

For Lease
Flex Space Available



8 Jay Gould Court

Waldorf, Maryland 20602

Property Highlights

- Flex suites available
- 10' loading docks can accommodate full-size tractor-trailers
- 10' drive-in doors
- 18' clear ceilings
- Cinder block construction
- Dedicated HVAC units on roof and gas heaters
- Great parking with truck court
- 80 parking spaces (3.5/1000)
- Zoned PUD, Waldorf
- Quick access to Route 301

Available Spaces

Spaces	Lease Rate	Lease Type	Size (SF)	Buildout
Unit A	\$12.00 SF/yr	NNN	3,000	Includes 300± SF reception/retail area
Unit D	\$13.00 SF/yr	NNN	2,800	Includes 1,000± SF finished office



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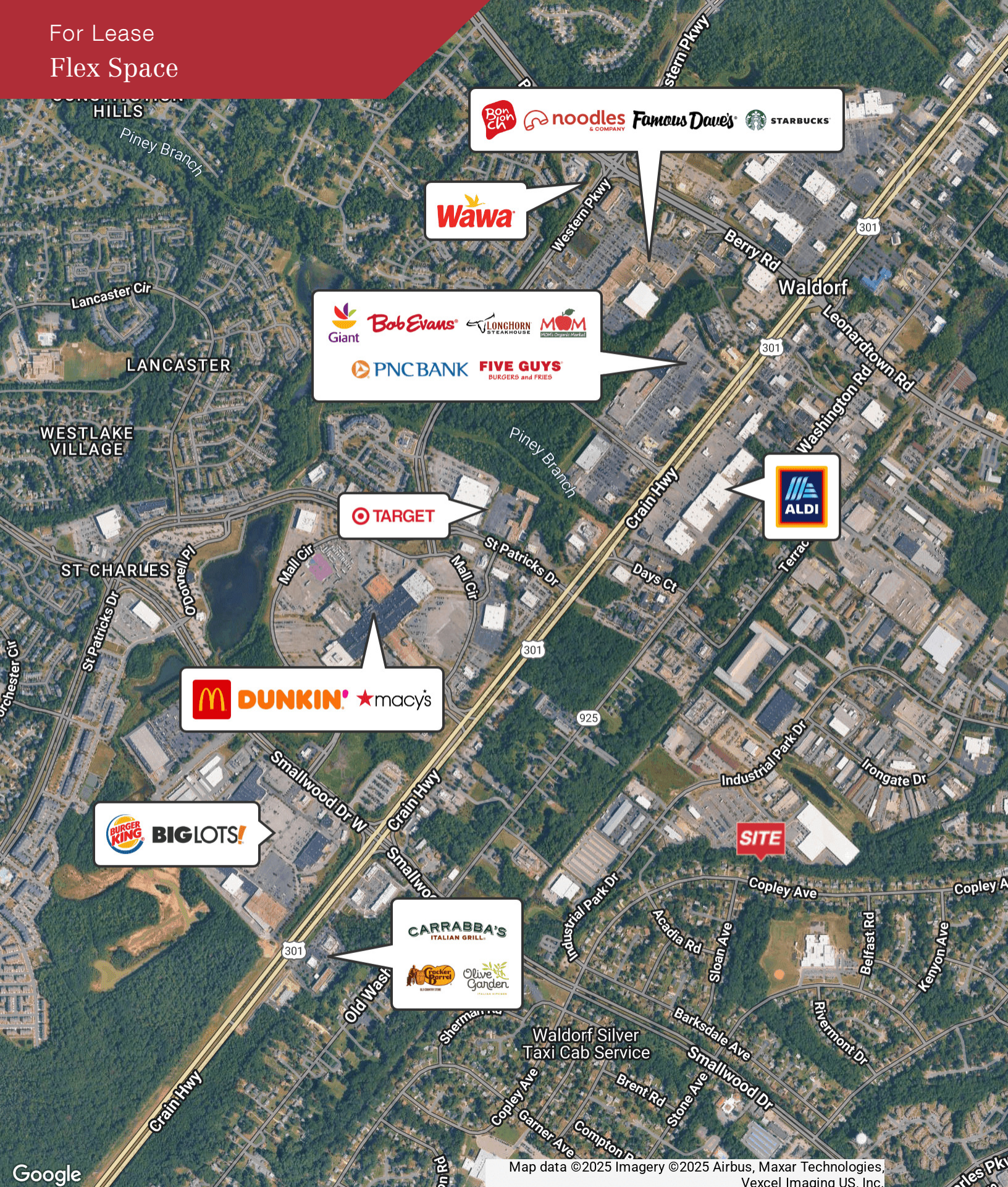
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BURGER KING
BIG LOTS!

CARRABBA'S
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Cockey's
Olive Garden
ITALIAN RESTAURANT

SITE

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