



**COLDWELL
BANKER
COMMERCIAL**
NRT

FOR LEASE

CBCWORLDWIDE.COM

CENTERPARK 2 (SUITE 101)

\$15.00 SF/yr (Full Service)

4061 Powder Mill Rd
Beltsville, MD 20705

AVAILABLE SPACE
1,442 SF



OFFICE

Faraz Cheema, MSRE, CCIM
Investment Sales Specialist
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Barbara Stepp
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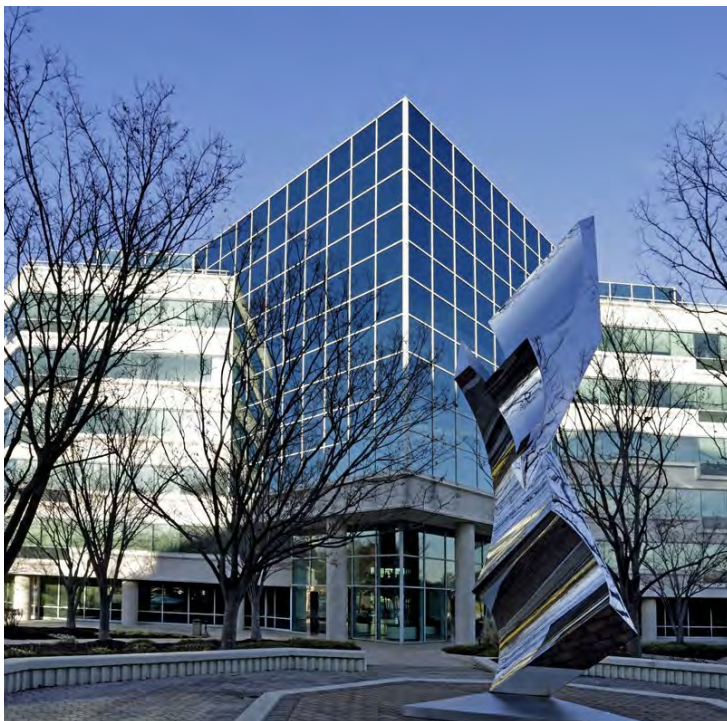
12435 Park Potomac Ave Ste 550, Potomac, MD 20854
301.983.0200



CENTERPARK 2

4061 Powder Mill Rd, Beltsville, MD 20705

LEASE



OFFERING SUMMARY

Available SF:	1,442 SF
Lease Rate:	\$15.00 SF/yr (Full Service)
Lot Size:	5.52 Acres
Year Built:	1989
Building Size:	137,500 SF
Zoning:	CSC (Prince George's County, MD)
Market:	Washington, DC
Submarket:	Beltsville/Calverton

PROPERTY OVERVIEW

Coldwell Banker Commercial NRT is pleased to announce Centerpark 2 (4061 Powder Mill Rd, Beltsville, MD 20705) Suite 101 for sublease. The space consist of 1,442 SF on the first floor and is currently built out for medical office use. The space can be leased in its entirety or by individual offices.

The property is located in HUB zoned approved area and ammenties include: surface and garage parking available, adjacent to Sheraton Hotel with restaurant on site, adjacent to shopping center with anchor tenants such as Giant Food, CVS, SunTrust Bank, BB&T, etc and on site property management.

For more information please contact Faraz Cheema or Barbara Stepp

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,795	32,692	84,452
Total Population	10,151	87,472	254,285
Average HH Income	\$77,446	\$82,071	\$85,224

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LOCATION DESCRIPTION

Walk Score® Car-Dependent (45)

Transit Score® Some Transit (31)

Parking: Surface Spaces

Ratio of 3.50/1,000 SF

HUB Zone Approved

Commuter Rail:

Muirkirk Commuter Rail Station:

8 min (Drive Time), 3.5 mi

Greenbelt Commuter Rail Station:

10 min (Drive Time), 5.2 mi

Airport:

Ronald Reagan Washington National Airport:

37 min (Drive Time), 18.5 mi

Baltimore-Washington International Airport:

32 min (Drive Time), 23.5 mi

Traffic Count:

Powder Mill Rd & Beltsville Dr SW: 38,156 VPD

I- 95 & Powder Mill Rd N: 14,252 VPD

Beltsville Dr & Powder Mill Rd SE: 22,175 VPD

I- 95 & Powder Mill Rd NE: 179,717 VPD

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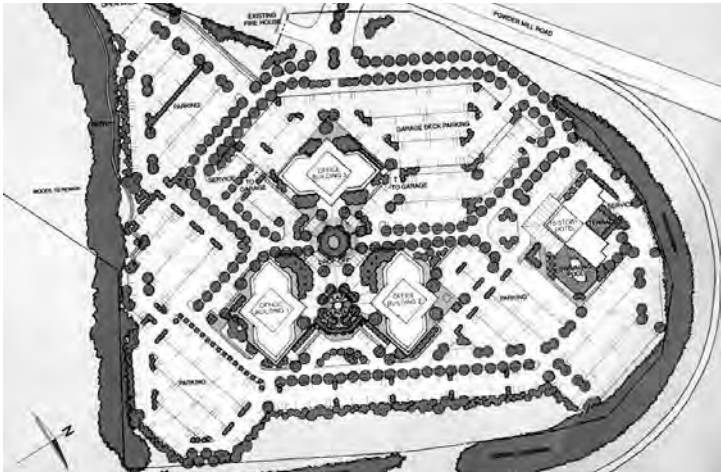
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LOCATION INFORMATION

Building Name	Centerpark 2
Street Address	4061 Powder Mill Rd
City, State, Zip	Beltsville, MD 20705
County	Prince George's
Market	Washington, DC
Sub-market	Beltsville/Calverton
Signal Intersection	No

BUILDING INFORMATION

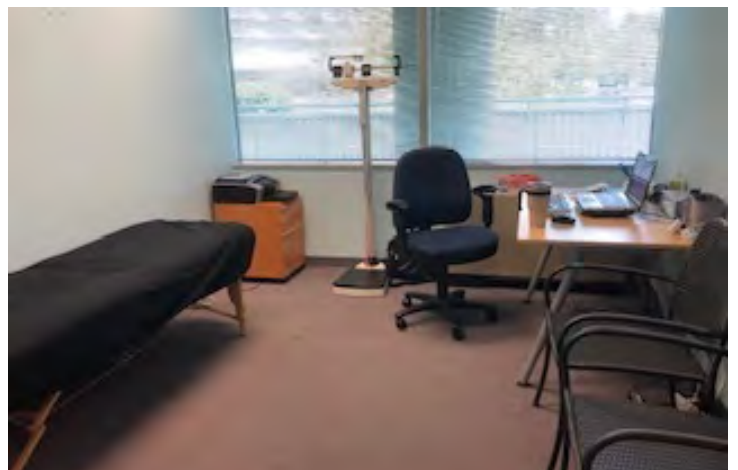
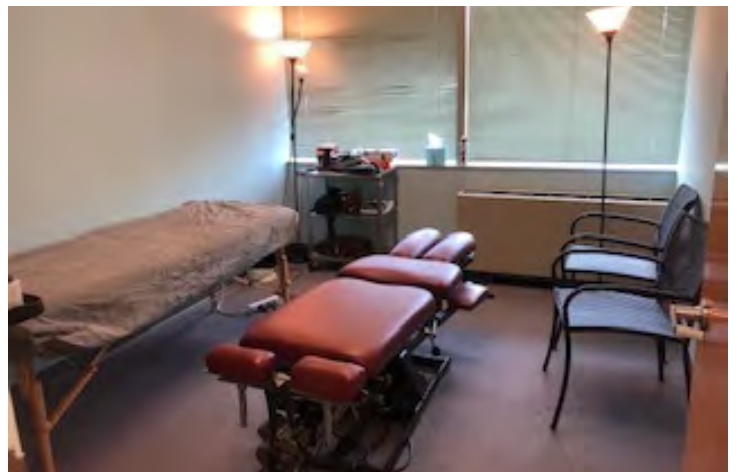
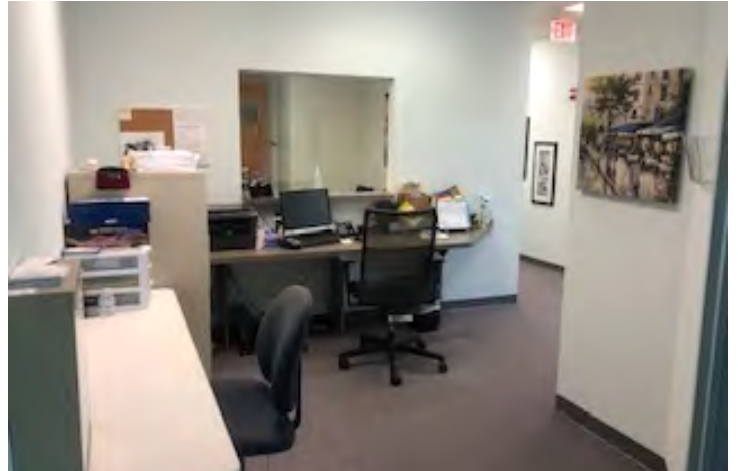
Building Class	B
Occupancy %	68.5%
Tenancy	Multiple
Ceiling Height	8.6 ft
Minimum Ceiling Height	8.6 ft
Number of Floors	7
Average Floor Size	19,552 SF
Year Built	1989
Gross Leasable Area	137,500 SF
Construction Status	Existing
Free Standing	Yes



