

9111 EDMONSTON RD

Greenbelt, MD 20770



Leasing Information:
301.304.8300

Paul "Rocky" Kern **Richard Coppola**
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pkern@lpc.com rcoppola@lpc.com

Lincoln

1101 Wootton Pkwy
Suite 410
Rockville, MD 20854

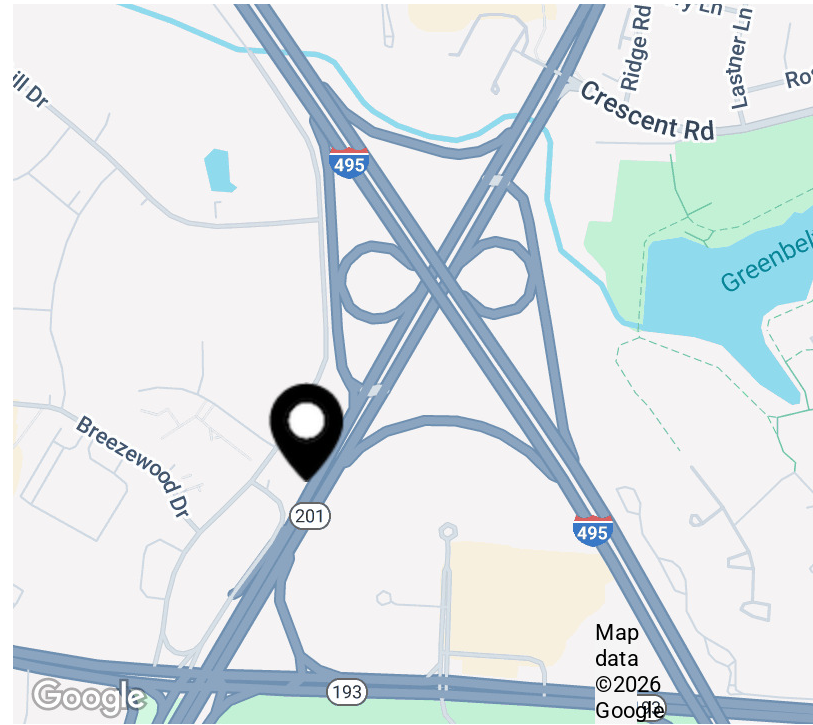
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Office For Lease

600 - 4,145 SF



Property Highlights

- 39,545 Total SF Office Building
- Located in SBA HUBZone; perfect for small businesses
- Small suites and flexible terms available
- Secured office environment
- Close proximity to NASA, restaurants, and shopping
- Convenient access to Capital Beltway, BW Parkway and Greenbelt Metro Station
- Abundant, free surface parking (4/1,000 sf)

Availabilities

| Availabilities | SF | Lease Rate | Date Available |
|----------------|----------|--------------------|----------------|
| Suite 200* | 2,673 SF | \$21.00 FS | Immediately |
| Suite 202* | 2,545 SF | \$21.00 FS | Immediately |
| Suite 204 | 891 SF | \$1,800 / month FS | Immediately |
| Suite 301 | 1,038 SF | \$21.00 FS | Immediately |
| Suite 303B** | 815 SF | \$1,650 / month FS | Immediately |
| Suite 305** | 1,057 SF | \$21.00 FS | Immediately |
| Suite 402 | 4,145 SF | \$21.00 FS | Immediately |
| Suite 407B | 600 SF | \$1,250 / month FS | Immediately |

