

CALVERTON TOWER

11785 Beltsville Drive
Calverton, MD 20705

Office For Lease

3,170 - 184,011 SF



Leasing Information:
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Lincoln

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CALVERTON TOWER

11785 Beltsville Drive | Calverton, MD 20705

Property Summary

3,170 - 184,011 SF



Availabilities	SF	Date Available
Suite 100	3,170 SF	Immediately
Suite 120	3,973 SF	December 1, 2026
Suite 200	14,152 SF	October 16, 2028
Suite 300	15,764 SF	October 16, 2028
Suite 400	15,247 SF	October 16, 2028
Suite 500	16,116 SF	October 16, 2028
Suite 600	16,116 SF	October 16, 2028
Suite 700	13,349 SF	October 16, 2028
Suite 800	13,349 SF	October 16, 2028
Suite 900	13,349 SF	October 16, 2028
Suite 1000	13,349 SF	October 16, 2028
Suite 1200	13,349 SF	October 16, 2028
Suite 1300	5,565 SF	Immediately
Suite 1400	10,388 SF	Immediately
Suite 1500	9,845 SF	Immediately
Suite 1600 & 1700	6,930 SF	Immediately

Property Highlights

- Up to 184,011 total square feet available
- 225,000 square feet, 16-story, Class A building
- 130,791 square feet contiguous (Entire 2nd-10th)
- Top of building signage opportunity with visibility from I-95
- High-end finishes throughout 2nd-12th floors
- Free surface parking (Ratio 3.2/1,000 sf)
- Located near the interchange of I-495 and I-95 and convenient to the ICC
- Adjacent to numerous restaurants and retail amenities
- Strong, stable ownership
- On-site engineer
- Recently upgraded lobby, restrooms, fitness center & on-site deli

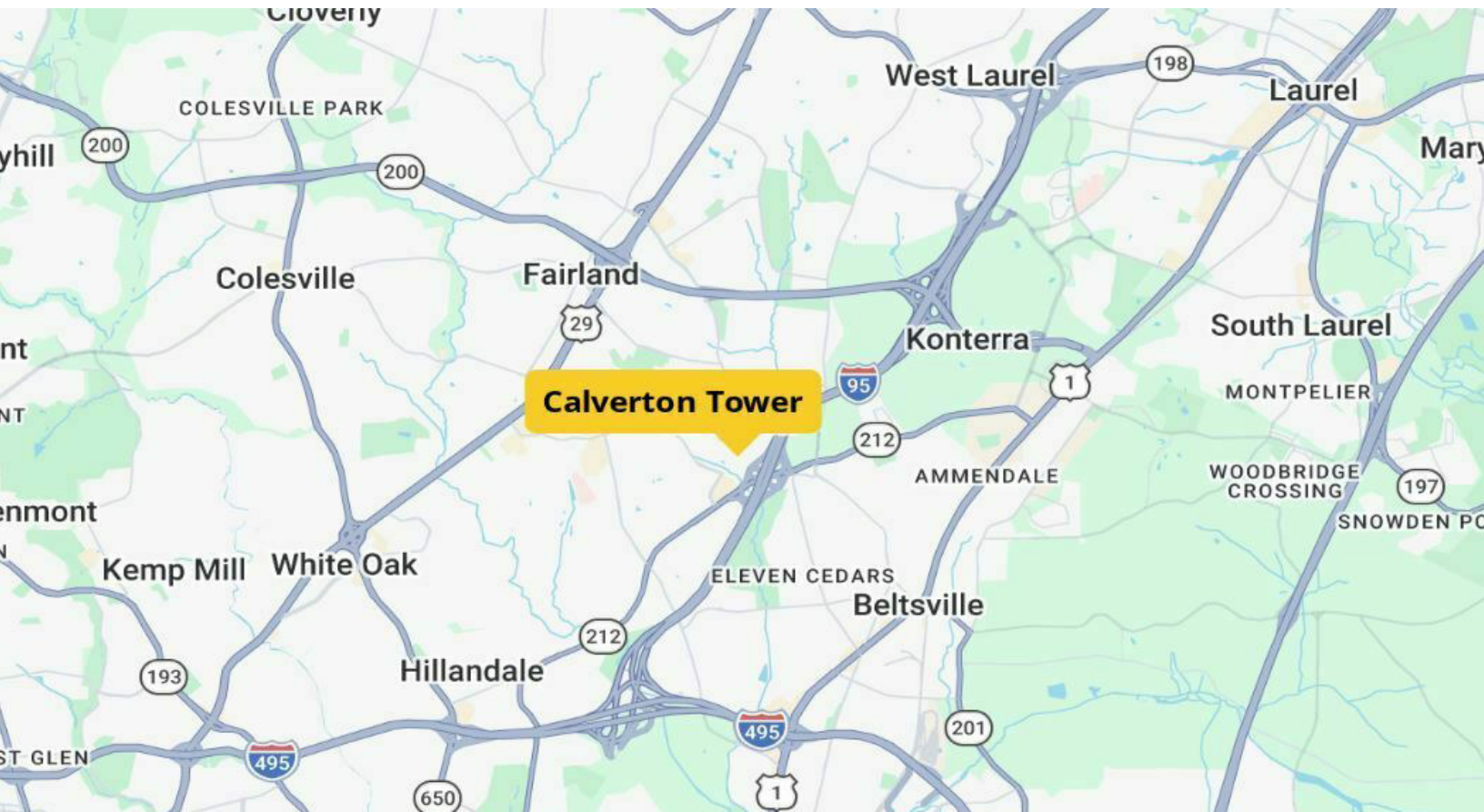
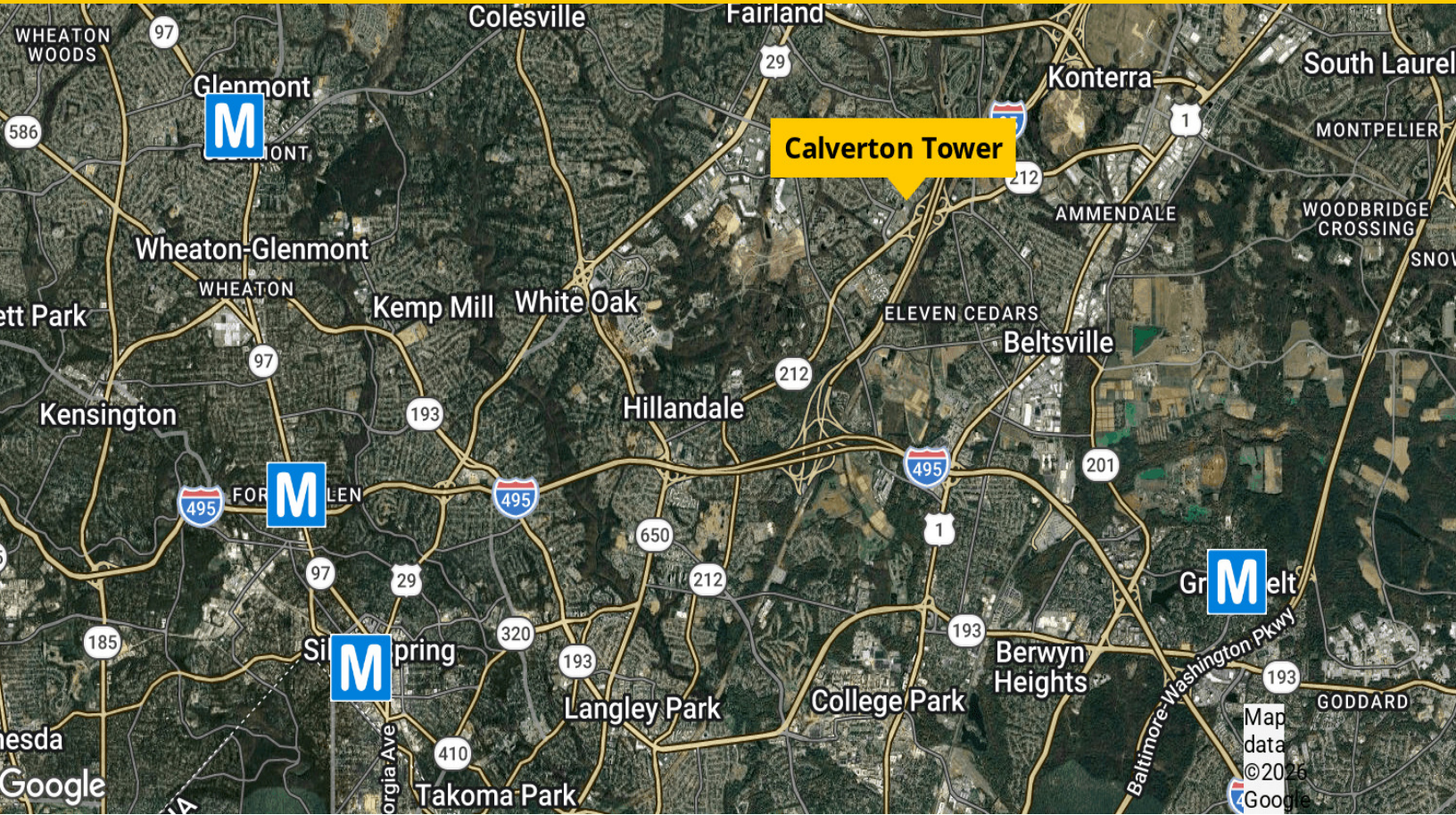


