

FOR LEASE

21882 FDR BOULEVARD, LEXINGTON PARK, MD 20653



Office/Flex Space
Former Gymnastics Center

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HIGHLIGHTS

- Office suites (2,729–3,133 SF) with efficient layouts, ideal for professional, administrative, or small team operations
- 15,360 SF former gymnastics center featuring a large open-span design suited for high-capacity or specialized uses
- High ceilings and minimal obstructions in the flex space allow for efficient layouts and maximum usability
- Flexible use potential including office, fitness, recreation, training, or other specialty commercial concepts
- Renovated in 2025 with updated interiors, improving functionality and overall tenant experience
- Ample on-site parking with convenient access to surrounding retail, services, and major employment drivers

OFFERING



FOR LEASE

OFFICE/FLEX SPACE

Lease Rate	\$15 - \$19/SF/yr
Lease Type	NNN

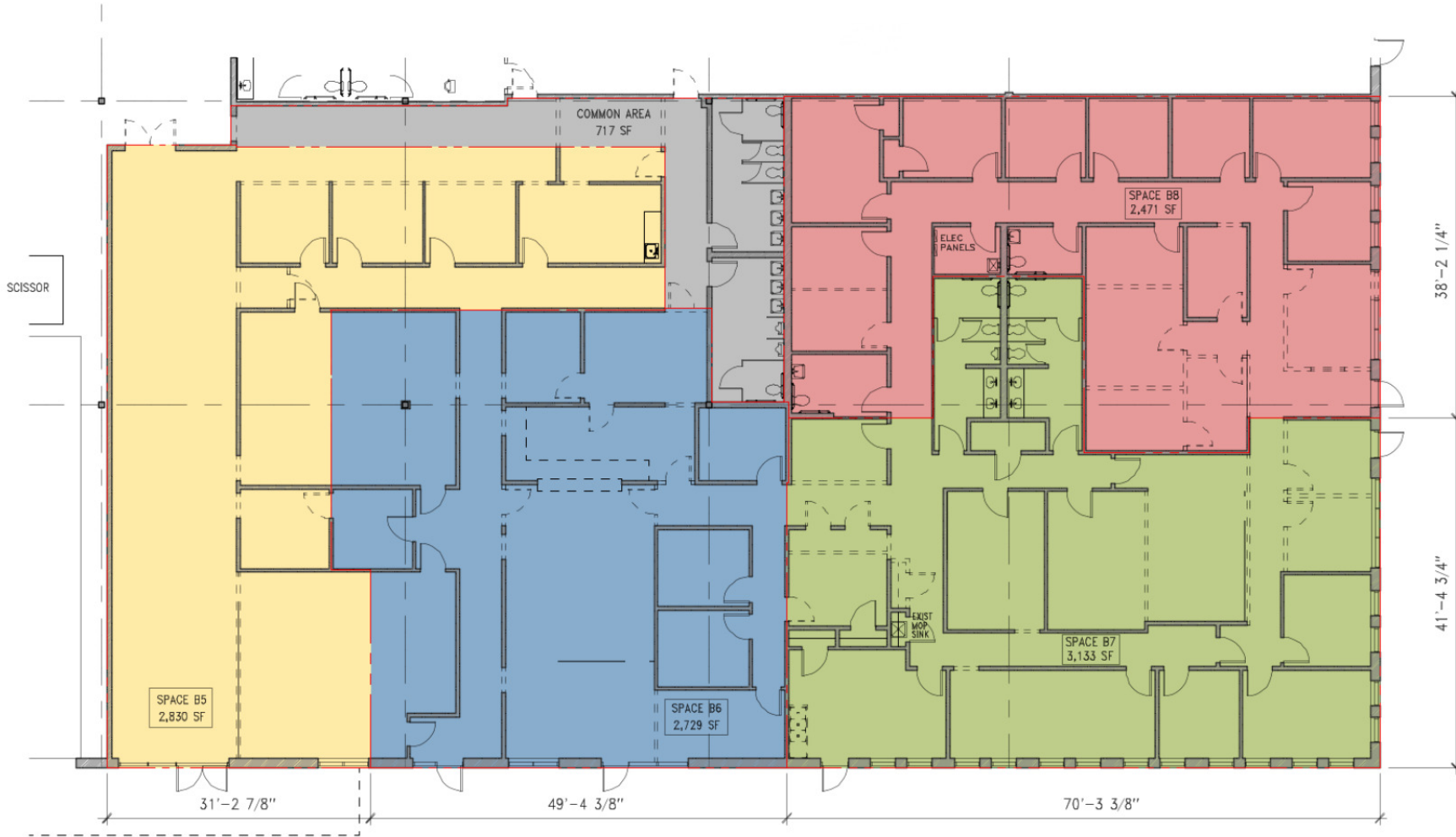
SPACES	SPACE SIZE
Former Gymnastics Center	15,360 SF
B5 - Office Space	2,830 SF
B6 - Office Space	2,729 SF
B7 - Office Space	3,133 SF
B8 - Office Space	2,471 SF



