

SALE - INVESTMENT /
REDEVELOPMENT

95 Office Center

*8101 Sandy Spring Road and
1000, 1002 & 1100 West Street,
Laurel, MD 20707*

- » Four Building Office Campus
- » Totaling 162,331± SF on 11.52± Acres
- » Redevelopment Potential

*Outlines are for illustrative purposes only and not
intended to show exact property boundaries.*



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Disclaimer

This Offering Brochure has been prepared by NAI The Michael Companies, Inc., and has been reviewed by the Seller. It contains select information pertaining to the Property and does not purport to be all-inclusive. Any financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors which are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers. This Offering Brochure contains documents that are described in summary form and do not purport to be complete, nor necessarily accurate descriptions of the full agreements involved; nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

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EXECUTIVE SUMMARY

The Opportunity

NAI Michael is pleased to exclusively present 95 Office Center, a rare four-building office portfolio in a campus-like setting totaling approximately 162,331 square feet on approximately 11.52 acres in the City of Laurel, Prince George's County, Maryland.

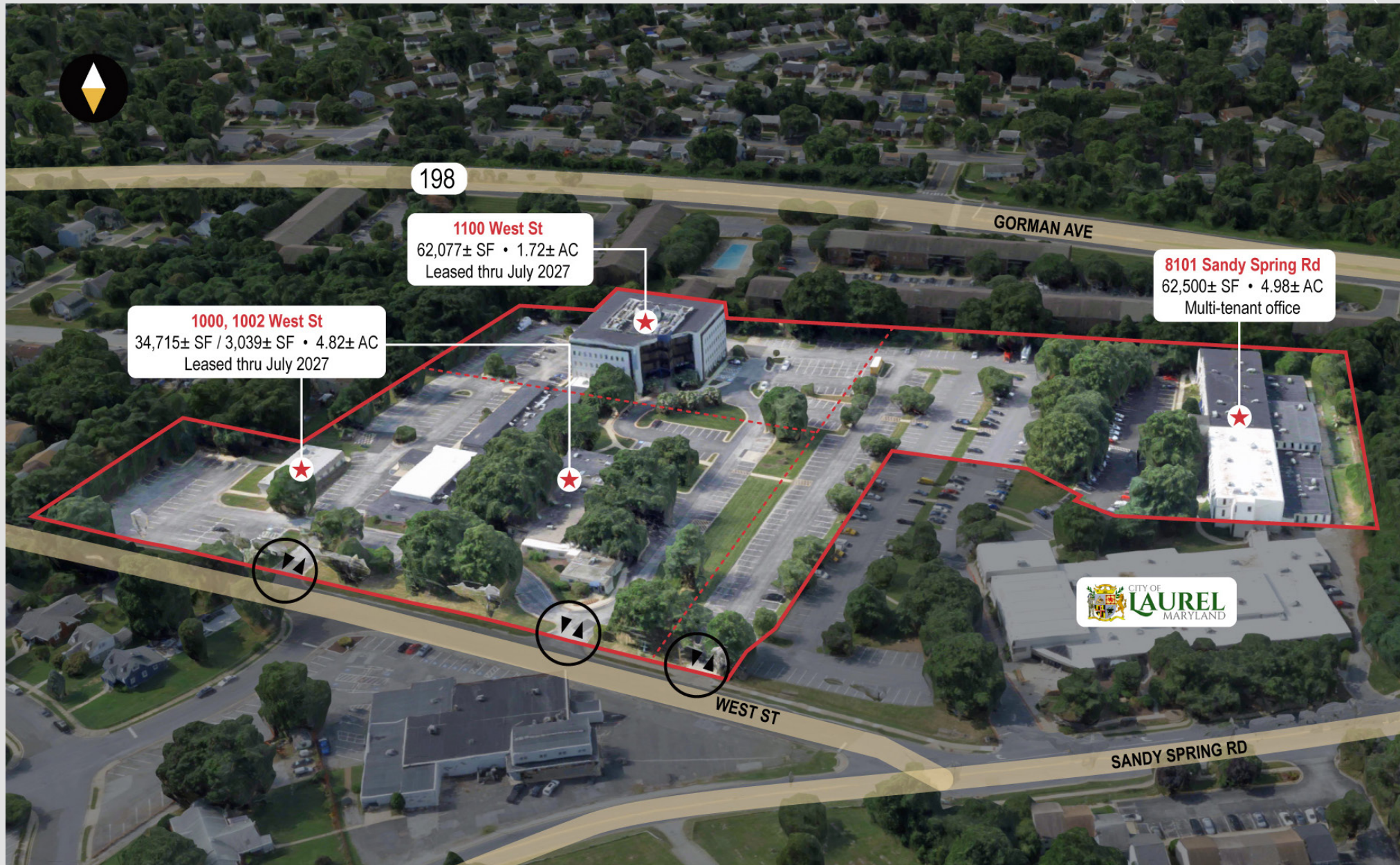
Situated within the Baltimore-Washington region, one of the most dynamic growth corridors on the East Coast, the office portfolio is an attractive asset for a number of potential purchasers including investors, developers, religious organizations, institutional users, governmental, healthcare and education users. There is also the potential to redevelop the site into high-density residential or commercial development.