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Nearby Access

3,170 - 184,011 SF



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1st Floor

3,170 - 3,973 SF



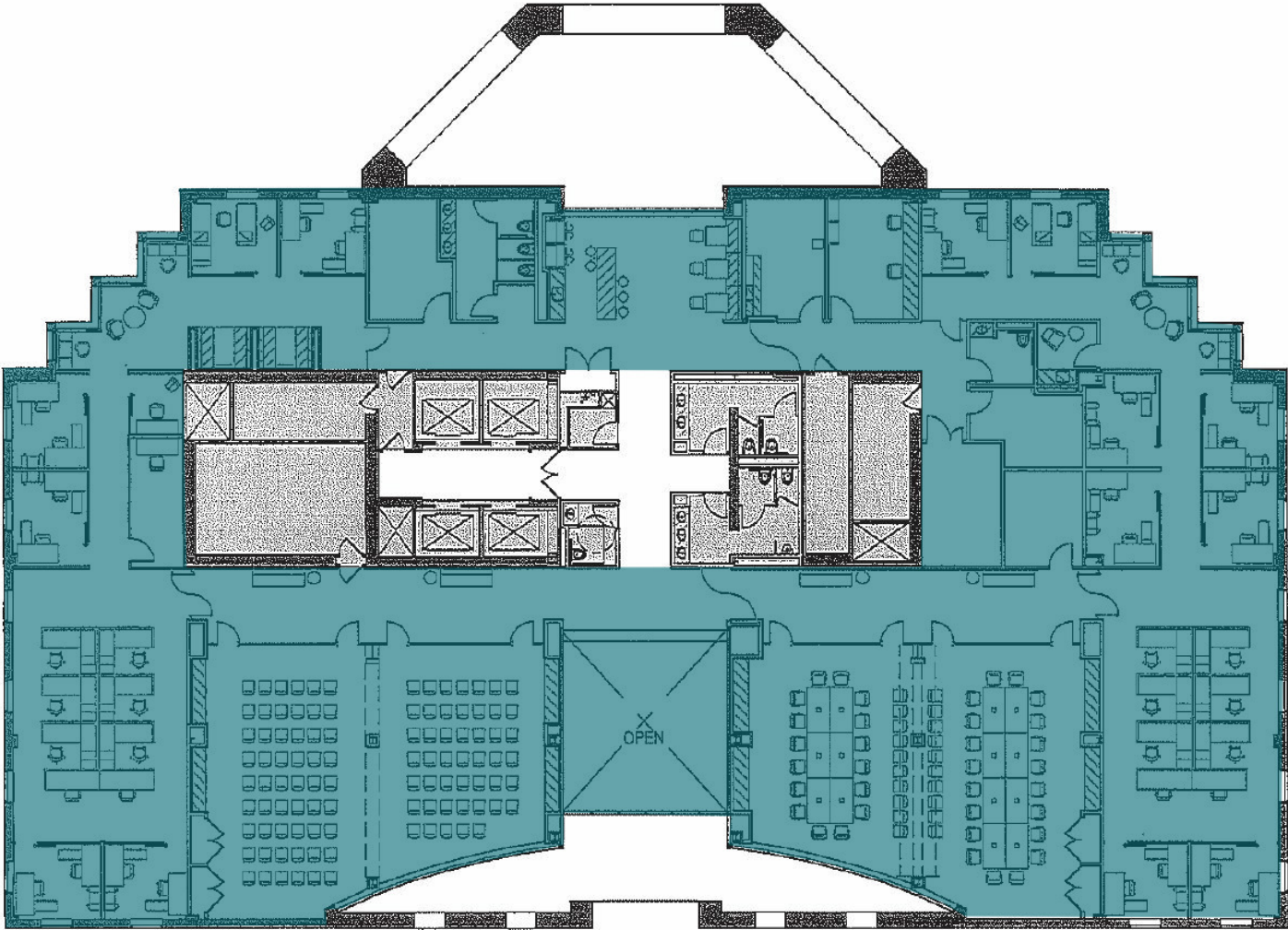
Suite	Size	Description
■ Suite 100	3,170 SF	Shell space available immediately, ready for buildout.
■ Suite 120	3,973 SF	Available December 1, 2026

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2nd Floor

14,152 SF



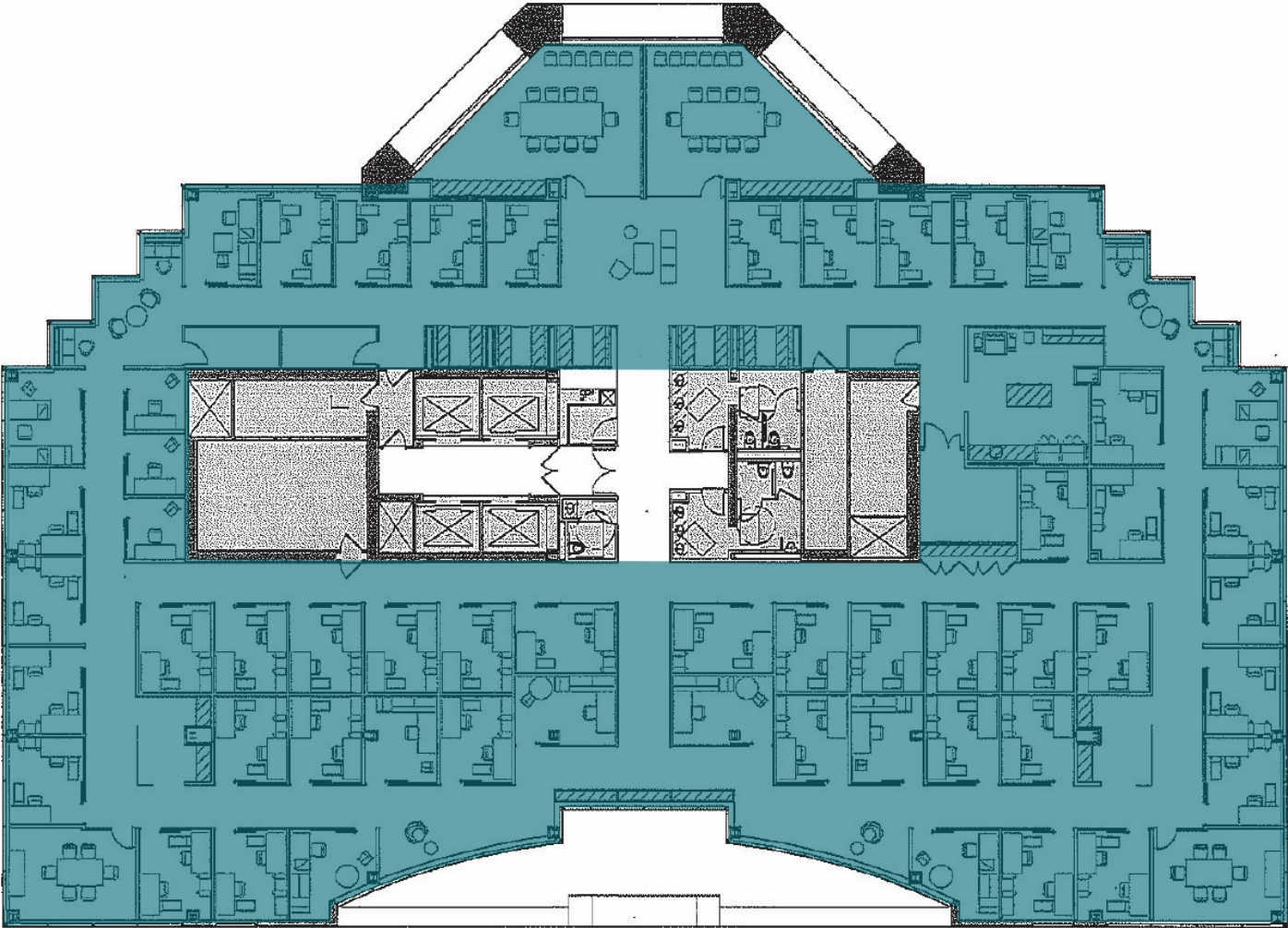
Suite	Size	Description
■ Suite 200	14,152 SF	Available October 16, 2028. Contiguous block of 130,791 SF available between 2nd-10th floors.

