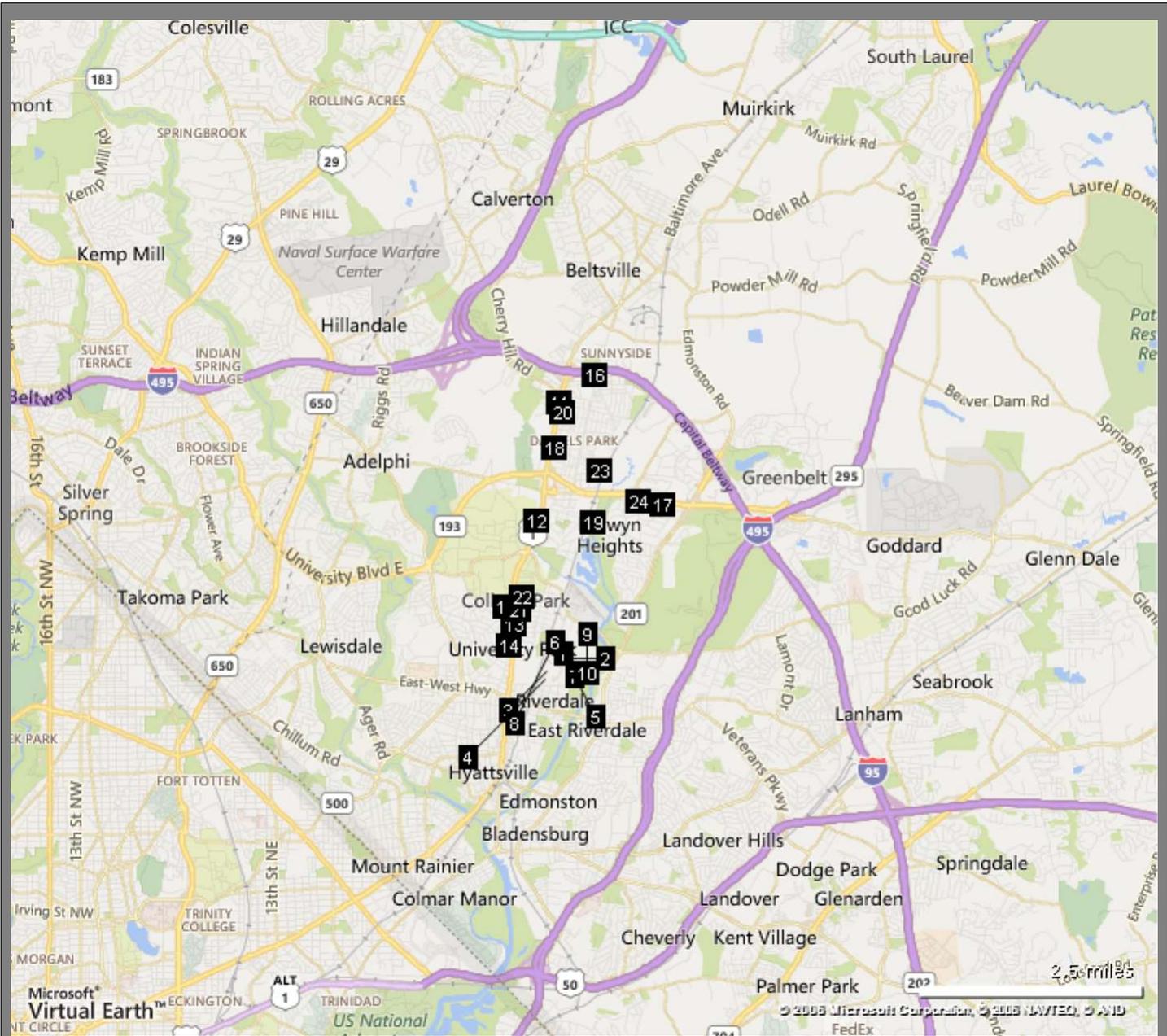

Available Office Spaces in College Park, MD

November 2015



1



4400 River Rd
4400 River Rd
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class A Office**
 Status: **Proposed**
 Building Size: **153,750 SF**
 Typical Floor Size: **30,750 SF**
 Stories: **5**
 For Sale: **Not For Sale**

Space Avail: **153,750 SF**
 Max Contig: **153,750 SF**
 Smallest Space: **3,000 SF**
 Rent/SF/Yr: **\$32.00-\$34.00**
 % Leased: **0%**