The campus is comprised of:

- **8101 Sandy Spring Road** - a multi-tenant office building totaling approximately 62,500 square feet, providing diversified, in-place steady income; and
- **1000, 1002 & 1100 West Street** - three buildings totaling approximately 99,831 square feet situated on 6.54 acres, currently 100% occupied by Aquilent, a subsidiary of Booz Allen Hamilton

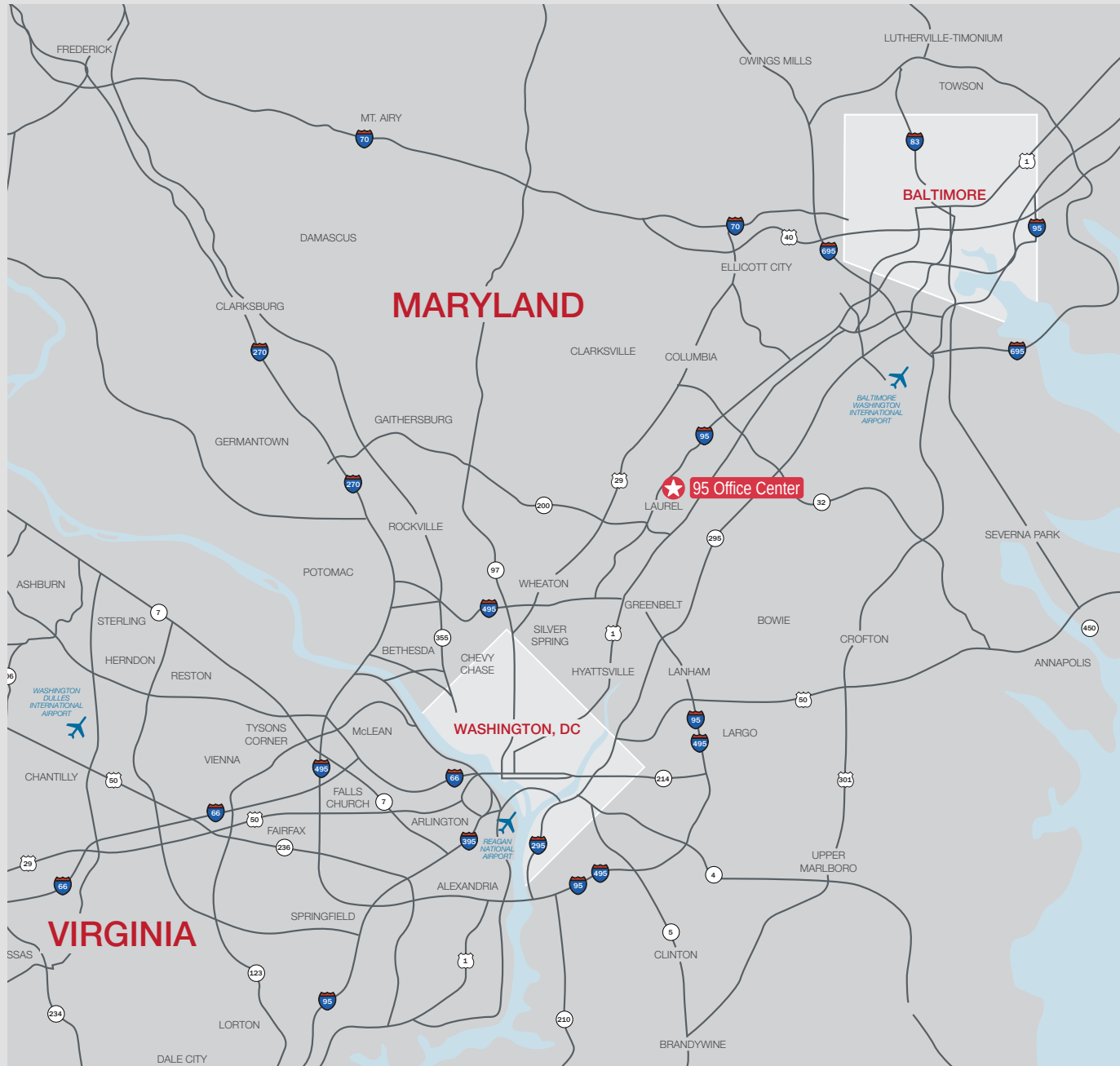
Ownership has been notified that Aquilent will vacate all three single-tenant buildings at the end of its lease term in July 2027. This creates a unique opportunity that guarantees in-place income that continues through the vacate date, while the new owners can pursue an alternative path of either re-entitling the property for another use or planning the renovation and readaptation of the current buildings or a combination thereof.