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3rd Floor

15,764 SF



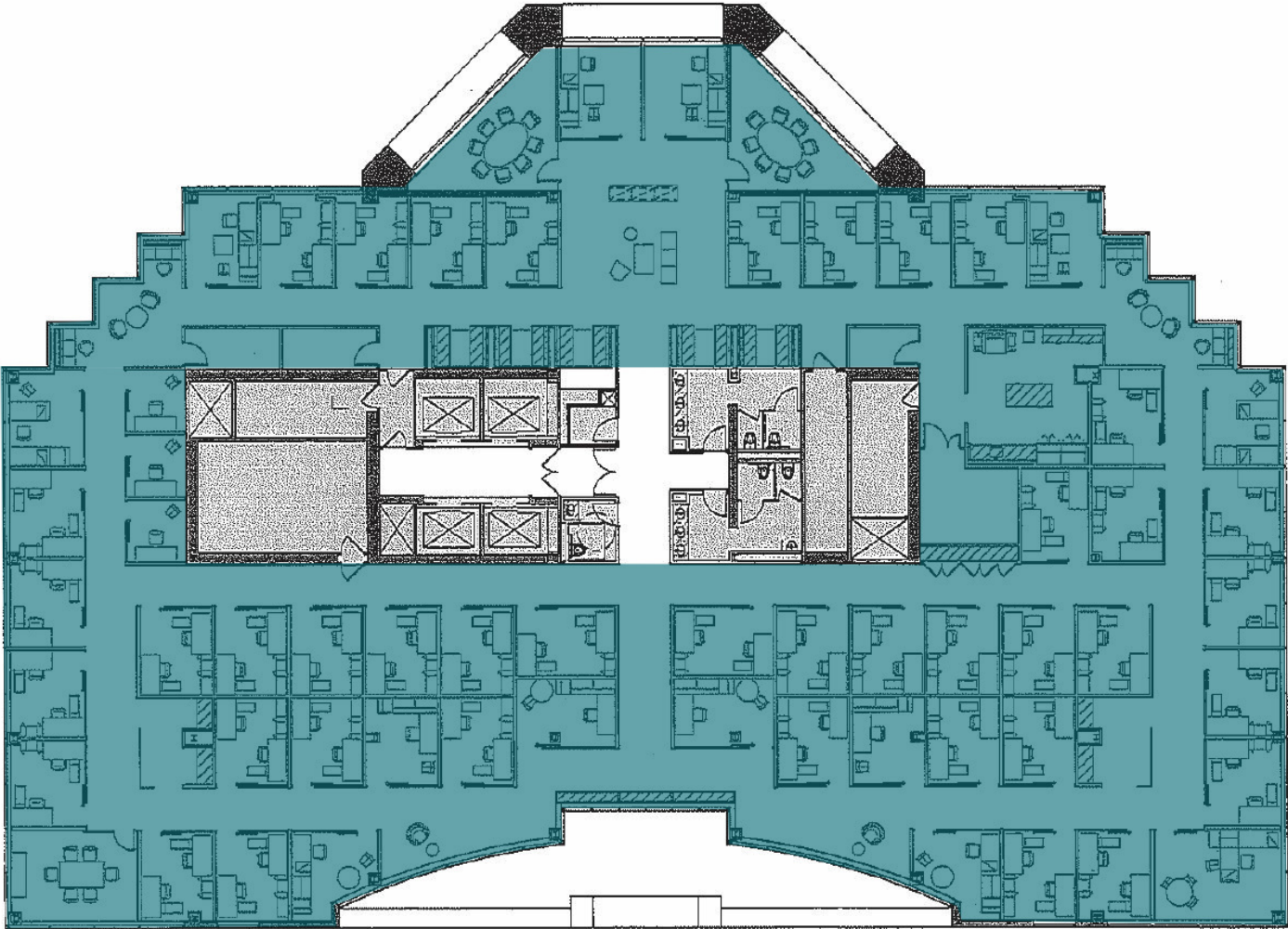
Suite	Size	Description
■ Suite 300	15,764 SF	Available October 16, 2028. Contiguous block of 130,791 SF available between 2nd-10th floors.

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4th Floor

15,247 SF



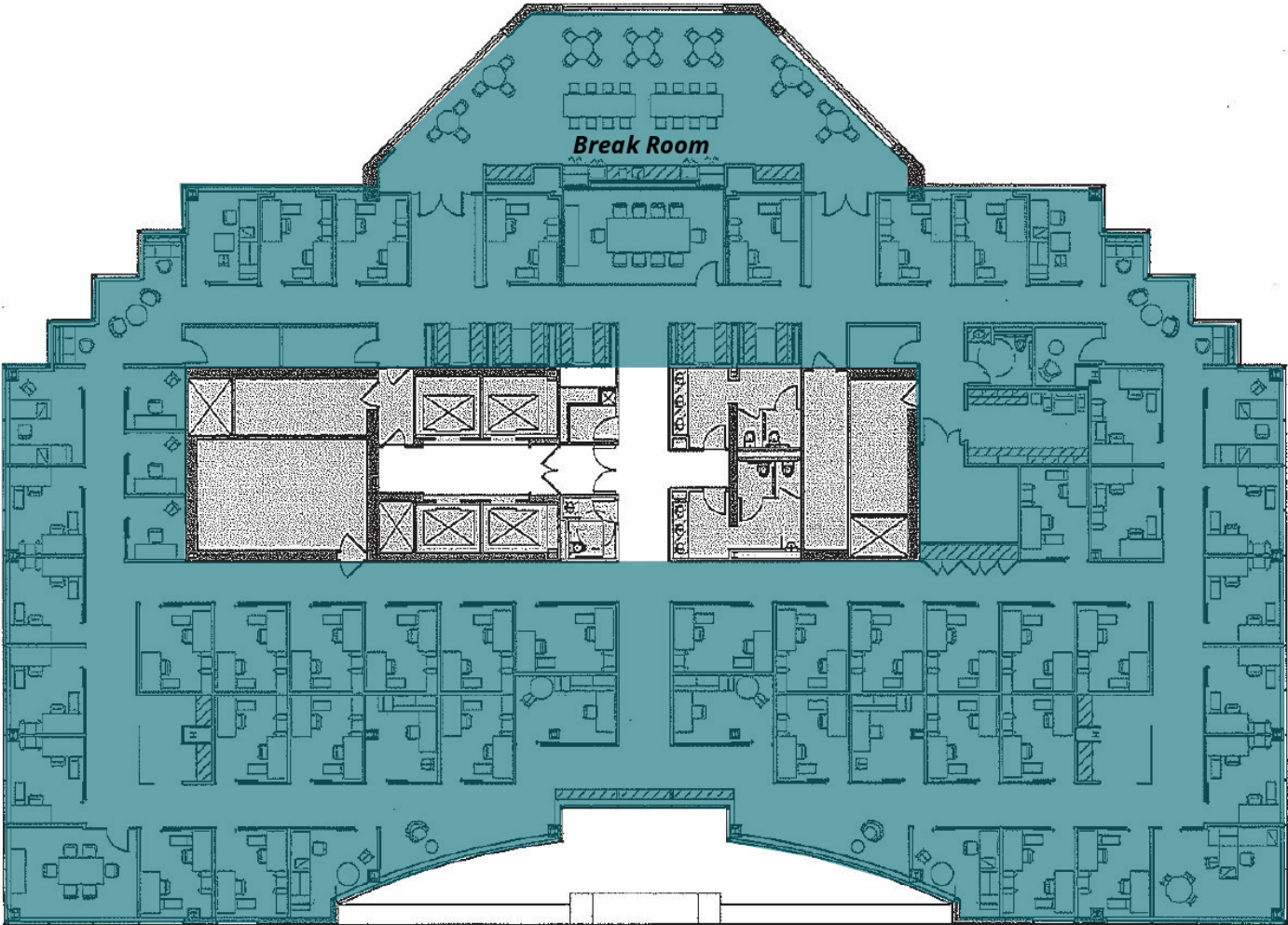
Suite	Size	Description
■ Suite 400	15,247 SF	Available October 16, 2028. Contiguous block of 130,791 SF available between 2nd-10th floors.