Landlord Rep: Corporate Office Properties Trust / Greg Prossner (443) 285-5710 -- 153,750 SF (3,000-30,750 SF)

HUB Zone

2



4600 River Rd
4600 River Rd
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class A Office**
Status: **Proposed**
Building Size: **153,750 SF**
Typical Floor Size: **30,750 SF**
Stories: **5**
For Sale: **Not For Sale**

Space Avail: **153,750 SF**
Max Contig: **153,750 SF**
Smallest Space: **3,000 SF**
Rent/SF/Yr: **\$32.00-\$34.00**
% Leased: **0%**

Landlord Rep: Corporate Office Properties Trust / Greg Prossner (443) 285-5710 -- 153,750 SF (3,000-30,750 SF)

This building is registered with the U.S. Green Building Council and is seeking LEED certification.

HUB Zone

3



River Rd
River Rd
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class A Office**
Status: **Proposed**
Building Size: **125,000 SF**
Typical Floor Size: **25,000 SF**
Stories: **5**
Expenses: **2006 Est Ops @ \$8.00/sf**
For Sale: **Not For Sale**

Space Avail: **125,000 SF**
Max Contig: **125,000 SF**
Smallest Space: **25,000 SF**
Rent/SF/Yr: **\$28.00-\$32.00**
% Leased: **0%**

Landlord Rep: Corporate Office Properties Trust / Greg Prossner (443) 285-5710 -- 125,000 SF (25,000 SF)

Affiliation with University of Maryland

- * Research Activities and Links
- * Incubator Programs
- * Recreational Facilities
- * State of the Art Connectivity

Excellent Access / Transportation Alternatives

- * College Park - Riverdale Metro Station
- * MARC train to Washington and Baltimore
- * Metrobus and UM Shuttle
- * College Park Airport
- * Walk to UMCP, 2 miles to Capital Beltway
- * HUB Zone

Existing and Planned Research Park Tenants

- * Food and Drug Administration - Center for Food Safety and Applied Nutrition
- * American Center for Physics
- * PNC Bank Computer Center
- * United States Department of Agriculture
- * UM Center for the Advanced Study of Languages - open Fall 05
- * New National Oceanic and Atmospheric Administration - Center for Weather and Climate Prediction (estimated to open in 2007)

Nearby Amenities

- * Indoor / Outdoor Tennis Facility
- * Paint Branch Hiker / Biker Trail
- * Lake Artemesia
- * Outdoor Pool and Ice Rink
- * Airport Museum / 94th Aero Squadron Restaurant

4



River Rd
River Rd, Bldg B (Parcel 4)
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class A Office**
 Status: **Proposed**
 Building Size: **100,000 SF**
 Typical Floor Size: **25,000 SF**
 Stories: **4**
 Expenses: **2006 Est Ops @ \$8.00/sf**
 For Sale: **Not For Sale**

Space Avail: **100,000 SF**
 Max Contig: **100,000 SF**
 Smallest Space: **25,000 SF**
 Rent/SF/Yr: **\$28.00-\$32.00**
 % Leased: **0%**

Landlord Rep: Corporate Office Properties Trust / Greg Prossner (443) 285-5710 -- 100,000 SF (25,000 SF)

Affiliation with University of Maryland

- * Research Activities and Links
- * Incubator Programs
- * Recreational Facilities
- * State of the Art Connectivity

Excellent Access / Transportation Alternatives

- * College Park - Riverdale Metro Station
- * MARC train to Washington and Baltimore
- * Metrobus and UM Shuttle
- * College Park Airport
- * Walk to UMCP, 2 miles to Capital Beltway
- * HUB Zone

Existing and Planned Research Park Tenants

- * Food and Drug Administration - Center for Food Safety and Applied Nutrition
- * American Center for Physics
- * PNC Bank Computer Center
- * United States Department of Agriculture
- * UM Center for the Advanced Study of Languages - open Fall 05
- * New National Oceanic and Atmospheric Administration - Center for Weather and Climate Prediction (estimated to open in 2007)

Nearby Amenities

- * Indoor / Outdoor Tennis Facility
- * Paint Branch Hiker / Biker Trail
- * Lake Artemesia
- * Outdoor Pool and Ice Rink
- * Airport Museum / 94th Aero Squadron Restaurant

5



52nd Ave
52nd Ave, Bldg A
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class A Office**
Status: **Proposed**
Building Size: **96,000 SF**
Typical Floor Size: **24,000 SF**
Stories: **4**
Expenses: **2006 Est Ops @ \$8.00/sf**
For Sale: **Not For Sale**

