

OFFICE BUILDING FOR LEASE



8855 ANNAPOLIS RD Lanham, MD 20706

PROPERTY HIGHLIGHTS

- Recently renovated building
- Building features include controlled access, high-speed internet, electronic reader board, and outdoor seating
- Ample free surface parking
- Convenient location at Route 450 (Annapolis Road) and the Capital Beltway (I-495/I-95)
- Walking-distance amenities including restaurants, shopping, and convenience services
- Adjacent to McDonald's, Burger King, Days Inn, Red Lobster, Dollar Tree, Vocelli's, and Zips Dry Cleaners



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SPACES	LEASE RATE	SPACE SIZE
Suite 100	\$2,900 per month	1,545 SF
Suite 109	\$1,065 per month	554 SF
Suite 201	\$1,875 per month	1,039 SF
Suite 203	\$1,250 per month	607 SF



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 8855 ANNAPOLIS RD, LANHAM, MD 20706



DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	17,804	5,588	\$96,345
3 Miles	132,561	43,797	\$112,144
5 Miles	294,949	101,406	\$120,049

2023 American Community Survey (ACS)