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5th Floor

16,116 SF



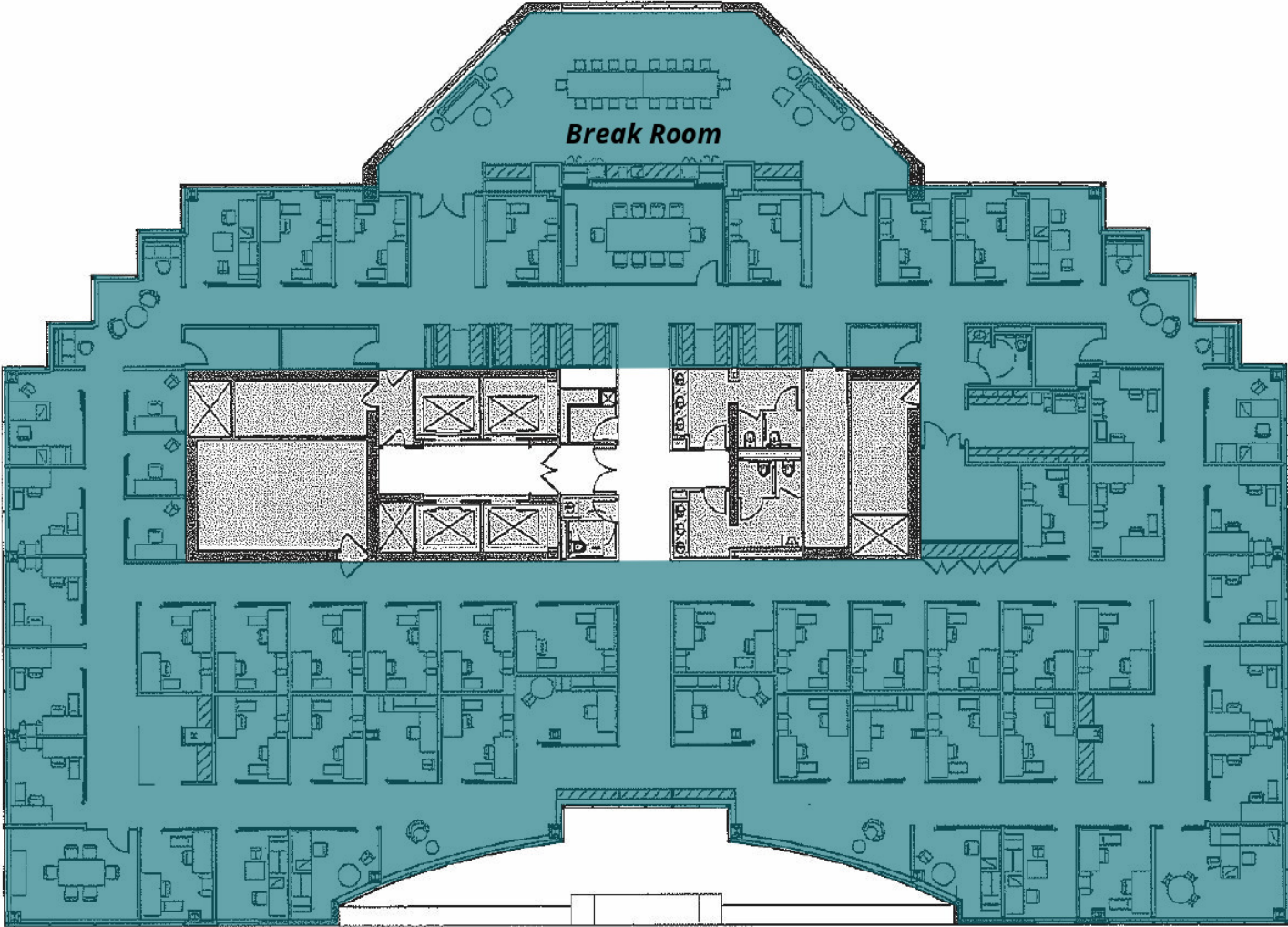
Suite	Size	Description
■ Suite 500	16,116 SF	Available October 16, 2028. Contiguous block of 130,791 SF available between 2nd-10th floors.

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6th Floor

16,116 SF

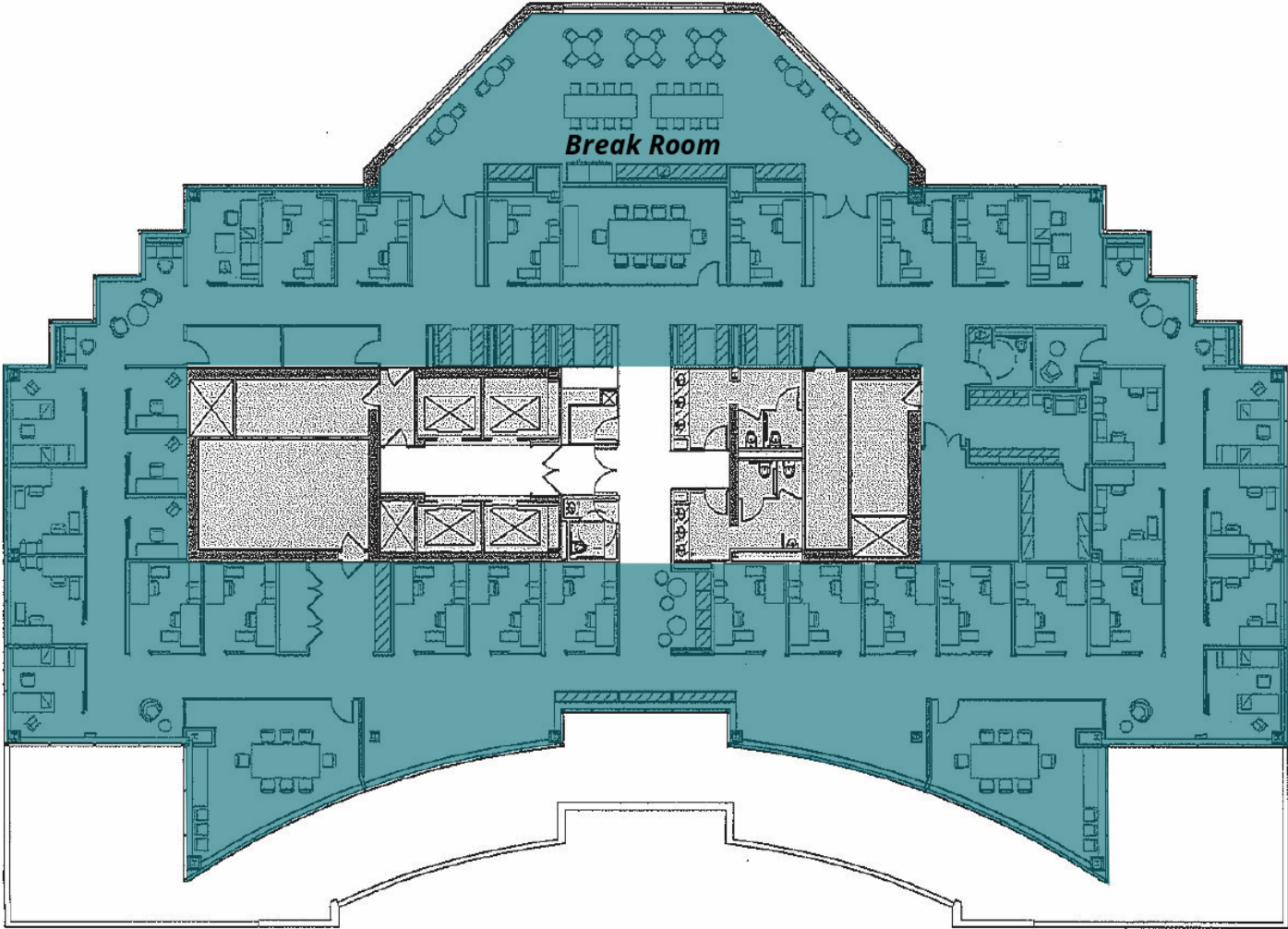


Suite	Size	Description
■ Suite 600	16,116 SF	Available October 16, 2028. Contiguous block of 130,791 SF available between 2nd-10th floors.