The Property



The Location

The 95 Office Center campus is exceptionally located between Washington DC and Baltimore, just one mile off I-95. This strategic location puts the property near many major employers and government institutions, as well as numerous transit options. Amtrak and MARC regional rail service is available nearby in Laurel, while the Baltimore-Washington International Airport is within 16 miles of 95 Office Center. In addition to I-95, other major arteries are within a few miles of the property, including the Capital Beltway (I-495), the Intercounty Connector (MD 200), and the Baltimore-Washington Parkway.



Investment Highlights

Total Building Size

162,331± SF



Current Occupancy

95%



Site Area

11.52± acres



Year Built

1975-1985



- **Rare Four-Building Office Campus:** 162,331± SF across four buildings on 11.52± acres in Laurel, Maryland.
- **Strategic Baltimore-Washington Corridor Location:** Midway between Washington DC and Baltimore, one mile from I-95, with convenient access to the Capital Beltway, ICC/MD 200, BW Parkway, MARC/Amtrak service, and BWI Airport.
- **Stable In-Place Income with Near-Term Flexibility:** Multi-tenant income at 8101 Sandy Spring Road plus Aquilent/Booz Allen Hamilton tenancy through July 2027 at the West Street buildings.
- **Redevelopment Potential:** Significant acreage, flexible zoning, and location within a growing regional corridor create potential for future high-density residential, commercial, institutional, or mixed-use redevelopment.
- **Near Established and Upcoming Amenities:** Close to retail and dining amenities, access to major medical providers (UM Laurel Medical Center), upcoming developments (Konterra) and employment drivers (Fort Meade/NSA)

Offering Procedure

The subject of this offering is 95 Office Center, located at 8101 Sandy Spring Road and 1000, 1002 & 1100 West Street in Laurel, MD 20707.

COMMUNICATION: NAI Michael has been retained exclusively in representing the seller in the sale of 95 Office Center. All communication, inquiries, and requests should be addressed only to the NAI Michael listing agents, as representatives of the seller. Please do not directly contact management at the property.

PROPERTY TOURS: Interested investors can schedule a tour of 95 Office Center with the NAI Michael listing team to view the property and discuss the opportunity.

DOCUMENT PORTAL: Investors agreeing to the terms and conditions set forth in the confidentiality agreement will receive access to a document portal that contains financials and other information that should be useful in evaluating 95 Office Center.

