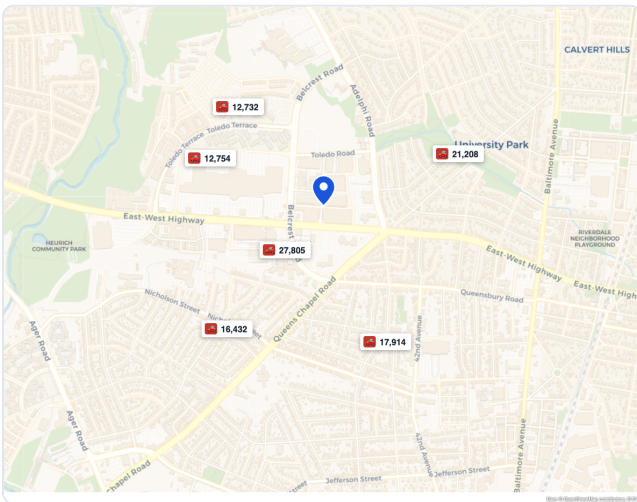
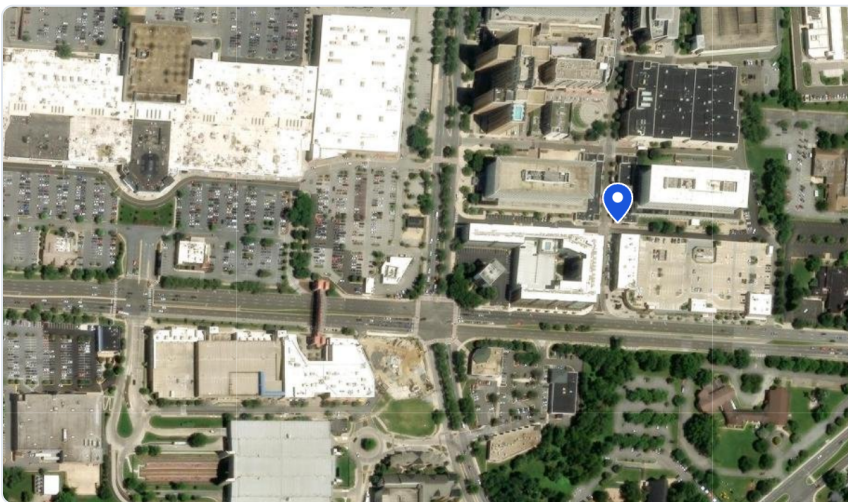
Dance Studio

Personal Training

## NEARBY MAJOR RETAILERS



## THE LOCATION



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