* Suites 200 and 202 can be combined for a 5,218 SF contiguous block

**Suites 303B and 305 can be combined for a 1,872 SF contiguous block

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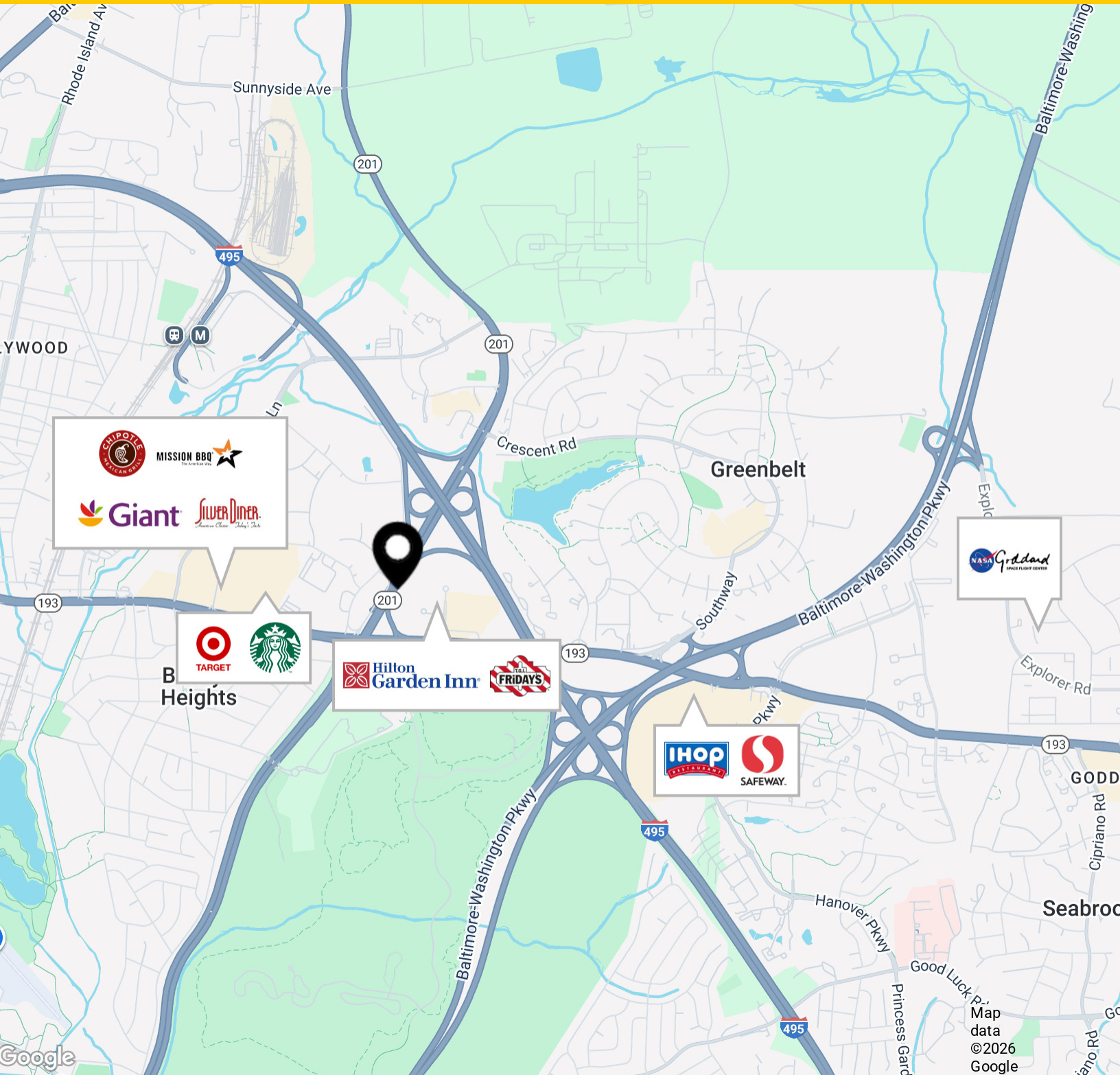
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600 - 4,145 SF