Space Avail: **96,000 SF**
Max Contig: **96,000 SF**
Smallest Space: **24,000 SF**
Rent/SF/Yr: **\$28.00-\$32.00**
% Leased: **0%**

Landlord Rep: Corporate Office Properties Trust / Greg Prossner (443) 285-5710 -- 96,000 SF (24,000 SF)

Affiliation with University of Maryland

- * Research Activities and Links
- * Incubator Programs
- * Recreational Facilities
- * State of the Art Connectivity

Excellent Access / Transportation Alternatives

- * College Park - Riverdale Metro Station
- * MARC train to Washington and Baltimore
- * Metrobus and UM Shuttle
- * College Park Airport
- * Walk to UMCP, 2 miles to Capital Beltway

Existing and Planned Research Park Tenants

- * Food and Drug Administration - Center for Food Safety and Applied Nutrition
- * American Center for Physics
- * PNC Bank Computer Center
- * United States Department of Agriculture
- * UM Center for the Advanced Study of Languages - open Fall 05
- * New National Oceanic and Atmospheric Administration - Center for Weather and Climate Prediction (estimated to open in 2007)

Nearby Amenities

- * Indoor / Outdoor Tennis Facility
- * Paint Branch Hiker / Biker Trail
- * Lake Artemesia
- * Outdoor Pool and Ice Rink
- * Airport Museum / 94th Aero Squadron Restaurant

6



52nd Ave
52nd Ave, Bldg B
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class A Office**
Status: **Proposed**
Building Size: **96,000 SF**
Typical Floor Size: **24,000 SF**
Stories: **4**
Expenses: **2006 Est Ops @ \$8.00/sf**
For Sale: **Not For Sale**

Space Avail: **96,000 SF**
Max Contig: **96,000 SF**
Smallest Space: **24,000 SF**
Rent/SF/Yr: **\$28.00-\$32.00**
% Leased: **0%**

Landlord Rep: Corporate Office Properties Trust / Greg Prossner (443) 285-5710 -- 96,000 SF (24,000 SF)

Affiliation with University of Maryland

- * Research Activities and Links
- * Incubator Programs
- * Recreational Facilities
- * State of the Art Connectivity

Excellent Access / Transportation Alternatives

- * College Park - Riverdale Metro Station
- * MARC train to Washington and Baltimore
- * Metrobus and UM Shuttle
- * College Park Airport
- * Walk to UMCP, 2 miles to Capital Beltway

Existing and Planned Research Park Tenants

- * Food and Drug Administration - Center for Food Safety and Applied Nutrition
- * American Center for Physics
- * PNC Bank Computer Center
- * United States Department of Agriculture
- * UM Center for the Advanced Study of Languages - open Fall 05
- * New National Oceanic and Atmospheric Administration - Center for Weather and Climate Prediction (estimated to open in 2007)

Nearby Amenities

- * Indoor / Outdoor Tennis Facility
- * Paint Branch Hiker / Biker Trail
- * Lake Artemesia
- * Outdoor Pool and Ice Rink
- * Airport Museum / 94th Aero Squadron Restaurant

7



River Rd
River Rd, Bldg C (Parcel 9)
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class A Office**
 Status: **Proposed**
 Building Size: **80,000 SF**
 Typical Floor Size: **20,000 SF**
 Stories: **4**
 For Sale: **Not For Sale**

Space Avail: **80,000 SF**
 Max Contig: **80,000 SF**
 Smallest Space: **20,000 SF**
 Rent/SF/Yr: **\$28.00-\$32.00**
 % Leased: **0%**

Landlord Rep: Corporate Office Properties Trust / Greg Prossner (443) 285-5710 -- 80,000 SF (20,000 SF)

HUB Zone



River Rd
River Rd, Bldg A
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class A Office**
 Status: **Proposed**
 Building Size: **78,000 SF**
 Typical Floor Size: **26,000 SF**
 Stories: **3**
 Expenses: **2006 Est Ops @ \$8.00/sf**
 For Sale: **Not For Sale**

Space Avail: **78,000 SF**
 Max Contig: **78,000 SF**
 Smallest Space: **26,000 SF**
 Rent/SF/Yr: **\$28.00-\$32.00**
 % Leased: **0%**