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7th Floor
13,349 SF



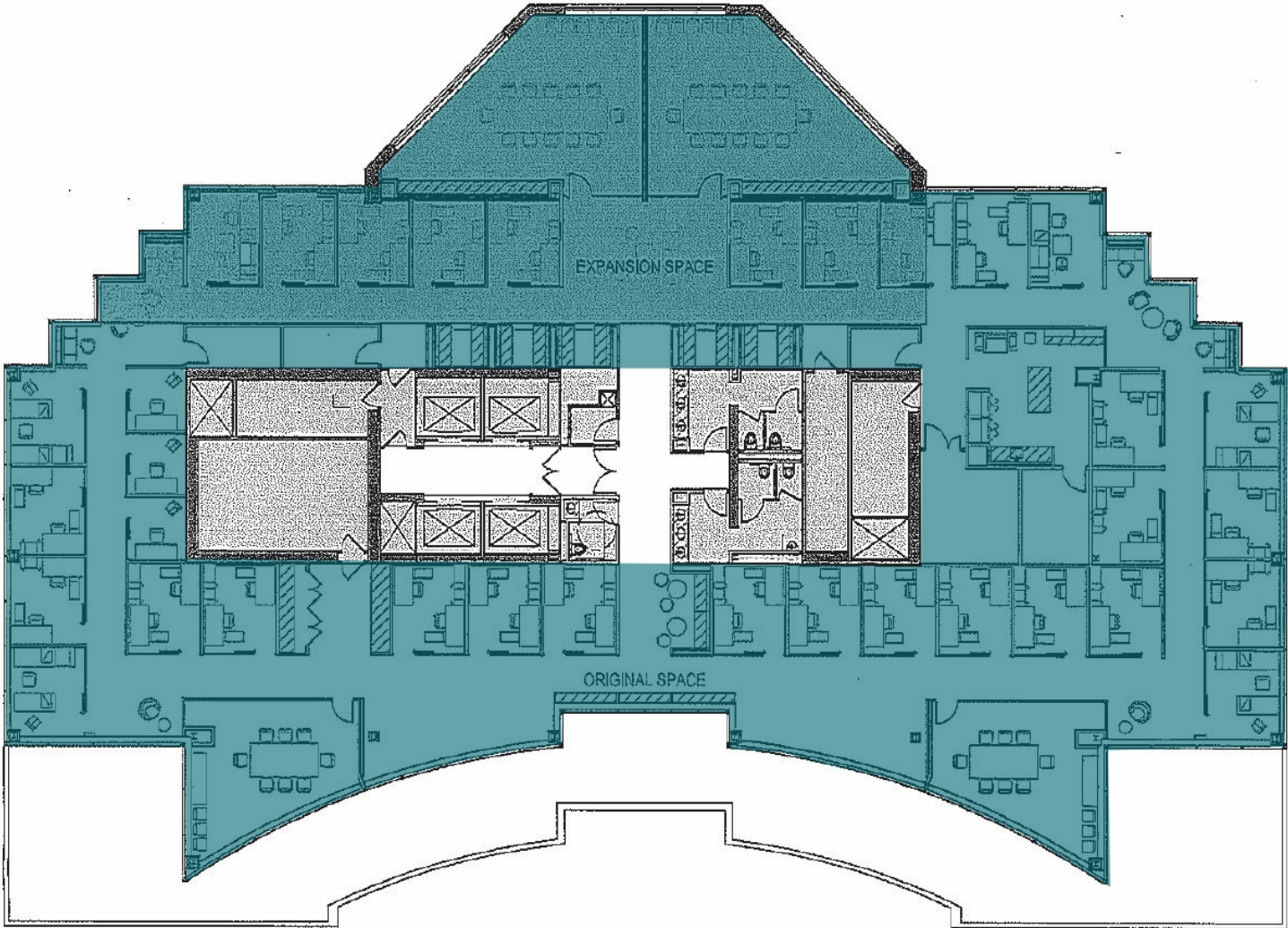
Suite	Size	Description
■ Suite 700	13,349 SF	Available October 16, 2028. Contiguous block of 130,791 SF available between 2nd-10th floors.

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8th Floor

13,349 SF



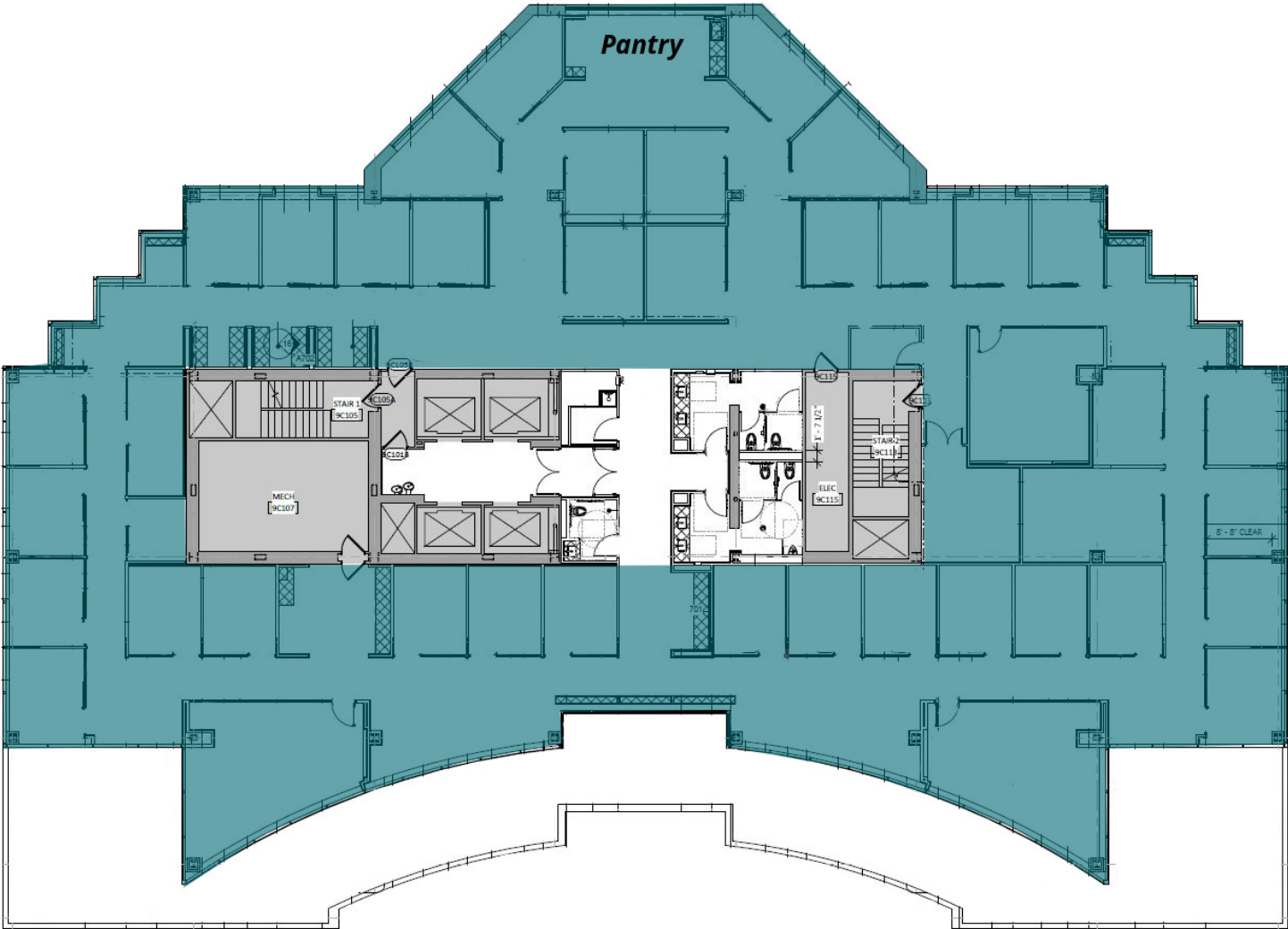
Suite	Size	Description
■ Suite 800	13,349 SF	Contiguous block of 130,791 SF available between 2nd-10th floors