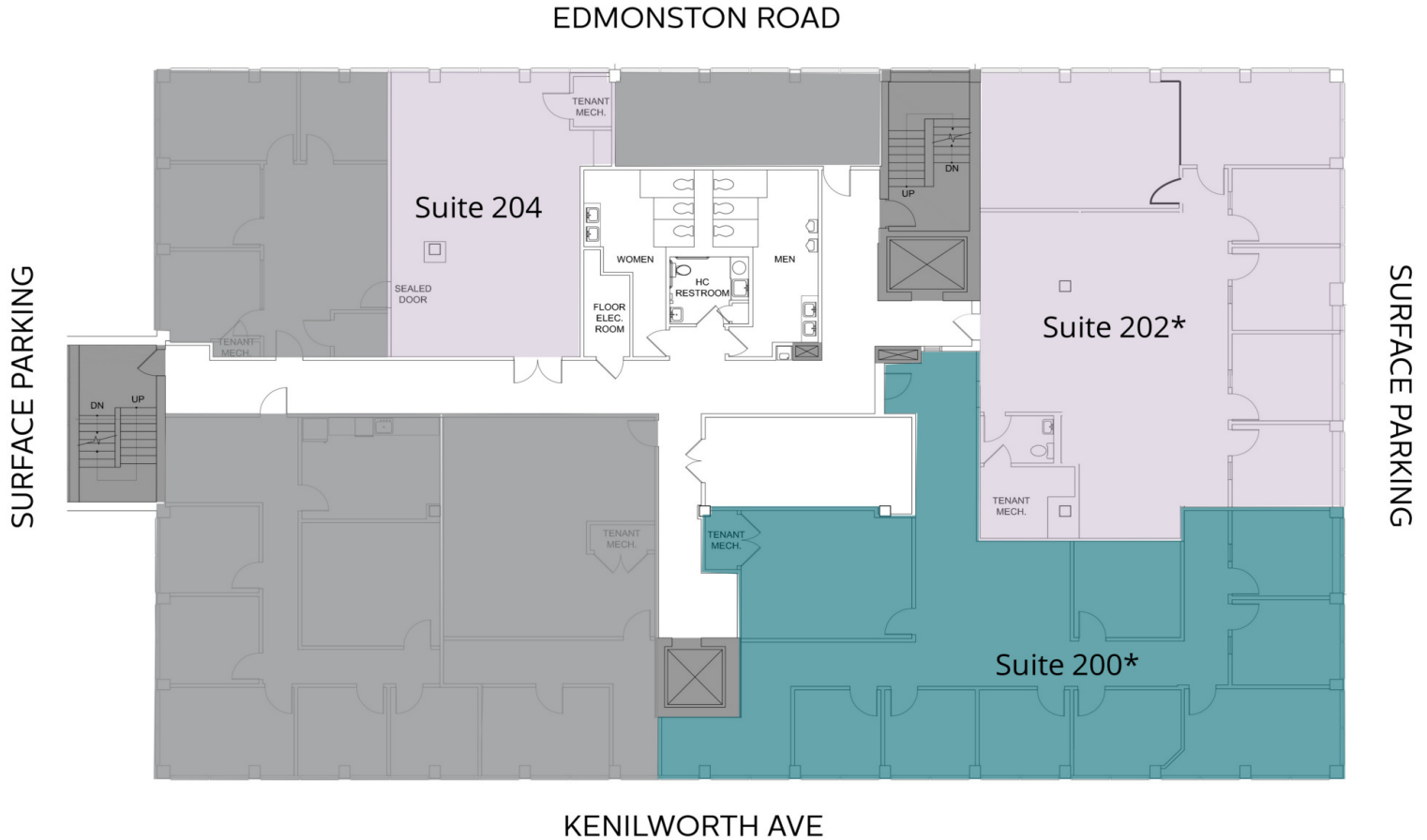
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| Suite | Size | Description |
|--------------|----------|---|
| ■ Suite 200* | 2,673 SF | Available immediately. 5,218 SF contiguous block. |
| ■ Suite 202* | 2,545 SF | Available immediately. 5,218 SF contiguous block. |
| ■ Suite 204 | 891 SF | \$1,800.00 per month. Available Immediately. |

