



4000 GARDEN CITY DR
Hyattsville, MD 20785



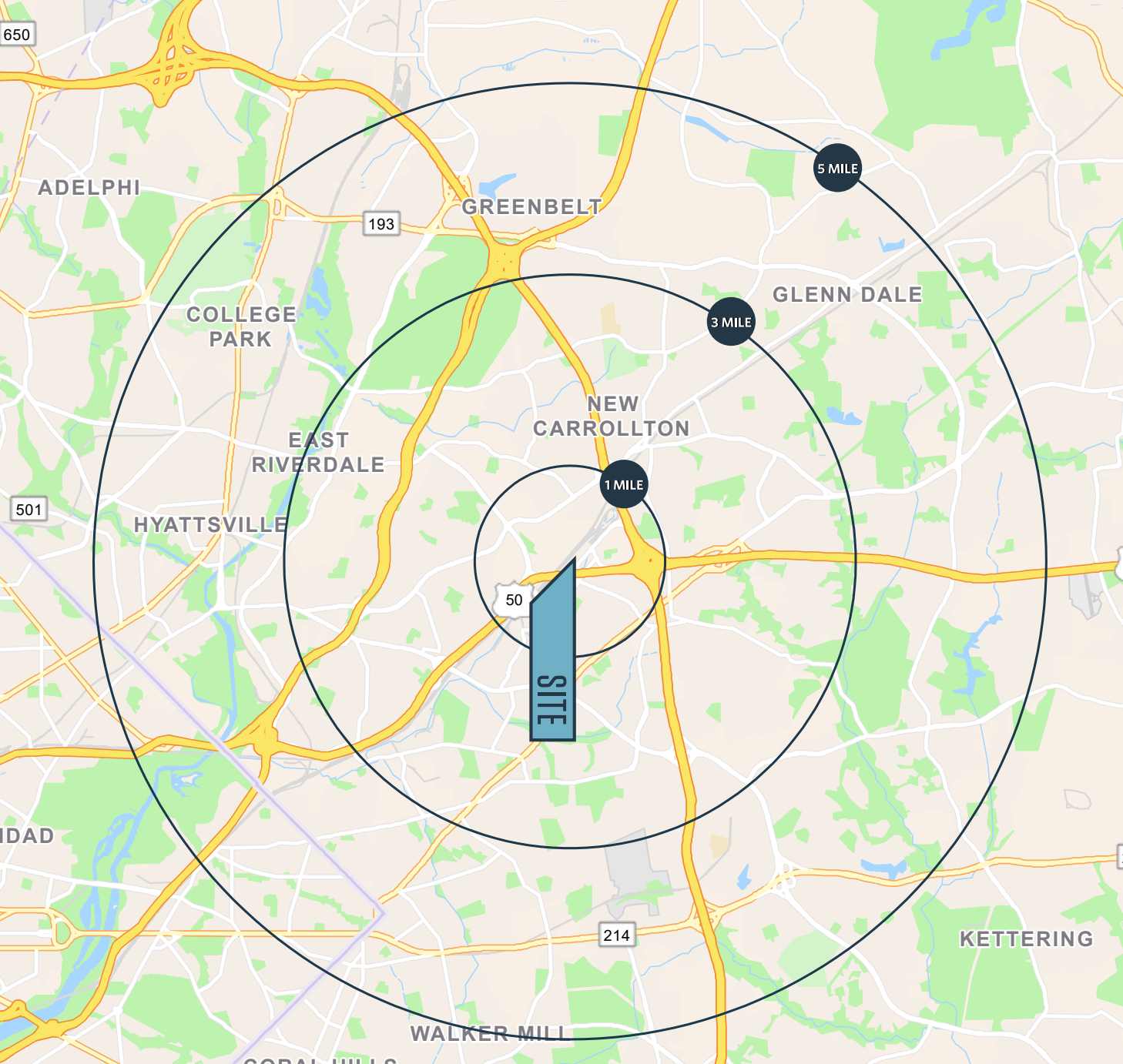
OFFICE SPACE FOR LEASE

KENNETH FELLOWS
kfellows@klnb.com
301-222-0210

ROBERT PUGH
rpugh@klnb.com
301-222-0211

KEIRY MARTINEZ
kmartinez@klnb.com
703-334-5629

klnb.com



PROPERTY HIGHLIGHTS

Type:	Class A 5 Star Office
RBA:	215,528 SF
Stories:	8
Typical Floor:	26,941 SF
Year Built:	2019
Walk Score®:	Car-Dependent (36)
Transit Score®:	Minimal Transit (0)
Notes:	This Building is Wired Certified.
Amenities:	Conferencing Facility Metro/Subway Fitness Center Natural Light Food Service Nearby Restaurant at the Stella

DEMOGRAPHICS

1 mile	3 miles	5 miles
68,920	328,284	1,411,537
POPULATION		
\$85,620	\$93,590	\$106,675
AVERAGE HH INCOME		
\$545M	\$2.8B	\$14.4B
TOTAL CONSUMER SPENDING		