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9th Floor

13,349 SF



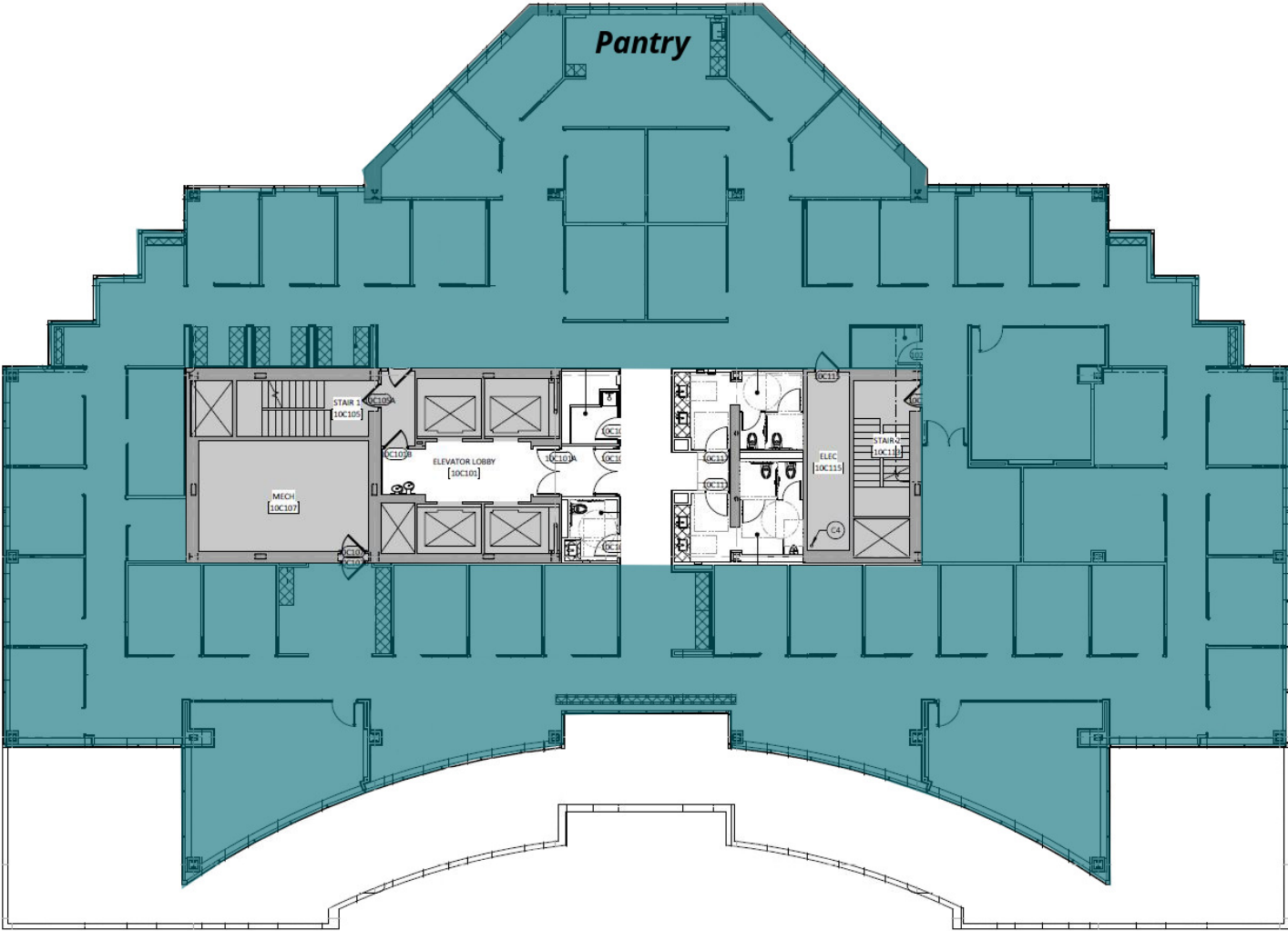
Suite	Size	Description
■ Suite 900	13,349 SF	Contiguous block of 130,791 SF available between 2nd-10th floors

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10th Floor

13,349 SF



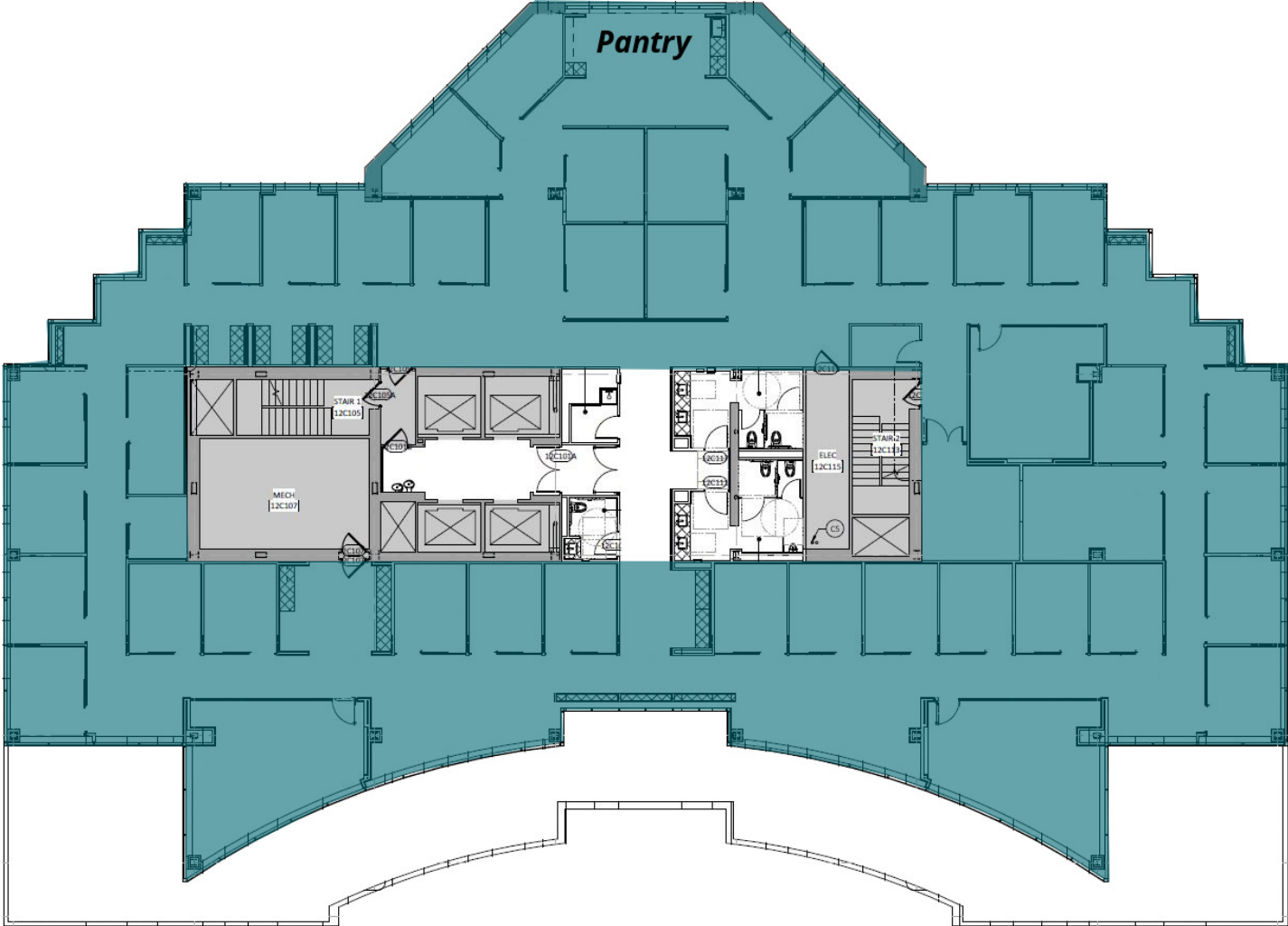
Suite	Size	Description
■ Suite 1000	13,349 SF	Contiguous block of 130,791 SF available between 2nd-10th floors

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12th Floor

13,349 SF



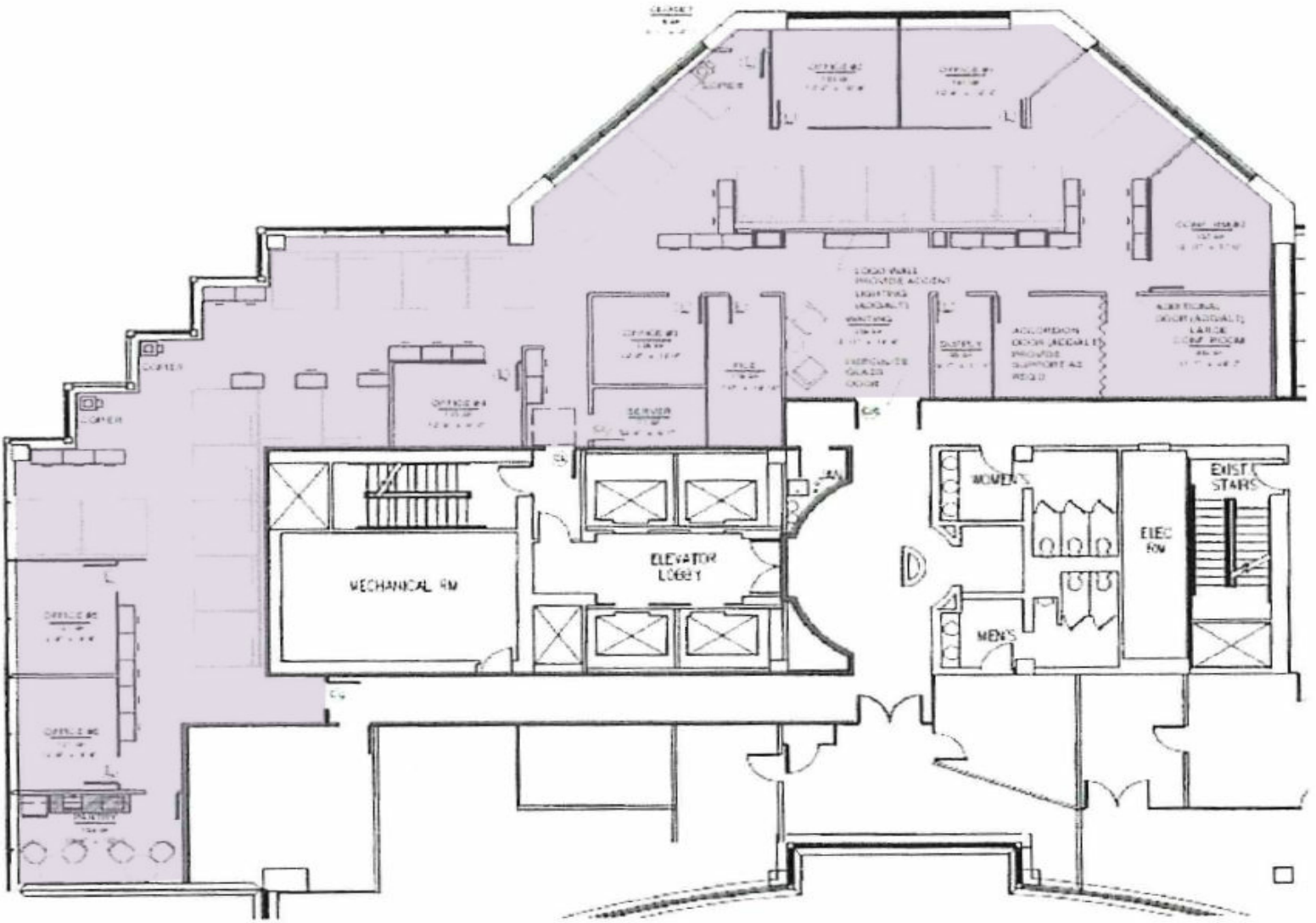
Suite	Size	Description
■ Suite 1200	13,349 SF	Available October 16, 2028