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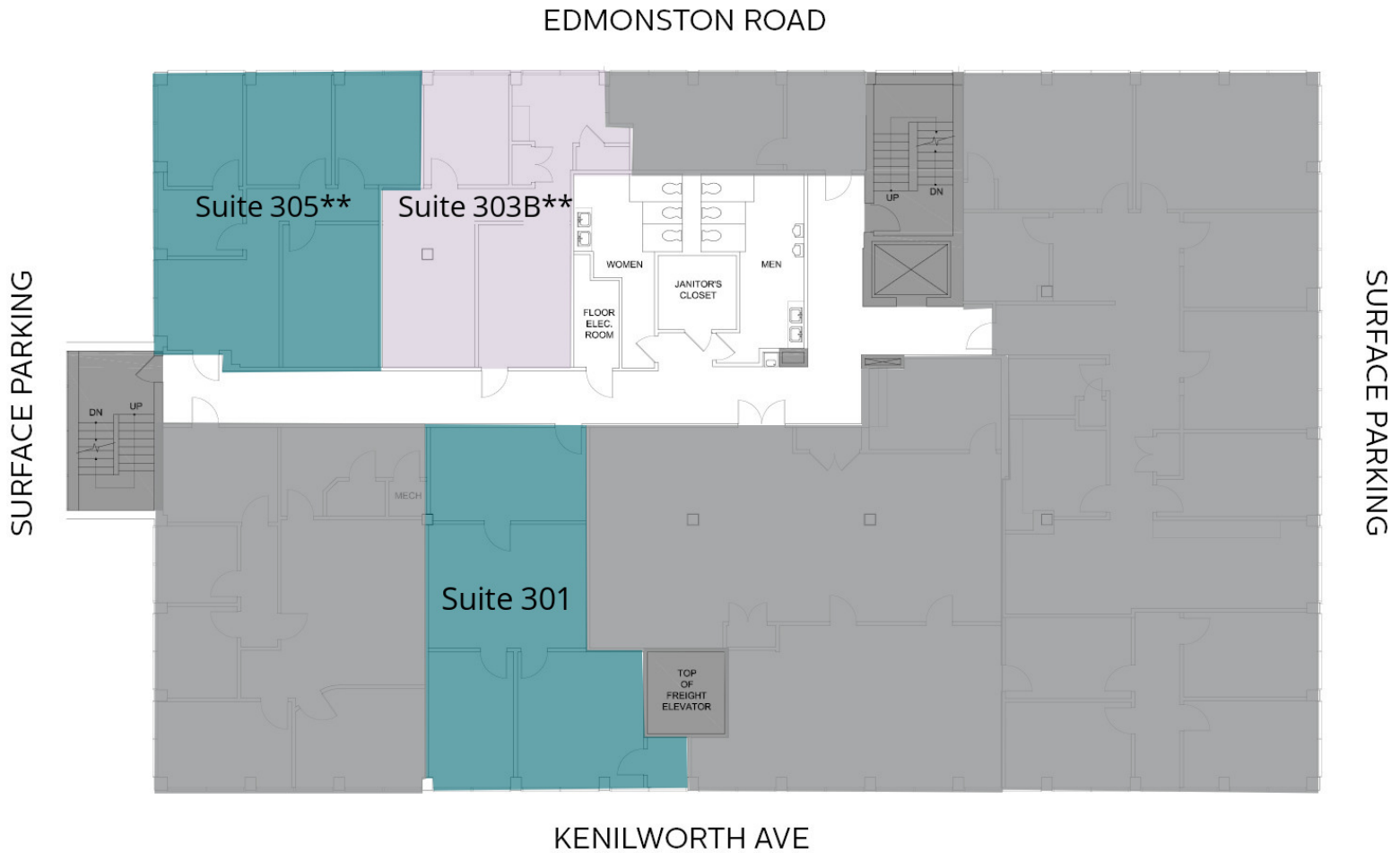
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Third Floor