[VIRTUAL TOUR](#)

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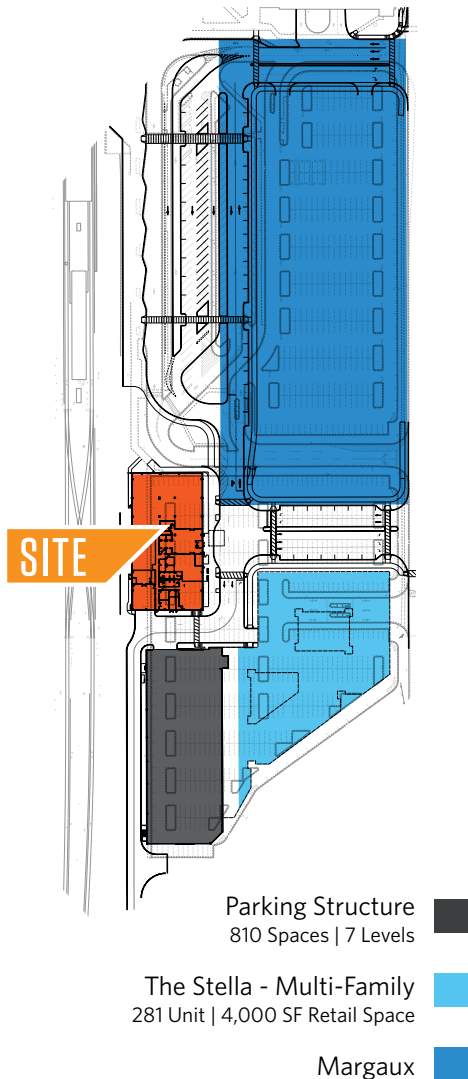
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NEW CARROLLTON METRO STATION