Landlord Rep: Corporate Office Properties Trust / Greg Prossner (443) 285-5710 -- 78,000 SF (26,000 SF)

Affiliation with University of Maryland

- * Research Activities and Links
- * Incubator Programs
- * Recreational Facilities
- * State of the Art Connectivity

Excellent Access / Transportation Alternatives

- * College Park - Riverdale Metro Station
- * MARC train to Washington and Baltimore
- * Metrobus and UM Shuttle
- * College Park Airport
- * Walk to UMCP, 2 miles to Capital Beltway
- * HUB Zone

Existing and Planned Research Park Tenants

- * Food and Drug Administration - Center for Food Safety and Applied Nutrition
- * American Center for Physics
- * PNC Bank Computer Center
- * United States Department of Agriculture
- * UM Center for the Advanced Study of Languages - open Fall 05
- * New National Oceanic and Atmospheric Administration - Center for Weather and Climate Prediction (estimated to open in 2007)

Nearby Amenities

- * Indoor / Outdoor Tennis Facility
- * Paint Branch Hiker / Biker Trail
- * Lake Artemesia
- * Outdoor Pool and Ice Rink
- * Airport Museum / 94th Aero Squadron Restaurant

9



5801 River Rd
5801 River Rd
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class A Office**
Status: **Proposed**
Building Size: **75,000 SF**
Typical Floor Size: **25,000 SF**
Stories: **3**
For Sale: **Not For Sale**

Space Avail: **75,000 SF**
Max Contig: **75,000 SF**
Smallest Space: **25,000 SF**
Rent/SF/Yr: **\$28.00-\$30.00**
% Leased: **0%**

Landlord Rep: Corporate Office Properties Trust / Greg Prossner (443) 285-5710 -- 75,000 SF (25,000 SF)

HUB Zone

10



4800 River Rd
4800 River Rd
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class A Office**
Status: **Proposed**
Building Size: **40,000 SF**
Typical Floor Size: **20,000 SF**
Stories: **2**
For Sale: **Not For Sale**

Space Avail: **40,000 SF**
Max Contig: **40,000 SF**
Smallest Space: **20,000 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**

Landlord Rep: Corporate Office Properties Trust / Greg Prossner (443) 285-5710 -- 40,000 SF (20,000 SF)

HUB Zone

11



9658 Baltimore Ave
One Boulevard Plaza Ph 1
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class B Office**
Status: **Built Mar 1987**
Building Size: **61,800 SF**
Typical Floor Size: **9,000 SF**
Stories: **4**
Expenses: **2015 Tax @ \$1.74/sf**
For Sale: **Not For Sale**

Space Avail: **22,031 SF**
Max Contig: **10,064 SF**
Smallest Space: **1,865 SF**
Rent/SF/Yr: **\$21.00**
% Leased: **64.4%**

Landlord Rep: NAI The Michael Companies, Inc. / A.Lance A. Schwarz (301) 918-2938 / Peter Burleigh (301) 918-2913 -- 22,031 SF (1,865-7,345 SF)

On-site property management

12



8400 Baltimore Ave
University View North
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class B Office**
Status: **Built 1970, Renov 1989**
Building Size: **45,000 SF**
Typical Floor Size: **15,600 SF**
Stories: **3**
Expenses: **2015 Tax @ \$2.44/sf**
For Sale: **Not For Sale**

Space Avail: **18,228 SF**
Max Contig: **8,457 SF**
Smallest Space: **1,302 SF**
Rent/SF/Yr: **\$22.50**
% Leased: **59.5%**

Landlord Rep: NAI The Michael Companies, Inc. / N.Andy N. Mayr (301) 918-2919 -- 18,228 SF (1,302-6,315 SF)

8400 Baltimore Avenue

13



7100 Baltimore Ave
Executive Bldg
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class C Office**
Status: **Built 1967**
Building Size: **36,000 SF**
Typical Floor Size: **7,200 SF**
Stories: **5**
Expenses: **2015 Tax @ \$1.74/sf, 2011 Est Tax @ \$1.22/sf; 2012 Ops @ \$1.50/sf, 2011 Est Ops @ \$1.50/sf**
For Sale: **Not For Sale**

Space Avail: **14,416 SF**
Max Contig: **2,113 SF**
Smallest Space: **408 SF**
Rent/SF/Yr: **\$23.00-\$25.00**
% Leased: **60.0%**

Landlord Rep: Donohoe Real Estate Services / Matt O'Connell (301) 614-8891 / Thomas J. Long (301) 614-8888 -- 14,416 SF (408-2,113 SF)

Contemporary brick architecture and convenient downtown College Park location create the perfect setting for your professional, legal or medical business.