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Suite 1300: As-Built

5,565 SF



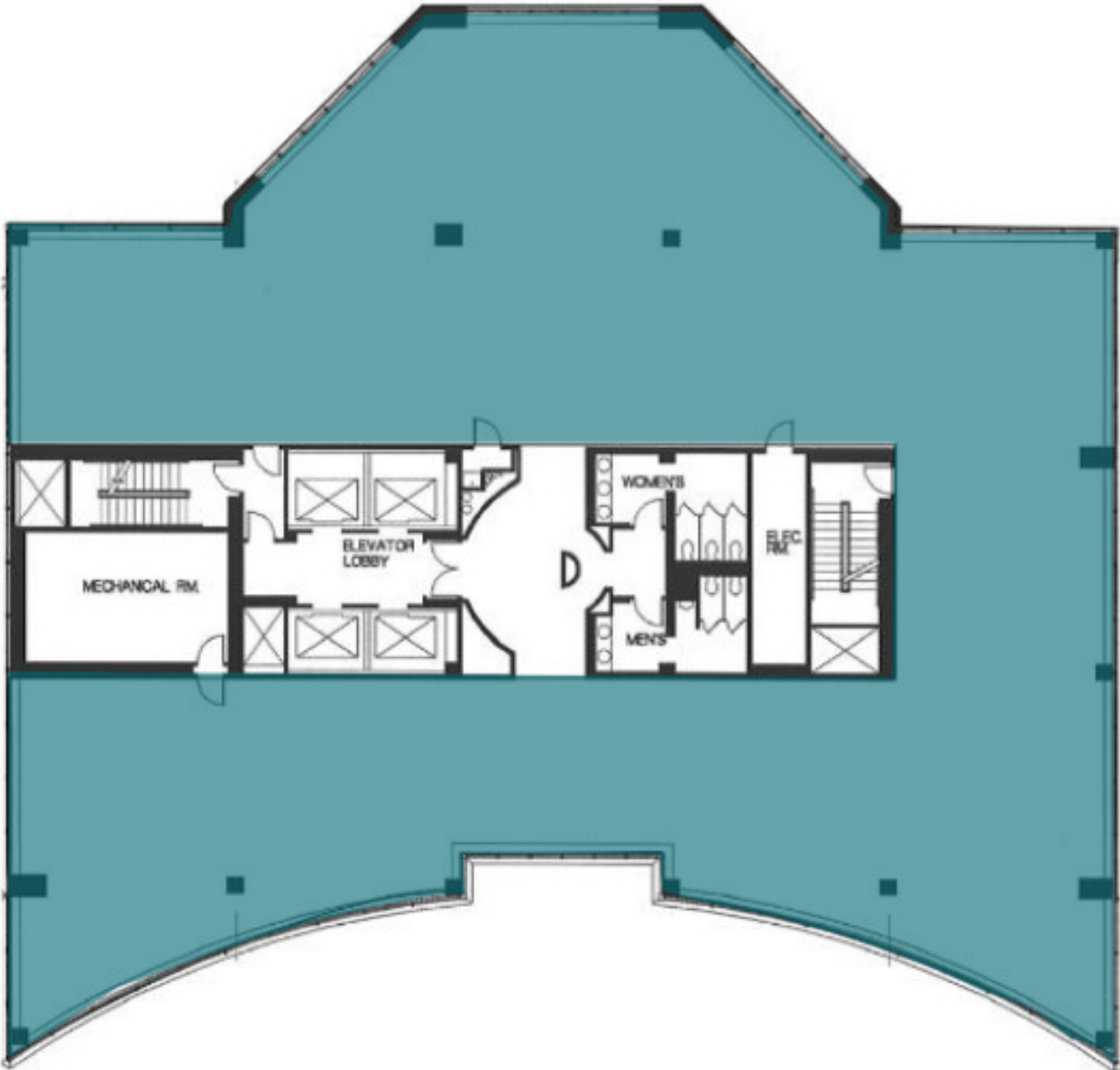
Suite	Size	Description
■ Suite 1300	5,565 SF	Available immediately

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14th Floor

10,388 SF



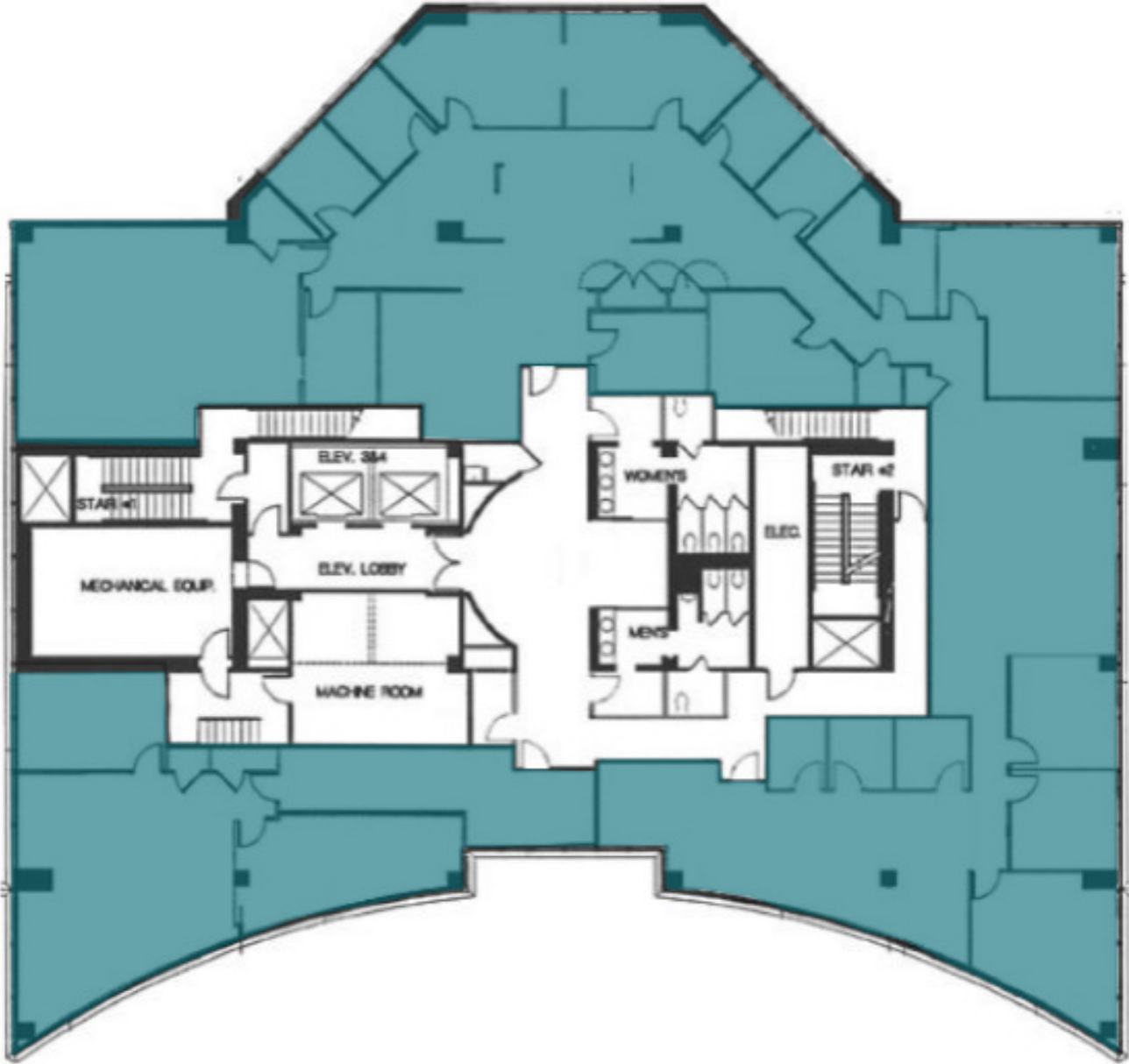
Suite	Size	Description
■ Suite 1400	10,388 SF	Full floor available immediately. Contiguous block of up to 27,163 SF available (entire 14th - 17th floors).