INTERIOR PHOTOS



OFFICE SPACE FLOOR PLAN



B5 - 2,830 SF

B6 - 2,729 SF

B7 - 3,133 SF

B8 - 2,471 SF

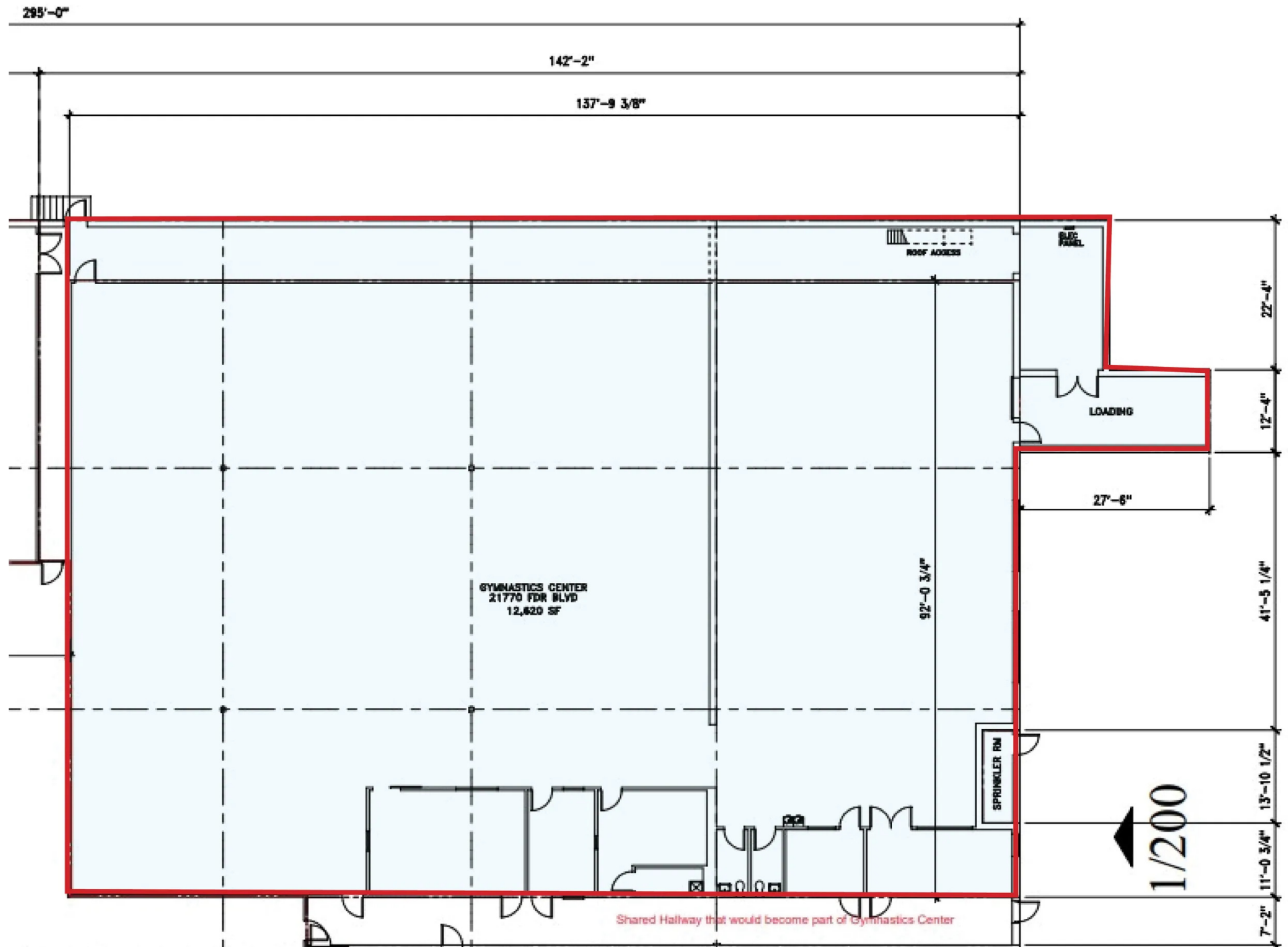


BUILDING B PAX RIVER
VILLAGE CENTER LEXINGTON
PARK, MARYLAND



TEST FIT
B5-B8
03/13/26

FORMER GYMNASIUM CENTER FLOOR PLAN



DEMOGRAPHICS



2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	6,316	27,267	46,600
Households	2,635	10,865	18,164
Average Household Size	2.4	2.5	2.6
Average Age	32.0	33.5	35.0
Average Household Income	\$86,833	\$117,150	\$122,510