- * Ample parking-no permits.
- * Barrier free entrances
- * Variety of suite sizes
- * Fully landscaped grounds

Within walking distance to the University of Maryland and the new College Park Metro.

14



4401 Hartwick Rd
University Building
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class C Office/(Neighborhood Ctr)**
Status: **Built 1987**
Building Size: **9,200 SF**
Typical Floor Size: **4,750 SF**
Stories: **2**
Expenses: **2015 Tax @ \$3.67/sf**
For Sale: **Not For Sale**

Space Avail: **9,200 SF**
Max Contig: **9,200 SF**
Smallest Space: **4,600 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**

Landlord Rep: JBG Rosenfeld Retail PropertiesChris Wilkinson (301) 657-0700 -- 9,200 SF (4,600 SF)

The warehouse space for this property has 2 drive-in bays.

15



4321 Hartwick Rd
Jemals Hartwick
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class B Office**
Status: **Built 1968, Renov 1995**
Building Size: **50,221 SF**
Typical Floor Size: **10,044 SF**
Stories: **5**
Expenses: **2015 Tax @ \$2.57/sf; 2011 Est Ops @ \$0.62/sf**
For Sale: **Not For Sale**

Space Avail: **5,559 SF**
Max Contig: **4,731 SF**
Smallest Space: **828 SF**
Rent/SF/Yr: **Withheld**
% Leased: **88.9%**

Landlord Rep: Douglas Development Corporation / Norman Jemal (202) 638-6300
Leasing Company: Douglas Development Corporation / Norman Jemal (202) 638-6300 -- 5,559 SF (828-2,707 SF)

4321 Hartwick is located in a HUB ZONE

16



4920 Niagara Rd
Sterling Bldg
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class B Office**
Status: **Built 1980**
Building Size: **32,000 SF**
Typical Floor Size: **8,000 SF**
Stories: **4**
Expenses: **2015 Tax @ \$1.86/sf**
For Sale: **Not For Sale**

Space Avail: **3,963 SF**
Max Contig: **1,371 SF**
Smallest Space: **406 SF**
Rent/SF/Yr: **\$17.49-\$18.50**
% Leased: **87.6%**

Landlord Rep: Hass Sunnyside Ltd. / Bob Haas (301) 474-4000 / Theresa Puher (301) 474-4000 -- 3,963 SF (406-1,371 SF)

17



6201 Greenbelt Rd
Premier Medical Center
College Park, MD 20740
Prince George's County
Greenbelt Submarket

Building Type: **Class B Office/Medical**
Status: **Built 1974**
Building Size: **44,250 SF**
Typical Floor Size: **14,750 SF**
Stories: **2**
Expenses: **2011 Tax @ \$2.12/sf**
For Sale: **For Sale - Active**

Space Avail: **3,246 SF**
Max Contig: **1,351 SF**
Smallest Space: **814 SF**
Rent/SF/Yr: **Withheld**
% Leased: **92.7%**

Sales Company: Avison Young: Jim Kornick (202) 644-8681, Chip Ryan (202) 644-8694

Landlord Rep: Avison Young / Jim Kornick (202) 644-8681 / Chip Ryan (202) 644-8694 -- 3,246 SF (814-1,351 SF)

3-story building with floors referred to as follows: Lower Level, Main Level, Upper Level.

18



9203 Baltimore Ave
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class B Office**
Status: **Built 1900**
Building Size: **3,300 SF**
Typical Floor Size: **1,649 SF**
Stories: **2**
Expenses: **2015 Tax @ \$2.15/sf**
For Sale: **Not For Sale**

Space Avail: **2,111 SF**
Max Contig: **1,080 SF**
Smallest Space: **355 SF**
Rent/SF/Yr: **\$17.50**
% Leased: **67.3%**

Landlord Rep: Donohoe Real Estate Services / Matt O'Connell (301) 614-8891 -- 2,111 SF (355-1,080 SF)

19



5411 Berwyn Rd
Weygandt Bldg
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class C Office**
Status: **Built 1978**
Building Size: **32,400 SF**
Typical Floor Size: **10,000 SF**
Stories: **3**
Expenses: **2015 Tax @ \$1.31/sf**
For Sale: **Not For Sale**