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Offer Instructions

All submissions must be emailed, hard copy delivered or faxed to the listing team. Offers should specify the following:

- Purchase price
- Timing for inspection period and closing
- Amount of earnest money, amount non-refundable
- Summary of investment strategy
- Source of funds for the acquisition
- Summary of closed transactions with references
- Any other information having a direct bearing on the investor's/user's ability to close the proposed transaction

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PROPERTY OVERVIEW

About 95 Office Center

Total Building Size:	162,331± SF, rentable
Total Site Area:	11.52± acres
Buildings:	Total of four - one multi-tenant; three single-tenant
Parking:	3.7 spaces per 1,000 SF
Zoning:	Office Building (OB), City of Laurel
Year Built:	1975-1985, with multiple recent renovations

8101 Sandy Spring Road

One building	62,500± SF, 4.98 ac	Multi-tenant office building with diversified income.
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1100 West Street

One building	62,077± SF, 1.72± ac	Currently leased to Aquilent, a Booz Allen Hamilton subsidiary, through July 2027.
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1000, 1002 West Street

Two buildings	34,715± SF, plus 3,039± SF conference center, 4.82± ac	Currently leased to Aquilent, a Booz Allen Hamilton subsidiary, through July 2027.
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8101 Sandy Spring Road Building Details



- 3-story office building with 62,500± SF rentable building area
- Historically enjoys a 98.5+% occupancy or greater due in large part to its location and the convenience to a sizable population
- Perfect Office Solutions occupies 26,838± SF on three floors and provides executive office space to over 85 local small business owners
- Kiddie Academy offers valuable onsite childcare and occupies 9,134 SF on the ground floor



Additional Photos



1000, 1002 & 1100 West Street Building Details



- Campus setting with three buildings - the Tower, the Laboratories, and the Conference Center - totaling 99,831 SF
- Features mature trees, a dedicated walking path through the campus, and private screened courtyard
- Ample surface parking
- Above-standard security and improvements to buildings
- 100% leased to Aquilent, a wholly owned subsidiary of Booz Allen Hamilton