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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,442 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 101	Available	1,442 SF	Full Service	\$15.00 SF/yr	-

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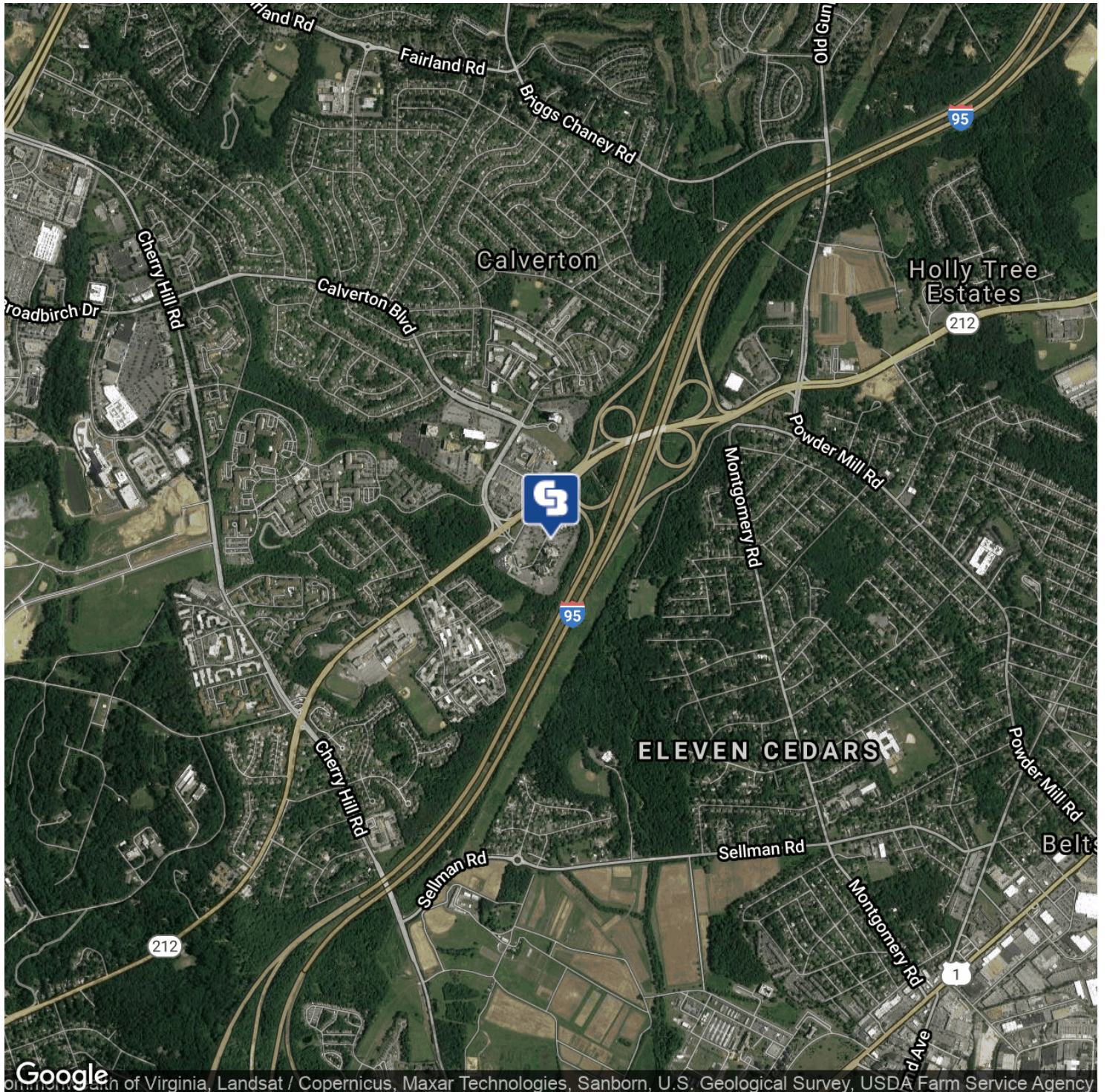
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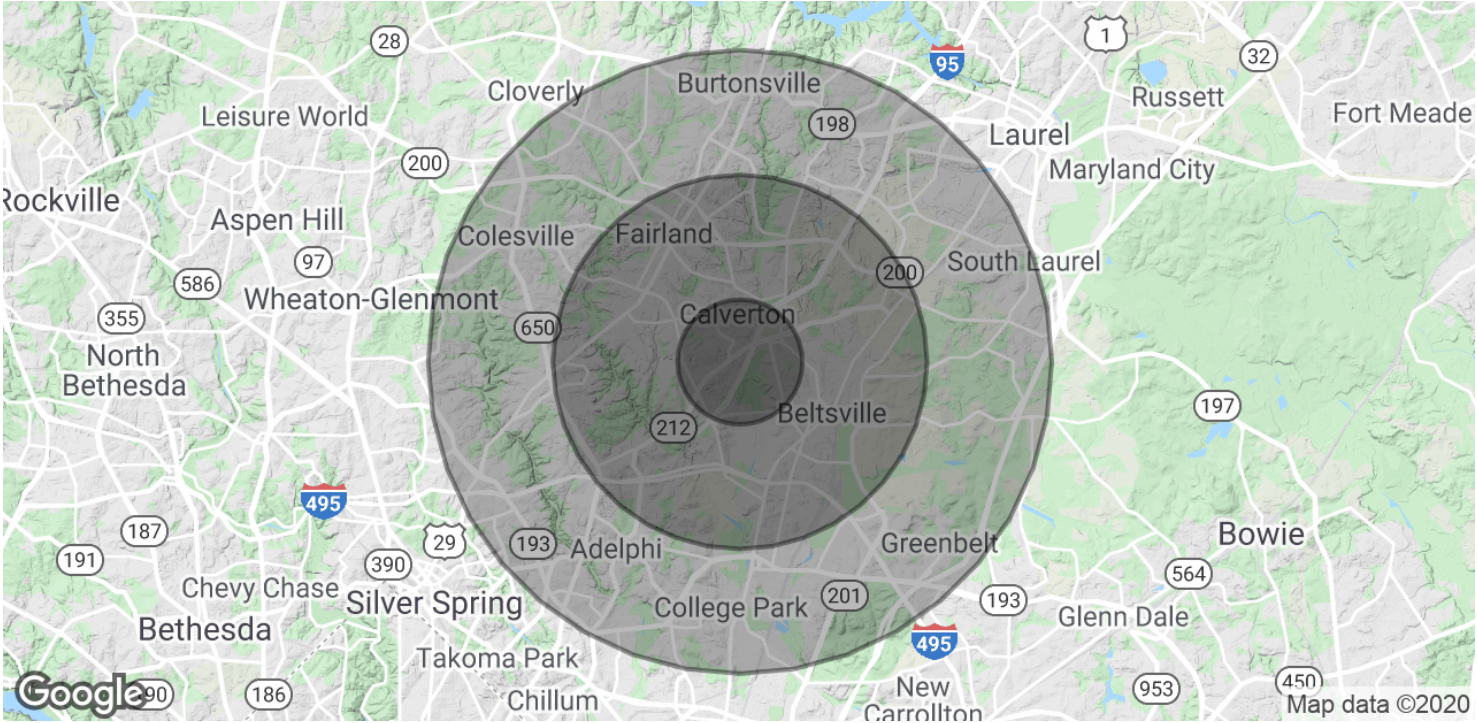
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,151	87,472	254,285
Average age	35.4	36.5	34.4
Average age (Male)	34.1	34.3	33.1
Average age (Female)	37.2	38.0	35.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,795	32,692	84,452
# of persons per HH	2.7	2.7	3.0
Average HH income	\$77,446	\$82,071	\$85,224
Average house value	\$255,724	\$352,485	\$395,465

* Demographic data derived from 2010 US Census

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