

FOR LEASE

Up to 8,802 ±SF Contiguous
Flexible Lease Terms Available



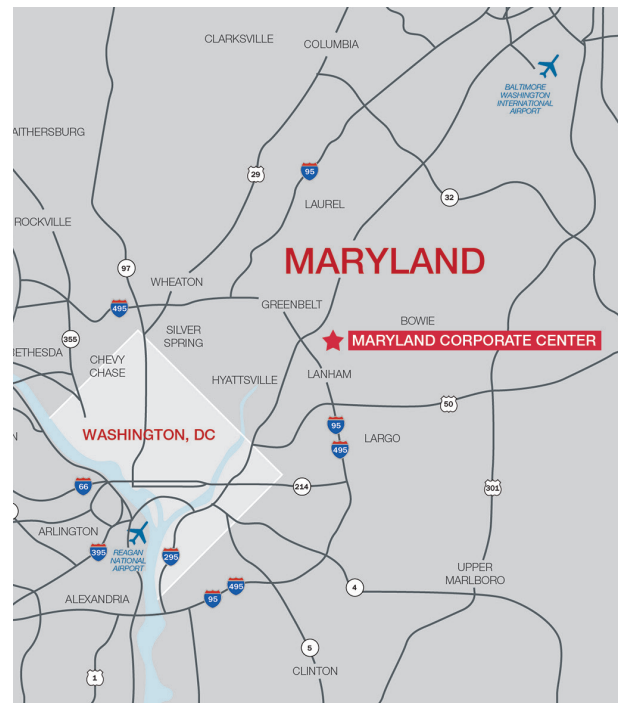
The Windsor at Maryland Corporate Center

7501 Forbes Boulevard
Lanham, Maryland 20706

Property Details

- Brand new office suites up to 17,060 ± SF available
- Maximum contiguous space 8,802 ± SF on second floor
- Aggressive deal terms for 5-10 year leases
- Competitive lease rate
- Ability to structure Tenant Improvement packages
- Property management nearby
- Abundant parking (3.5/1000 SF ratio)
- Immediate access to the Capital Beltway (I-495/I-95) and Baltimore Washington Parkway (Route 295)
- Proximate to NASA Goddard Space Flight Center

LEASE RATE: \$17.50 PSF NNN



For more information, please contact:

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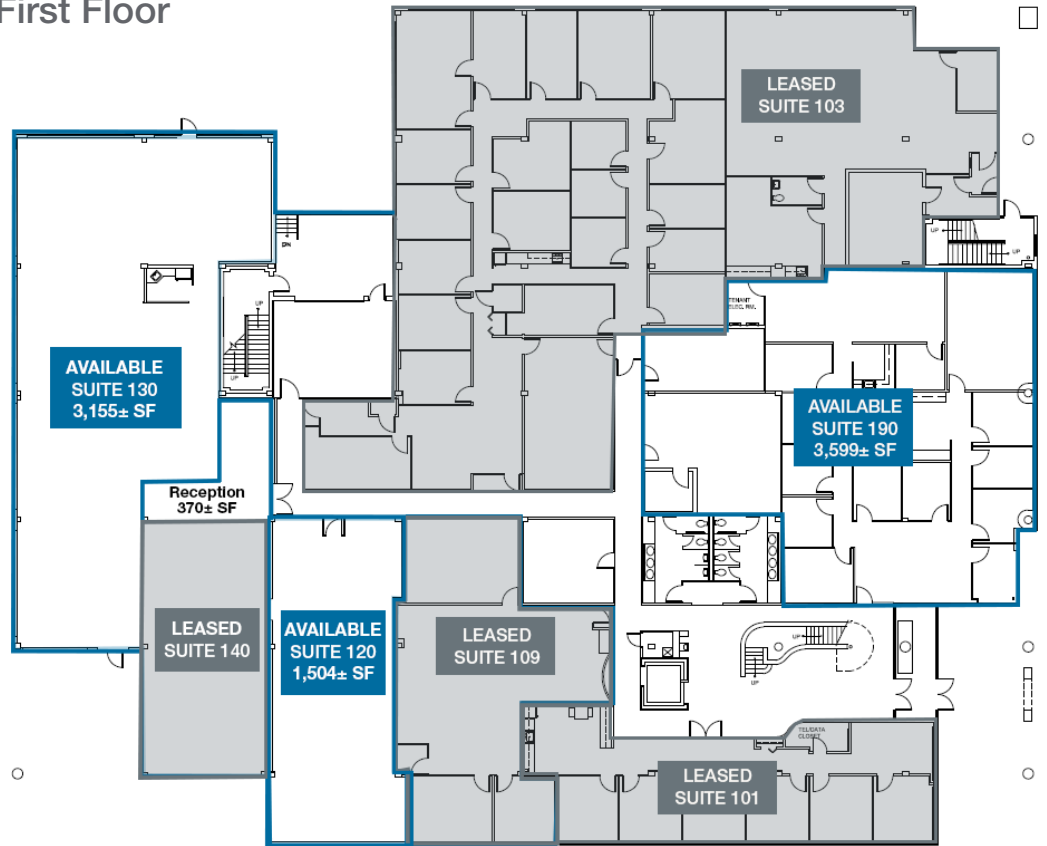
10100 Business Parkway • Lanham, Maryland 20706