1,038 SF



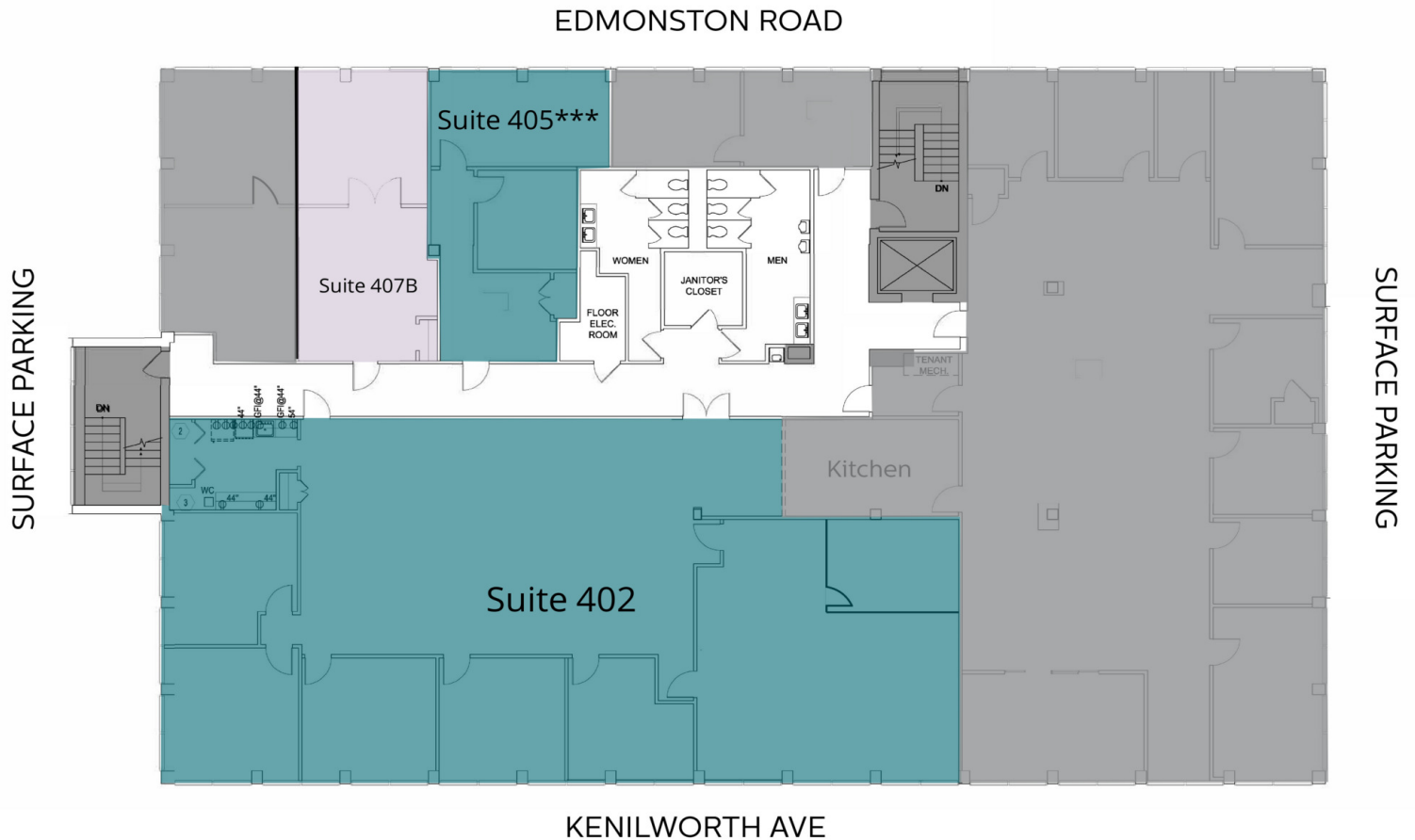
| Suite | Size | Lease Rate | Description |
|----------------|----------|--------------------|---|
| ■ Suite 301 | 1,038 SF | \$21.00 FS | Available immediately |
| ■ Suite 303B** | 815 SF | \$1,650 / month FS | Available immediately. 1,872 SF contiguous block. |
| ■ Suite 305** | 1,057 SF | \$21.00 FS | Available immediately. 1,872 SF contiguous block. |

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| Suite | Size | Description |
|--------------|----------|--|
| ■ Suite 402 | 4,145 SF | Available Immediately. |
| ■ Suite 407B | 600 SF | \$1,250.00 per month. Available immediately. |

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