

CENTERPARK ONE

4041 POWDER MILL ROAD CALVERTON, MD 20705

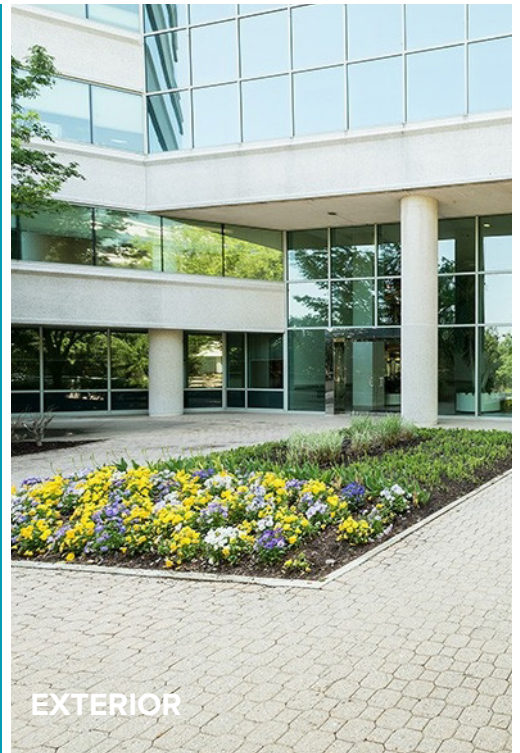


CLASS 'A' OFFICE SPACE FOR LEASE

Centerpark One offers premier Class A office space at 4041 Powder Mill Road in Calverton, Maryland, providing a professional environment with modern amenities and strong regional connectivity. The building features a panoramic window line and free surface parking with additional garage parking available. Located just off I-95 with quick connections to I-495 and the ICC, the property offers excellent visibility and accessibility while remaining close to major federal agencies and retail amenities.

BUILDING FEATURES

- Premier office space with panoramic window line
- Free surface parking
- Garage parking available in the building
- Located on I-95 at Exit 29A/B (190,421 cars per day)
- 5 minutes to I-495 (Beltway) and the ICC (Route 200)
- Metro bus stop (Red and Green Line stations)
- Full-floor tenant signage with I-495 visibility available



