

PRIME SPACE FOR LEASE! OFFICE/RETAIL/COMMERCIAL

ABOUT THE PROPERTY

Use:	Professional Office, Retail, Community Services
Size:	Approx. 2,000+ SF
Rent/Term:	\$28 PSF FSG (Full Service Gross (FSG))
Zoning:	Commercial Mixed-Use
Availability:	Immediate Occupancy



4805 42ND PL, HYATTSVILLE, MD, USA 20781

LEASING OPPORTUNITY OVERVIEW

Generously sized office and retail opportunity located within Hyattsville's growing Gateway Arts District corridor. Offered at \$28 PSF FSG, this flexible 32,000+ SF space provides a highly competitive occupancy cost with operating expenses included in one simplified monthly payment.

The Landlord is willing to provide a Tenant Improvement Allowance, creating an excellent opportunity for growing organizations to customize the space to fit their operational needs while minimizing upfront build-out costs.

Ideal for professional services, healthcare providers, educational programs, nonprofits, and community-oriented organizations seeking accessibility, flexibility, and long-term value in a rapidly growing submarket near Washington, DC.

LOCATION BENEFITS

- Located within the Gateway Arts District near the DC/Maryland border
- Positioned in a growing commercial corridor attracting businesses expanding beyond DC proper
- Surrounded by residential growth, neighborhood retail, and community-serving businesses
- Strong visibility with convenient access to Rhode Island Avenue, Baltimore Avenue, and MD-201
- Trade area includes more than 110,000 households and a young median-age demographic
- Ongoing revitalization and investment activity throughout Hyattsville and surrounding communities



LOCAL BUSINESSES & AMENITIES:

- Vigilante Coffee — Popular local coffee roastery and café
- Franklin’s Restaurant, Brewery & General Store — Well-known restaurant and neighborhood destination
- Gateway Arts District — Arts and entertainment corridor with galleries, studios, and public art
- Busboys and Poets — Restaurant, bookstore, and cultural gathering space
- Yes! Organic Market — Grocery and wellness retail nearby
- Streetcar 82 Brewing Co. — Local brewery and community gathering destination
- Close proximity to neighborhood retail, cafés, fitness studios, and professional services
- Surrounded by growing residential developments and active mixed-use investment throughout the corridor

TRANSIT & PARKING

- Convenient access to Baltimore-Washington Parkway (MD-201) and major commuter routes
- Approximately 1.5 miles from West Hyattsville Metro Station (Green & Yellow Lines)
- Nearby access to Hyattsville Crossing Metro Station (Green Line)
- Accessible via Metrobus and TheBus transit routes
- On-street parking available for tenants and visitors
- Excellent connectivity to Washington, DC, College Park, and Prince George’s County

NEARBY TRANSPORTATION

 
Brookland-CUA
7 min drive

   
Fort Totten
8 min drive

 
West Hyattsville
6 min drive

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