Additional Photos



Additional Photos



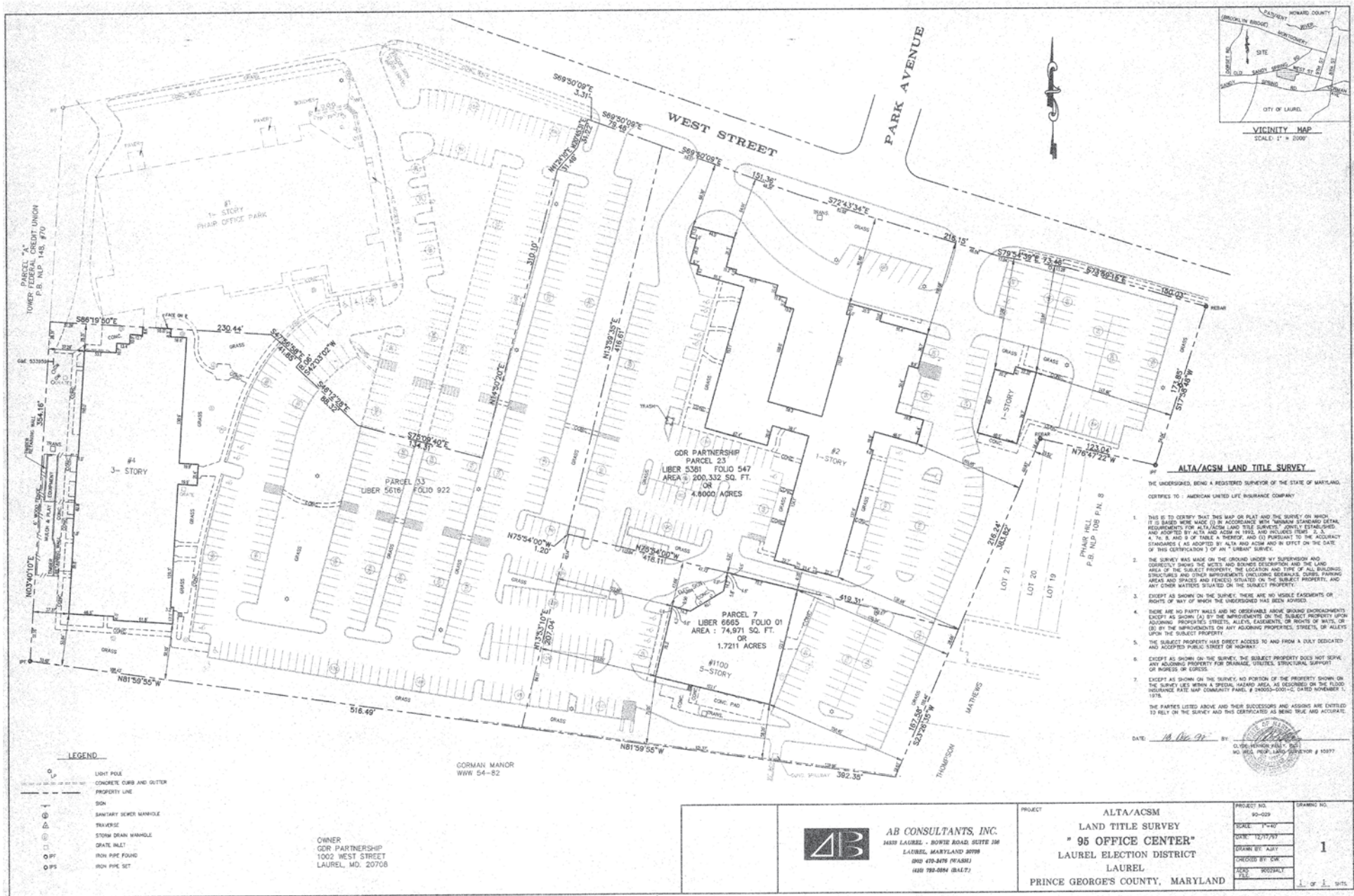
Additional Photos



Additional Photos



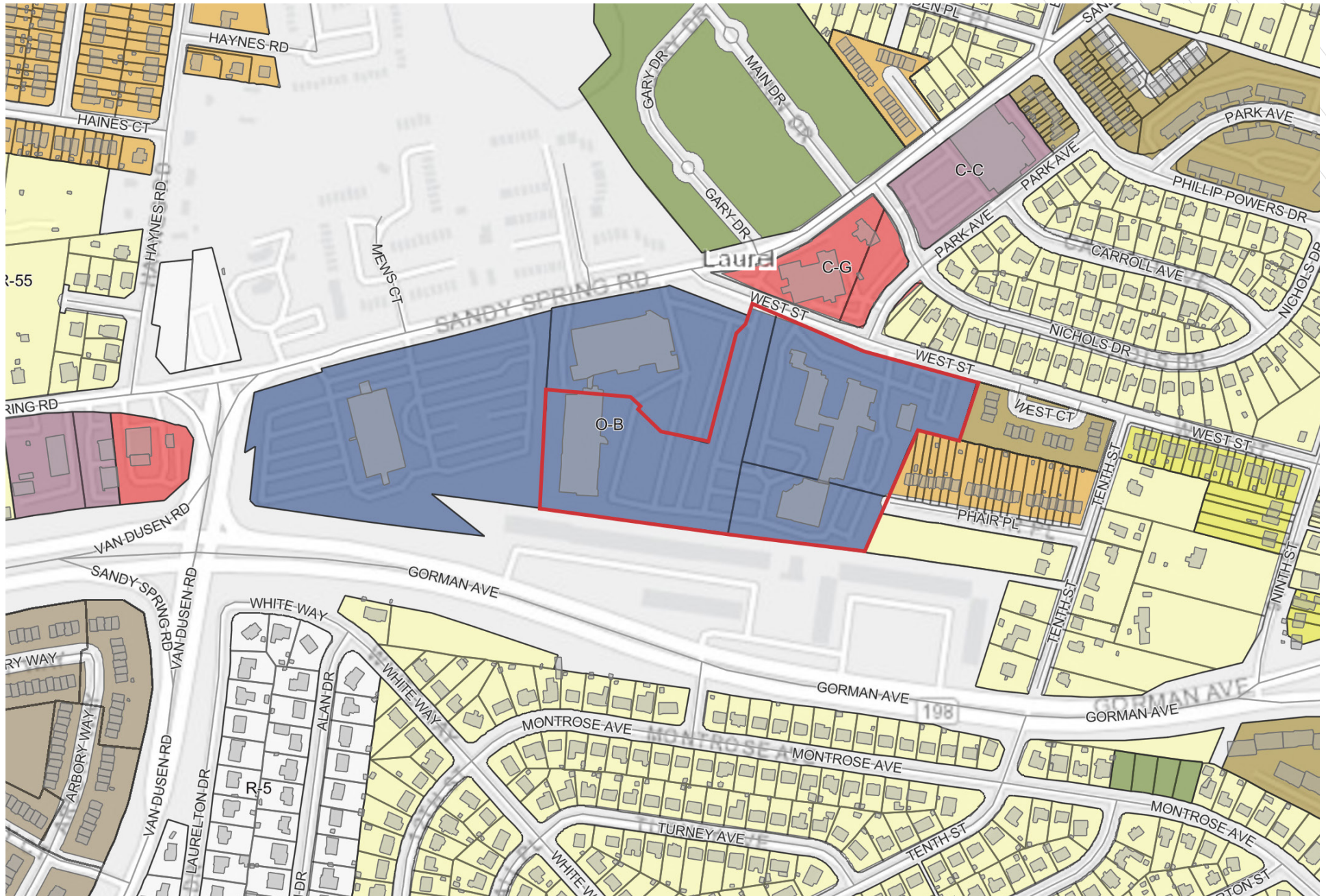
ALTA Survey



Site Aerial



Zoning - O-B (Office Building), City of Laurel



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MARKET OVERVIEW

Located midway between Washington DC and Baltimore, Laurel is a vibrant and growing community of more than 30,000 residents. The city offers a diverse mix of housing, retail, dining, healthcare, and recreational amenities, including Laurel Towne Centre, Historic Main Street, and the UM Laurel Medical Center.

Laurel benefits from a highly strategic location within one of the region's strongest employment corridors. Key economic drivers include government and defense-related employment at Fort Meade and the NSA, as well as healthcare, professional services, logistics, and retail sectors. Its central location and accessibility continue to attract businesses, residents, and investment throughout the Baltimore-Washington metropolitan area.

The city is positioned for continued growth through ongoing redevelopment and planning initiatives, including the transformative Konterra mixed-use development and the City of Laurel's ongoing Master Plan update, which is guiding future land use, infrastructure, and economic development strategies. These investments are expected to further strengthen Laurel's role as a regional business and residential destination.