46,600
Population



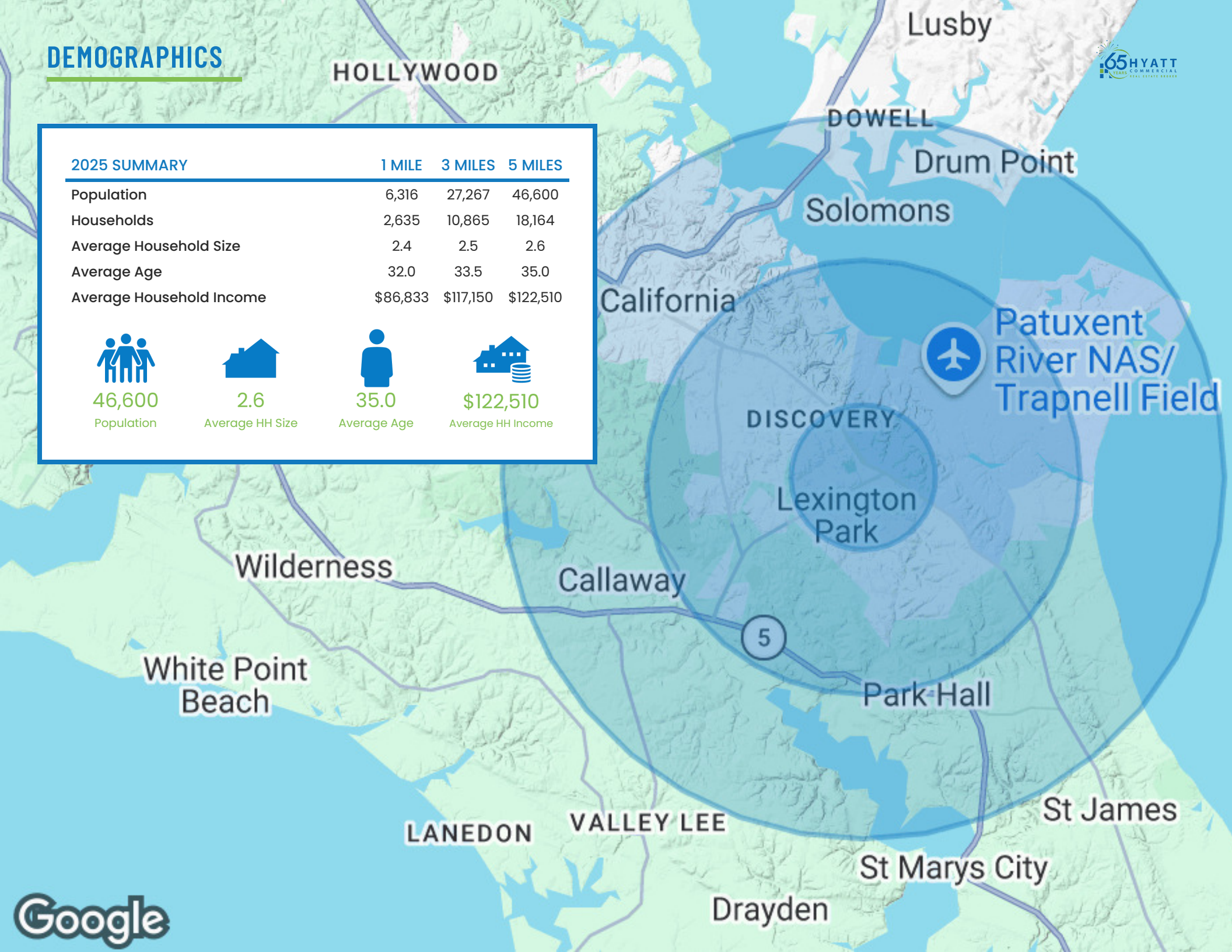
2.6
Average HH Size



35.0
Average Age



\$122,510
Average HH Income



CONTACT

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