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15th Floor

9,845 SF



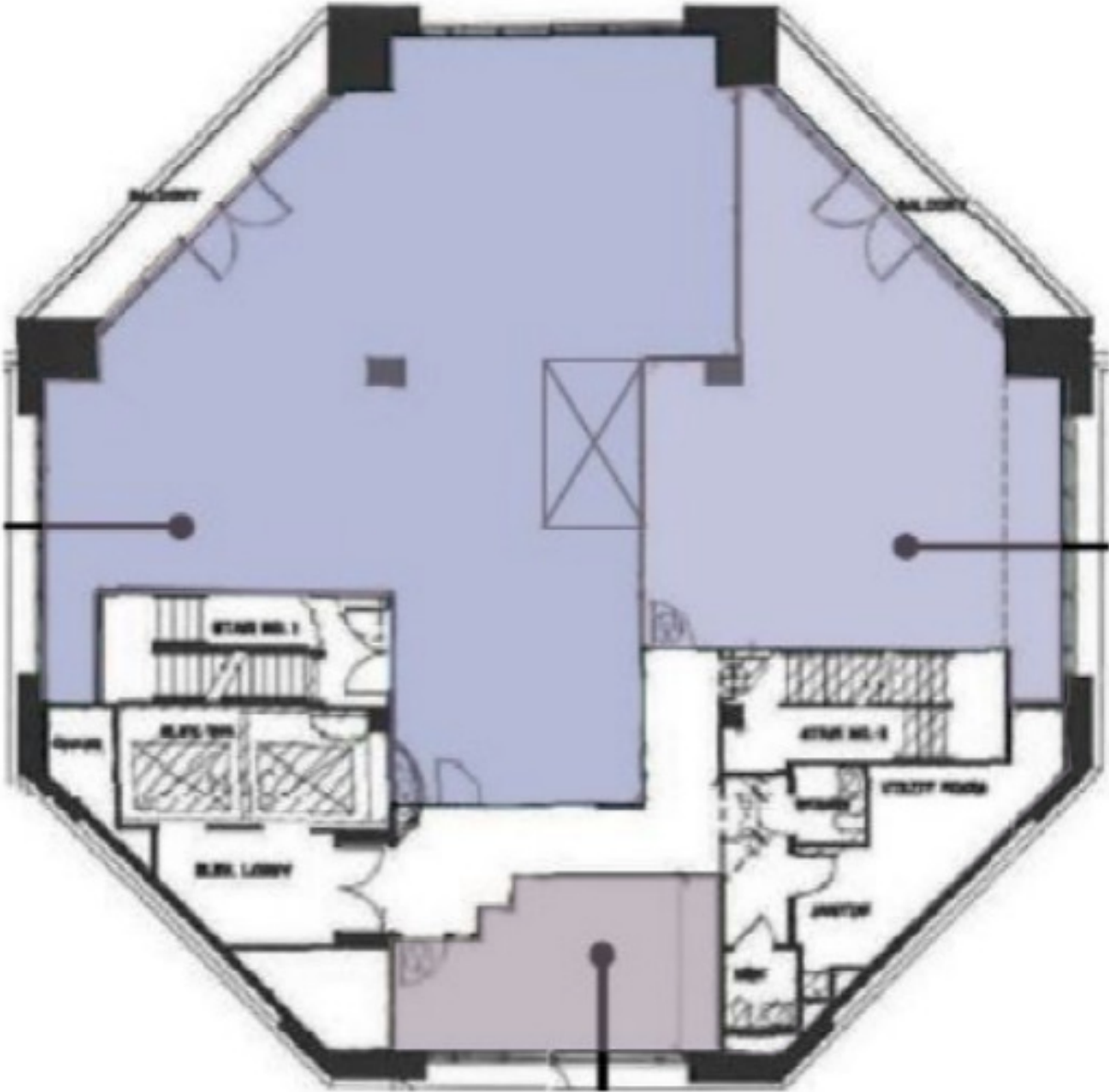
Suite	Size	Description
■ Suite 1500	9,845 SF	Full floor available immediately. Contiguous block of up to 27,163 SF available (entire 14th - 17th floors).

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16th Floor

6,930 SF



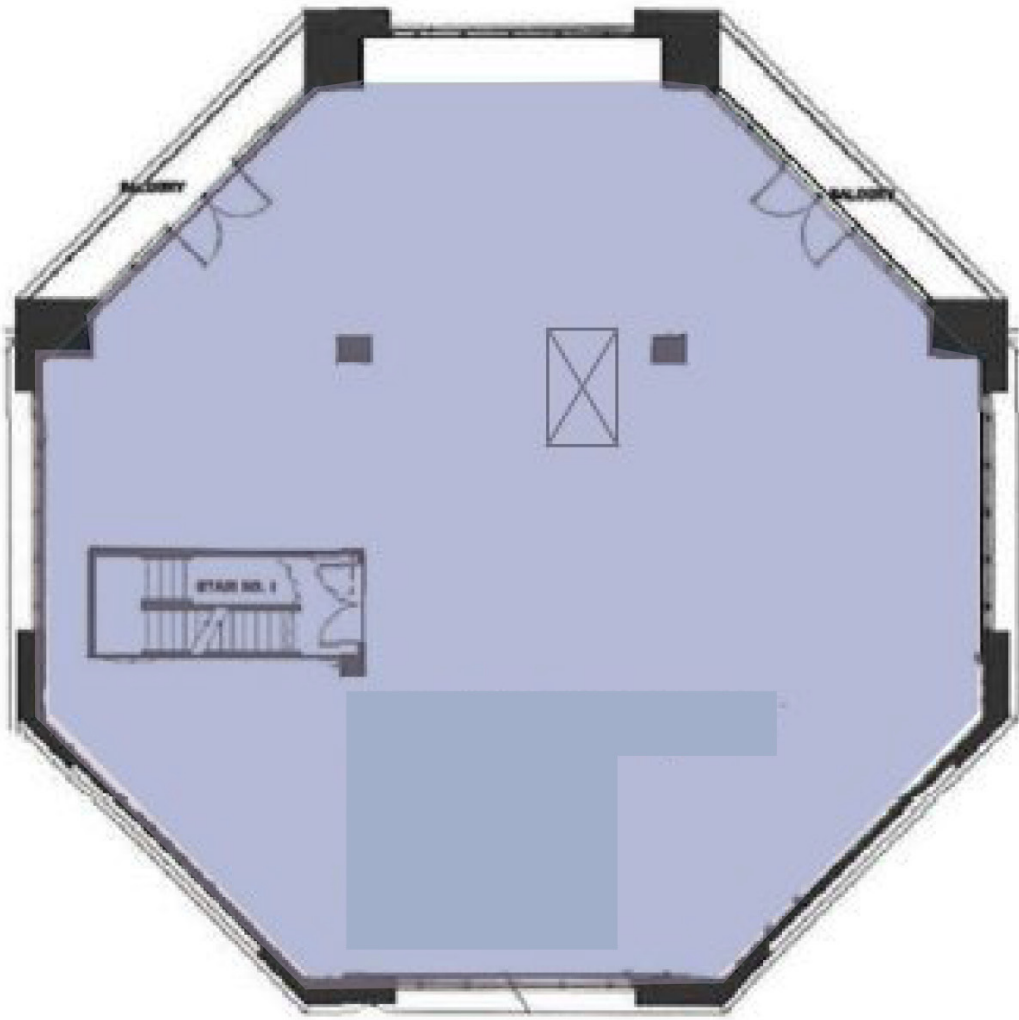
Suite	Size	Lease Rate	Description
■ Suite 1600 & 1700	6,930 SF	Negotiable	Full floor available immediately. Contiguous block of up to 27,163 SF available (entire 14th - 17th floors).

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17th Floor

6,930 SF



Suite	Size	Lease Rate	Description
■ Suite 1600 & 1700	6,930 SF	Negotiable	Full floor available immediately. Contiguous block of up to 27,163 SF available (entire 14th - 17th floors).



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