

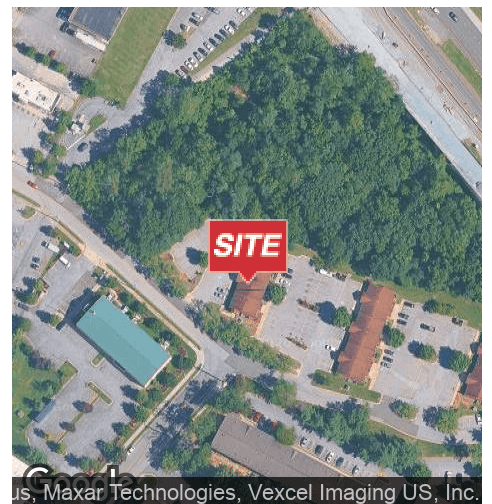
OFFICE SPACES FOR LEASE



7050-7150 Chesapeake Road Landover Hills, MD 20706

PROPERTY HIGHLIGHTS

- On-site property management and professionally landscaped grounds
- Located in a federally designated HUBZone
- Approximately ¼ mile from the future Purple Line Glenridge/Annapolis Road station
- Convenient access to the Capital Beltway (I-495), Route 50, and the Baltimore-Washington Parkway
- Proximity to New Carrollton station with Metro, MARC, and Amtrak service
- Served by Metrobus and Prince George's County TheBus
- Close to dining, retail, and service amenities along Annapolis Road



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

Office for Lease
CHESAPEAKE OFFICE PARK



LEASE INFORMATION

Lease Type:	Net of utilities	Lease Term:	Negotiable
Total Space:	1,000 - 2,000 SF	Lease Rate:	\$1,575 - \$1,750 per month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 7050 Chesapeake - Unit 105	1,000 SF	Net of utilities	\$1,750 per month	Built-out office
■ 7100 Chesapeake - Unit 202	1,000 SF	Net of utilities	\$1,750 per month	Built-out office
■ 7150 Chesapeake - Unit 101	1,000 SF	Net of utilities	\$1,575 per month	Can be combined with Unit 102
■ 7150 Chesapeake - Unit 102	1,000 - 2,000 SF	Net of utilities	\$1,575 per month	Can be combined with Unit 101



DEMOGRAPHICS



POPULATION



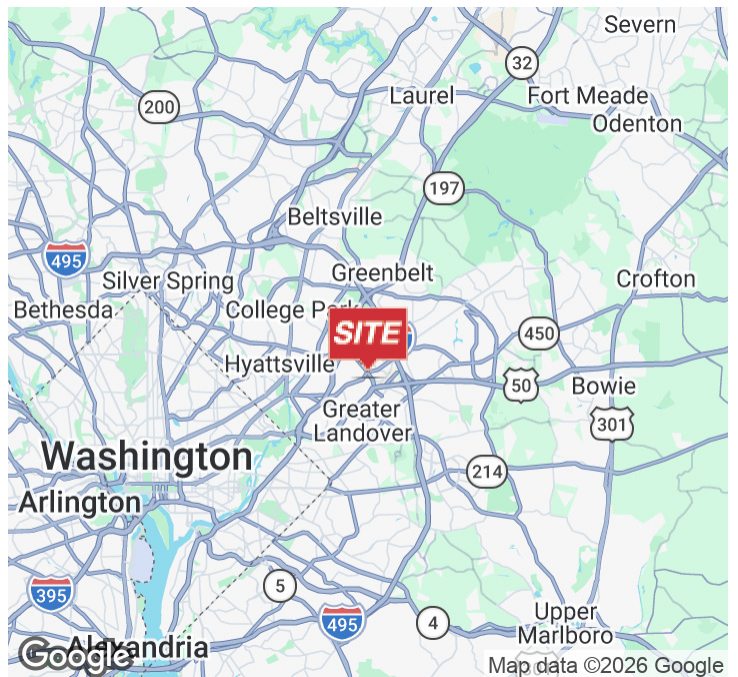
HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	21,638	7,158	\$93,586
3 Miles	140,632	46,040	\$106,939
5 Miles	370,023	131,678	\$109,871

2023 American Community Survey (ACS)



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