EXTERIOR



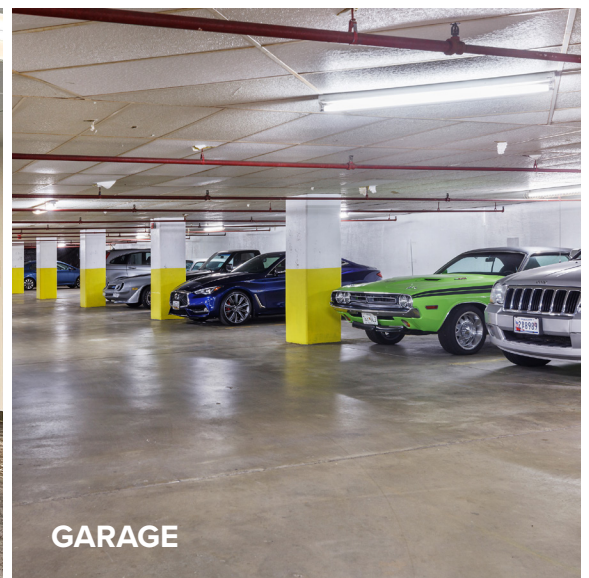
ENTRANCE



ATRIUM



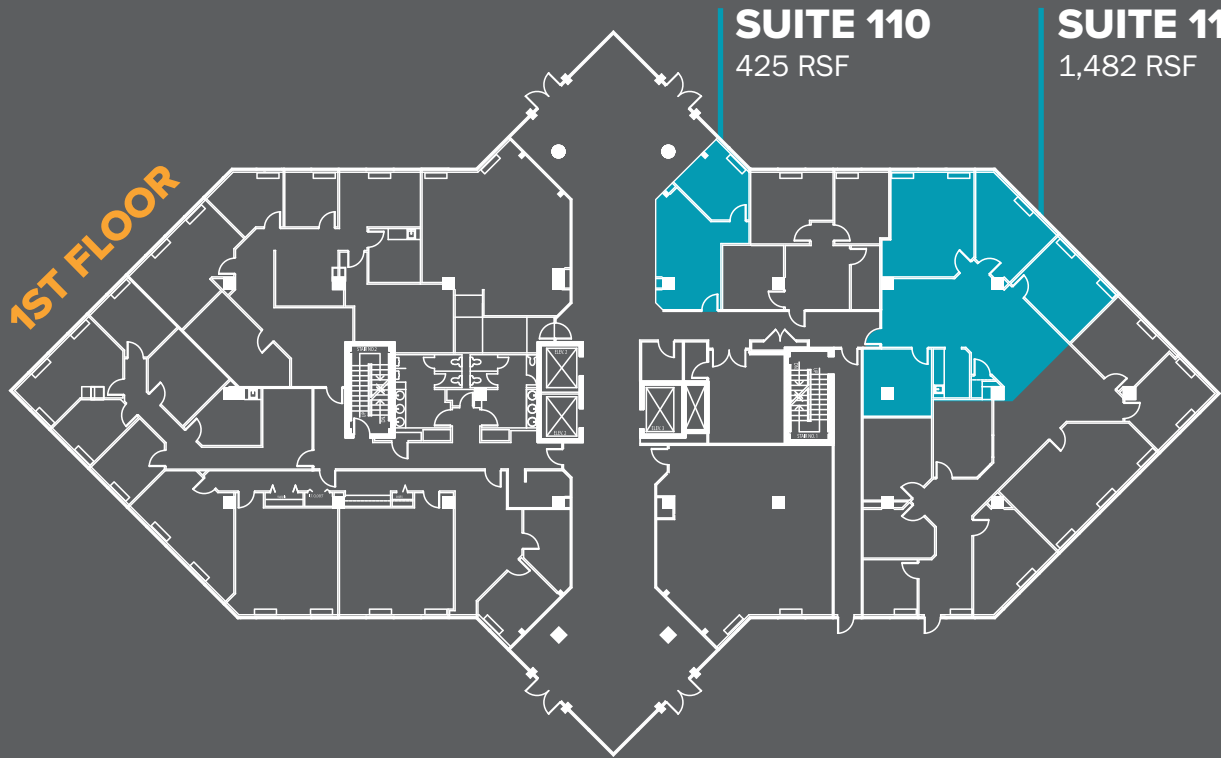
OFFICE SPACE



GARAGE

FLOOR PLANS

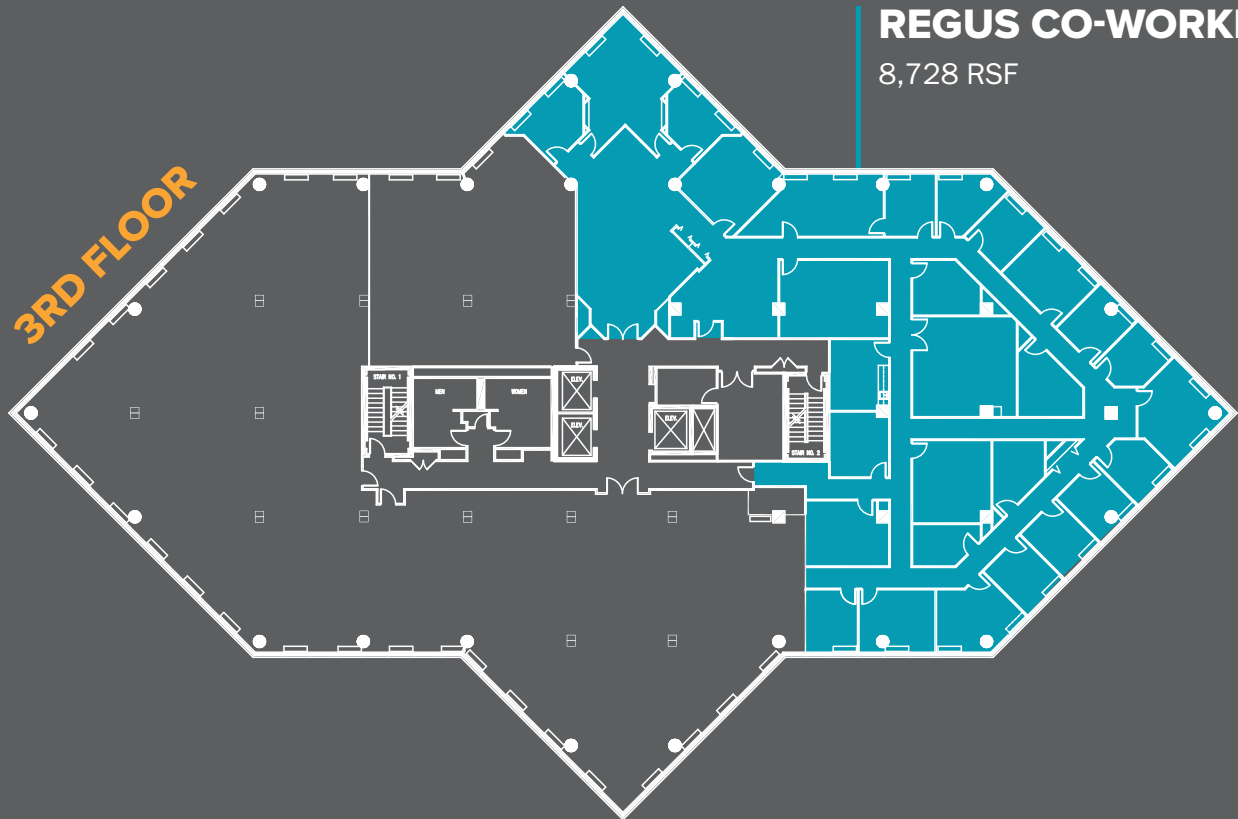
1ST FLOOR



SUITE 110
425 RSF

SUITE 116
1,482 RSF

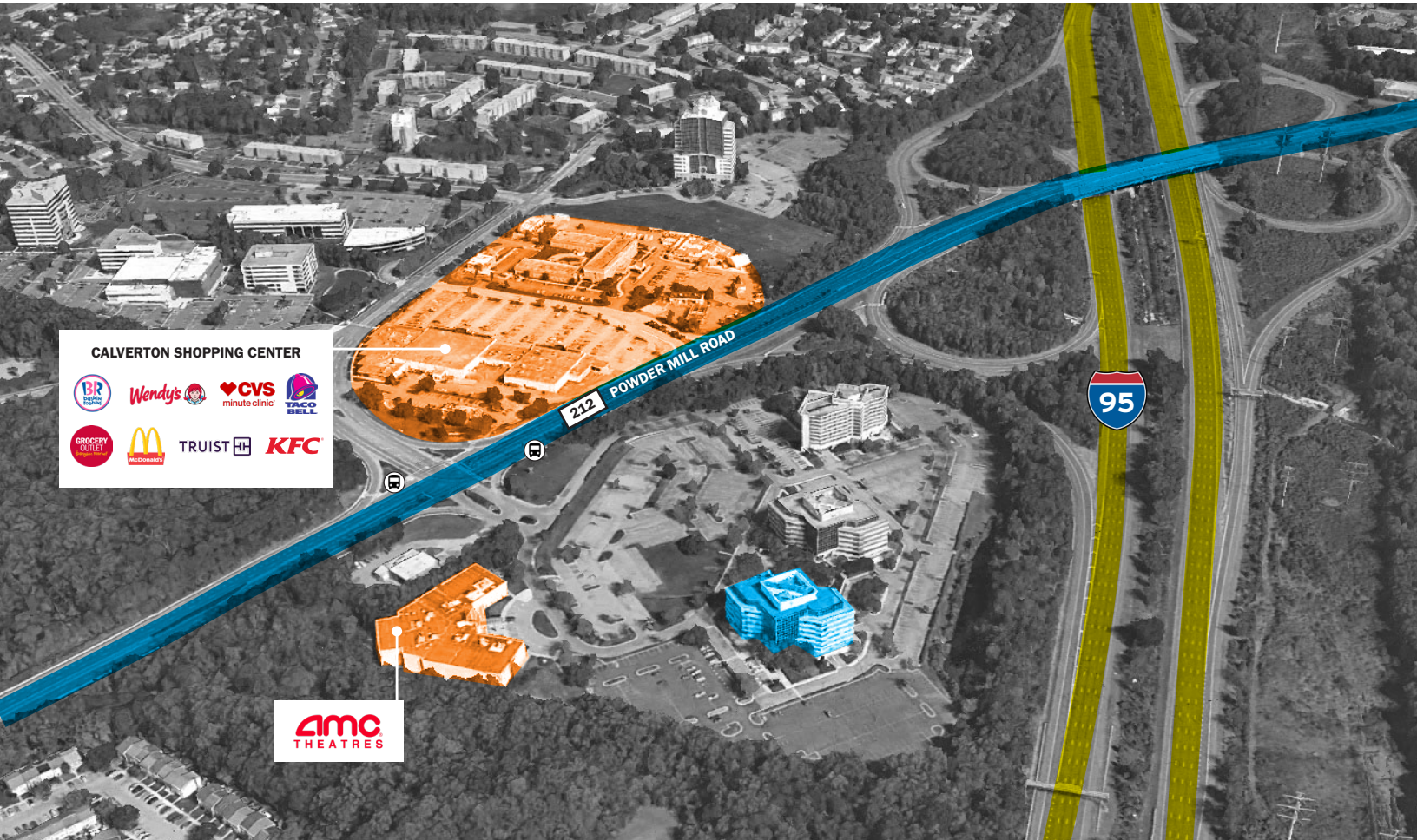
3RD FLOOR



REGUS CO-WORKING
8,728 RSF

AERIAL

Strategically located just off I-95 with quick access to I-495 and the ICC (Route 200), Centerpark One offers exceptional regional connectivity. The property is also served by a Metro bus stop with connections to the Red and Green Line stations and is minutes from major retail amenities and nearby federal agencies.



For Leasing Opportunities:

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