Rentable Square Feet
8,864,818 SF

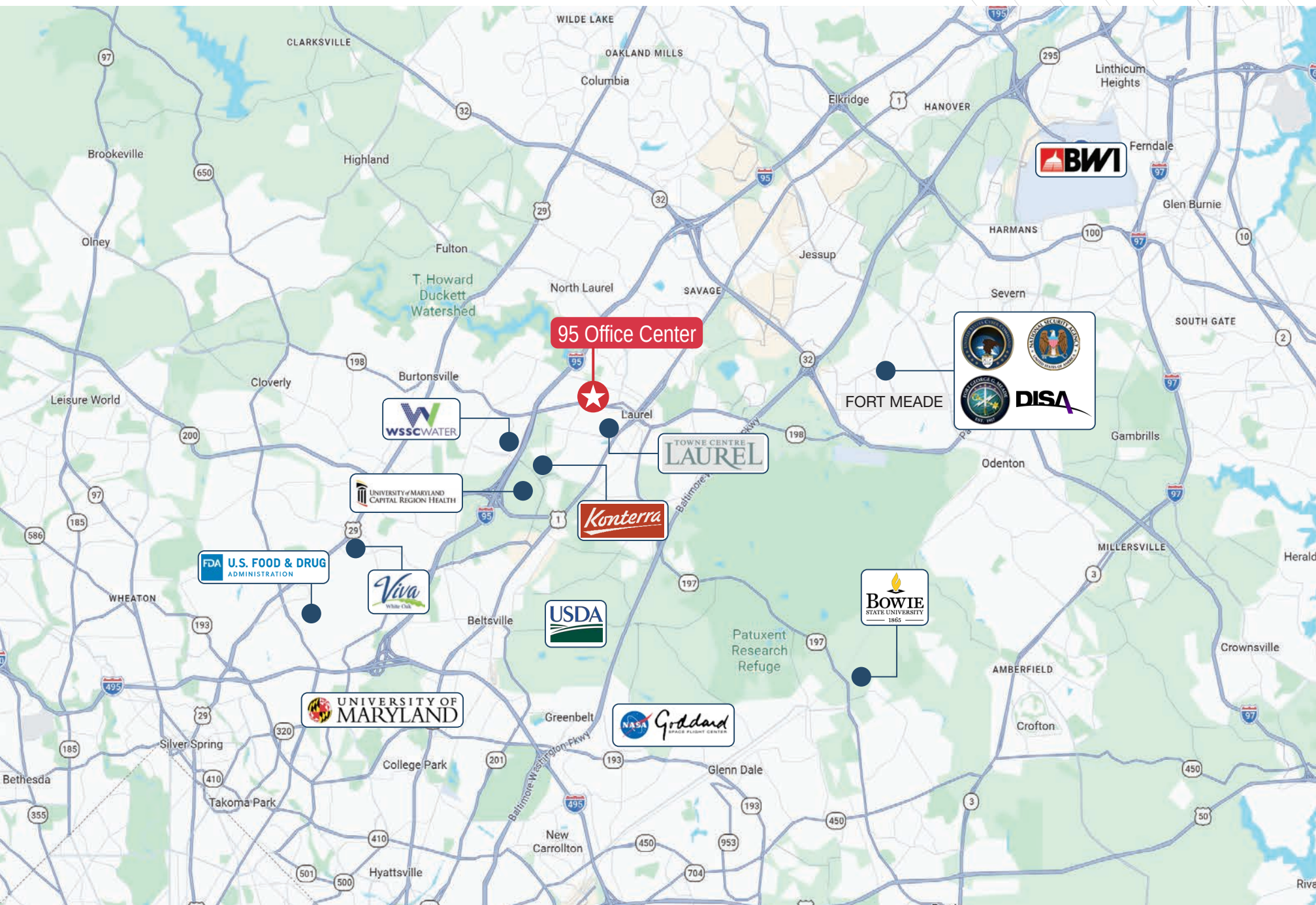


Vacancy Rate
13.3%



Avg. Asking Rent
\$22.21/SF, Full Svc

Within 3 miles of 95 Office Center, Source: CoStar





Demographics

	1 mile	3 miles	5 miles
Population	20,342	93,713	191,992
Households	8,001	34,582	68,953
Avg. Household Income	\$125,362	\$150,619	\$158,689



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Nearby Developments



KONTERRA

Konterra is a 1,400+ acre master-planned, mixed-use “town center” now under construction at the interchange of I-95 and the Inter County Connector (MD-200), just minutes from 95 Office Park; Phase 1 construction is underway, beginning with several hundred townhomes and a walkable retail corridor, with County and State leaders describing the project as a major economic development milestone for the region. Upon completion, the project is planned to have over 12 million of mixed use development.

UM LAUREL MEDICAL CENTER

Recently renovated (2023) the 83,700 sf medical center offers emergency care, clinical and surgical outpatient services. Future plans include new medical office buildings and affiliated medical services.

FORT MEADE

Fort Meade is a 5,400 acre military installation with more than 55,000 employed personnel and over 100 partner organizations making it one of Maryland’s largest employers. The base houses the National Security Agency (NSA) and is home to the US Cyber Command, which upon completion is expected to add an additional 5.8 million square feet to the complex housing an additional 6,500 employees. Ft. Meade generates nearly \$20 Billion annually in economic activity.

FOR SALE

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