

REDUCED PRICE

8,562 ± SF OFFICE FOR LEASE



9410 ANNAPOLIS RD

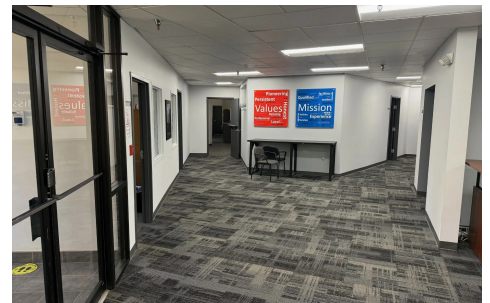
Lanham, MD 20706

PROPERTY HIGHLIGHTS

- Approximately 8,562 SF available
- Clean upgraded space
- Great window lines provide lots of light
- Zoned CGO (Commercial, General & Office)
- Built 1986; Renovated 2019
- Abundant on-site parking - 41 free surface parking spaces available
- **IMMEDIATE AVAILABILITY - FURNISHINGS CAN BE NEGOTIATED**
- **REDUCED LEASE RATE: \$15.50 PSF NNN**

LOCATION DESCRIPTION

Located at a signalized intersection, just across from Enterprise Shopping Center, with convenient access to metro rail and bus. The property is within close proximity to Interstate 495 and Route 50, 15-minutes to Washington, DC.



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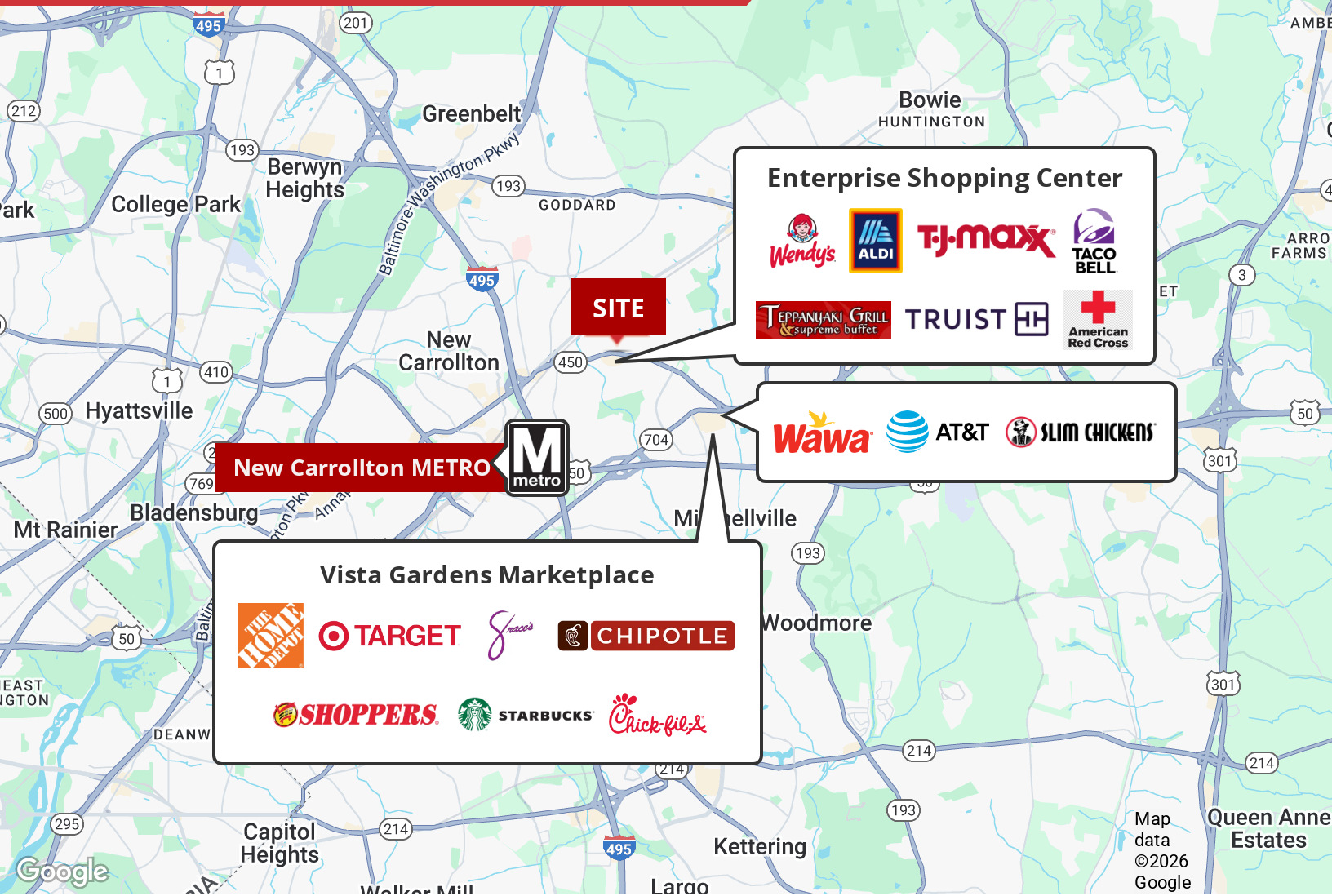
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Office Building For Lease
9410 ANNAPOLIS RD, LANHAM, MD 20706



DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	13,675	3,767	\$123,562
3 Miles	99,179	32,233	\$129,778
5 Miles	252,674	83,595	\$129,494

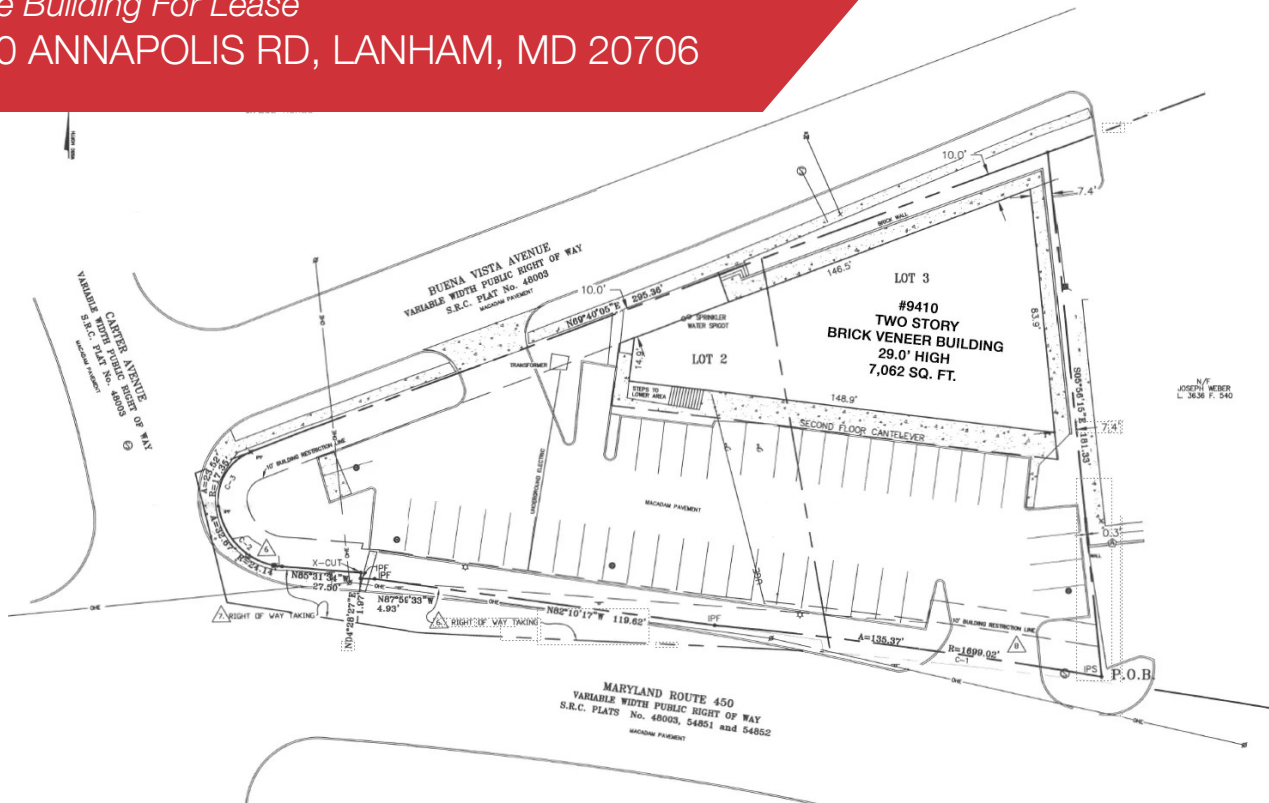
2020 American Community Survey (ACS)



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Site Plan



Floor Plan