Space Avail: **1,880 SF**
Max Contig: **1,480 SF**
Smallest Space: **400 SF**
Rent/SF/Yr: **\$15.00**
% Leased: **94.2%**

Landlord Rep: NAI The Michael Companies, Inc. / Martin Friend (301) 918-2912 / Joseph Friend (301) 918-6182 -- 1,880 SF (400-1,480 SF)

- Conveniently located between the College Park and Greenbelt Metro Stations
- Minutes to the Capital Beltway via Kenilworth Avenue
- LEASE RATE: \$15.00/SF Net Electric
- YARD RATE: \$2.75/SF

20



9601 Baltimore Ave
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class B Office**
Status: **Built 1990**
Building Size: **9,003 SF**
Typical Floor Size: **3,000 SF**
Stories: **3**
Expenses: **2015 Tax @ \$2.74/sf**
For Sale: **Not For Sale**

Space Avail: **1,500 SF**
Max Contig: **1,500 SF**
Smallest Space: **1,500 SF**
Rent/SF/Yr: **\$18.00**
% Leased: **83.3%**

Landlord Rep: NAI The Michael Companies, Inc. / M.Kenneth M. Griffin (301) 918-2934 / James Miers (301) 459-4400 -- 1,500 SF (1,500 SF)

21



7305-7307 Baltimore Ave
College Park Professional Center
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class B Office**
Status: **Built 1987**
Building Size: **49,850 SF**
Typical Floor Size: **24,925 SF**
Stories: **3**
Expenses: **2015 Tax @ \$0.94/sf, 2011 Est Tax @ \$0.08/sf; 2011 Ops @ \$0.04/sf, 2013 Est Ops @ \$0.04/sf**
For Sale: **Not For Sale**

Space Avail: **1,046 SF**
Max Contig: **946 SF**
Smallest Space: **100 SF**
Rent/SF/Yr: **\$26.63**
% Leased: **100%**

Landlord Rep: Oladotun, Ibrahim / Ibrahim Oladotun (240) 678-8700 -- 946 SF (946 SF)
Sublet Contact: Oladotun, Ibrahim / Ibrahim Oladotun (240) 678-8700 -- 100 SF (100 SF)

Office condominiums.

* Well maintained all brick building

* One block from both Metro and the University of Maryland

* Ample free parking

22



4500 Lehigh Rd
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class C Office**
Status: **Built 1963**
Building Size: **3,550 SF**
Typical Floor Size: **2,043 SF**
Stories: **2**
Expenses: **2015 Tax @ \$3.12/sf**
For Sale: **Not For Sale**

Space Avail: **750 SF**
Max Contig: **750 SF**
Smallest Space: **750 SF**
Rent/SF/Yr: **\$23.20**
% Leased: **78.9%**

Landlord Rep: Carter Properties / S.Devin S. Hinton (301) 793-1334 -- 750 SF (750 SF)

23



9207 51st Ave
Office
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class B Office**
Status: **Built 1952, Renov 2007**
Building Size: **11,175 SF**
Typical Floor Size: **11,175 SF**
Stories: **1**
Expenses: **2013 Tax @ \$8.95/sf**
For Sale: **For Sale as part of a portfolio of 3 properties - Active**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: **-**
Rent/SF/Yr: **For Sale Only**
% Leased: **100%**

Sales Company: NAI KLN: Chris B. Kubler (443) 574-1415, Alan M. Coppola (443) 574-1404
Landlord Rep: *Company information unavailable at this time*

1-story brick office building with several private offices. Former corporate headquarters. Abundant parking.



8911 60th Ave
College Park, MD 20740
Prince George's County
College Park Submarket

Building Type: **Class B Office**
 Status: **Built 1990, Renov 2000**
 Building Size: **6,050 SF**
 Typical Floor Size: **3,025 SF**
 Stories: **2**
 Expenses: **2015 Tax @ \$0.29/sf**
 For Sale: **For Sale - Active**

Space Avail: **0 SF**
 Max Contig: **0 SF**
 Smallest Space: -
 Rent/SF/Yr: **For Sale Only**
 % Leased: **100%**

Sales Company: Community Realty Company - Commercial: Dennis D. Burke (301) 441-3434 X104
 Landlord Rep: Community Realty Company - Commercial / D.Dennis D. Burke (301) 441-3434 X104

3/2000: Building sold to Lord & Simmons LLC. CRC Commercial represented the seller, Kam Co. Rock Realty Company represented the buyer.