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First Floor

Available Suites

SUITE 120	
1,504± SF	\$17.50 PSF
SUITE 130	
3,155± SF	\$17.50 PSF
SUITE 190	
3,599± SF	\$17.50 PSF
Shell Condition	



Second Floor

Available Suites

SUITE 202	
1,556± SF	\$17.50 PSF
SUITE 203	
2,336± SF	\$17.50 PSF
SUITE 204	
2,377± SF	\$17.50 PSF
SUITE 205	
1,311± SF	\$17.50 PSF
SUITE 207	
1,222± SF	\$17.50 PSF





Suite Combination Breakdown

First Floor

- **3,599 SF** - Suite 190

Second Floor

- **3,892 SF** - Suite 202 + Suite 203
- **4,713 SF** - Suite 203 + Suite 204
- **6,269 SF** - Suite 202 + Suite 203 + Suite 204 + Suite 205
- **7,580 SF** - Suite 202 + Suite 203 + Suite 205 + Suite 207

Ideal For:

- Government contractors
- Behavioral health and medical user
- Nonprofits
- Education/training center
- Corporate HQ users seeking 5,000 - 15,000 SF

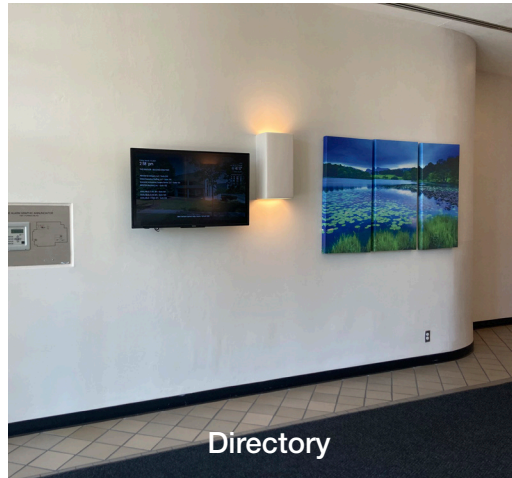
Corporate Neighbors Include:



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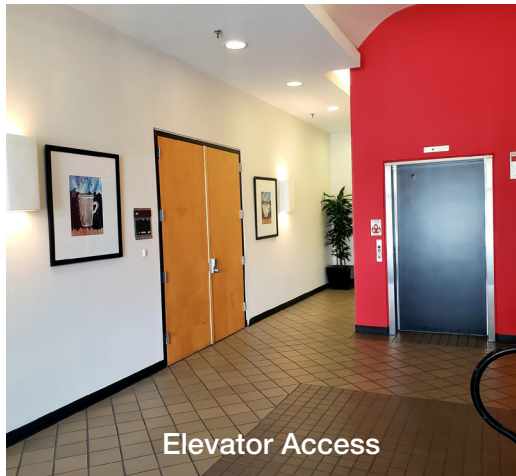
Lobby



Directory



Shared Conference Room



Elevator Access



Spacious Hallways



Beautiful Suite Entry