



FOR LEASE

9658 Baltimore Avenue
COLLEGE PARK, MARYLAND

PROPERTY HIGHLIGHTS

- HUB Zone property
- 5 minutes from The University of Maryland
- 1 minute from I-495
- Minutes from I-95
- Efficient floor plates
- Adjacent to hotel
- Free parking
- On-site banking
- On-site property management



BUILDING RENTABLE AREA

60,803 Rentable Square Feet

FLOORS

Five-story building plus basement

— First Floor	13,271 rentable sq ft
— Second Floor	15,926 rentable sq ft
— Third Floor	15,835 rentable sq ft
— Fourth Floor	15,771 rentable sq ft

YEAR BUILT

1987

ZONING

C-O

EXTERIOR

Textured precast concrete and insulated glass curtain wall exteriors.

SUPERSTRUCTURE

The building construction consists of reinforced spread concrete footings, a slab-on-grade garage floor, and steel frame. The floors and roof are concrete poured over corrugated metal decks.

COLUMN SPACING

Typical column spacing is 15 and 25 feet in the North/South direction; 20 and 25 feet in the East/West direction.

ROOFING

Gravel-ballasted EPDM membrane

CEILING HEIGHTS

The finished ceiling height is 8'3" with suspended acoustic tiles and a mix of recessed LED direct/indirect and incandescent lighting.

ELEVATORS

Two (2) traction elevators service all floors including the garage level.

RESTROOMS

Each floor has common Men's and Women's restrooms.

MECHANICAL SYSTEM

The HVAC system is accommodated by a four-zone, centralized variable air volume (VAV) heat pump system. The system is computer-controlled and flexible to allow after-hours use by tenants. The centralized system is supported by individual perimeter HVAC units. The perimeter units are located every 10 to 15 feet along the outside walls of the building.

ELECTRIC SYSTEM

The building is provided with underground electrical (and phone) service by local utilities. Electrical service is provided to a single, pad-mounted transformer and then distributed to the building meter and separate breaker panels throughout the building.

BACK-UP GENERATOR

One (1) diesel-power, emergency electrical generator, located in the mechanical penthouse, provides back-up power for the emergency lighting, fire pump, and fire alarm system.

FIRE PROTECTION

The building includes a fire-prevention sprinkler system. All interior spaces are served by a wet pipe system, and the garage has a dry pipe system.

COMMUNICATION/CABLE ACCESS

Comcast Fiber and Verizon FIOS

PARKING

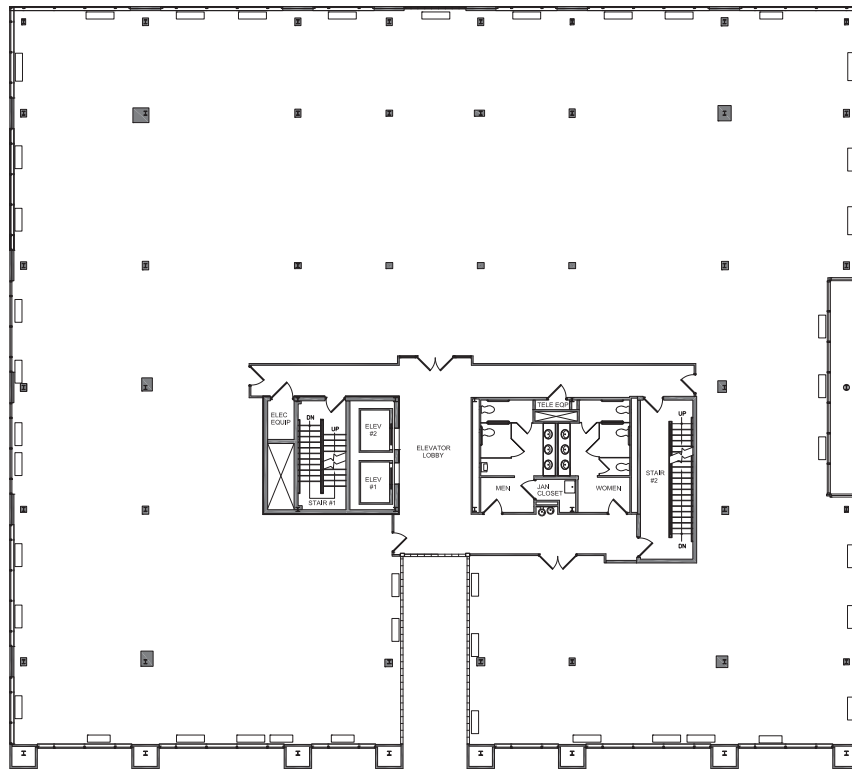
The building parking lot provides 200 spaces, and another 36 stalls are located in the parking garage.

CARD READER ACCESS

The building is equipped with *United Security* card reader system.



**TYPICAL
FLOOR PLAN**



FEATURES & AMENITIES

- Affordable space opportunities
- Available finished suites ready for immediate occupancy
- Unfinished suites ready for tenant improvements
- Continuous window-lines optimize views
- Open & closed office designs
- Available lower-level storage units (elevator accessible)





TRANSPORTATION & COMMUTING

- Route 1 - Baltimore Avenue
- I-495
- College Park Metro Station
- I-95
- Route 193 University Boulevard
- Baltimore/Washington Parkway (I-295)