DEVELOPMENT PLANS

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NEW CARROLLTON

LANHAM

SITE

MARKET AERIAL

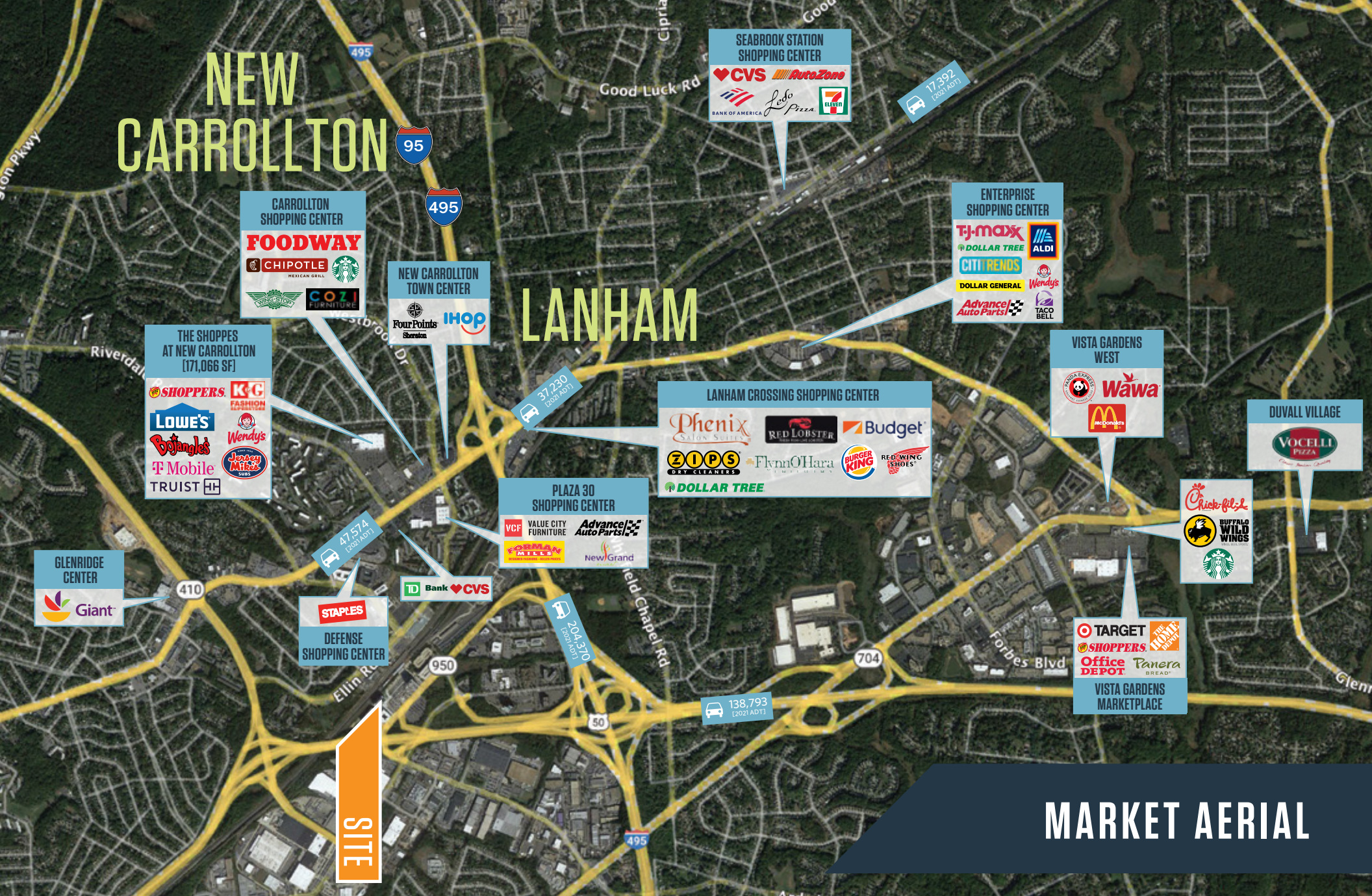
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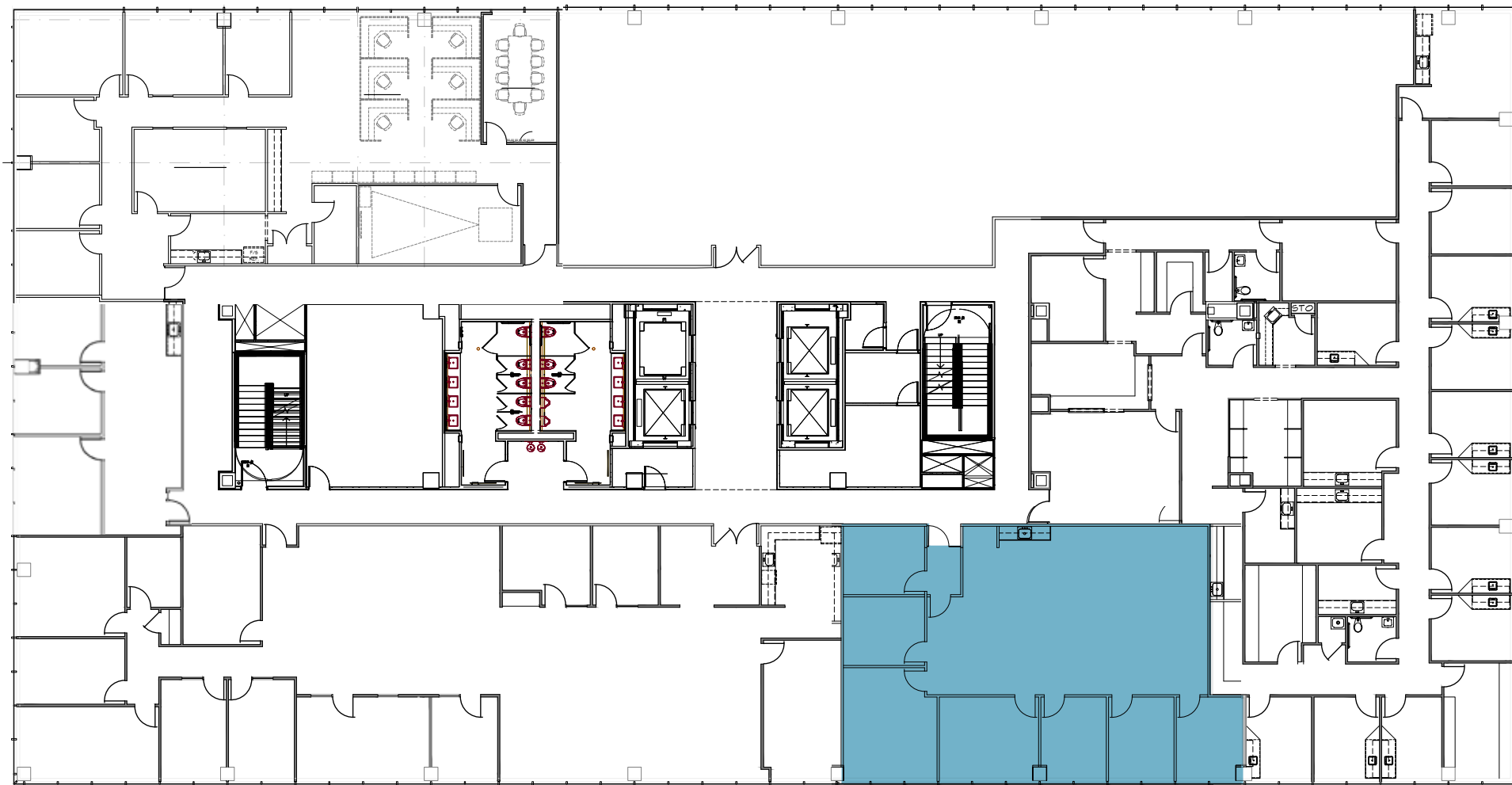
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SUITE 809 | 2,789 SF

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FLOOR PLAN

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RESTAURANT LOCATED AT THE STELLA

AMENITIES

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12435 Park Potomac Ave, Suite 250,
Rockville, MD, 20854

klnb.com

VISIT PROPERTY WEBSITE

VIRTUAL TOUR



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