

OFFICE BUILDING FOR LEASE

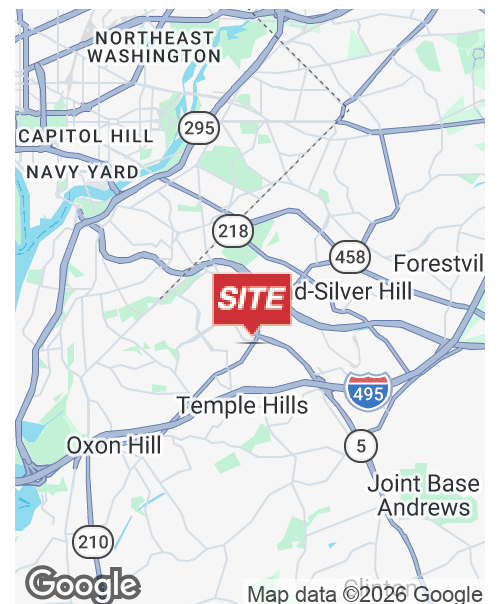


THE SCUDERI BUILDING

4235 28th Avenue, Temple Hills, MD 20748

PROPERTY HIGHLIGHTS

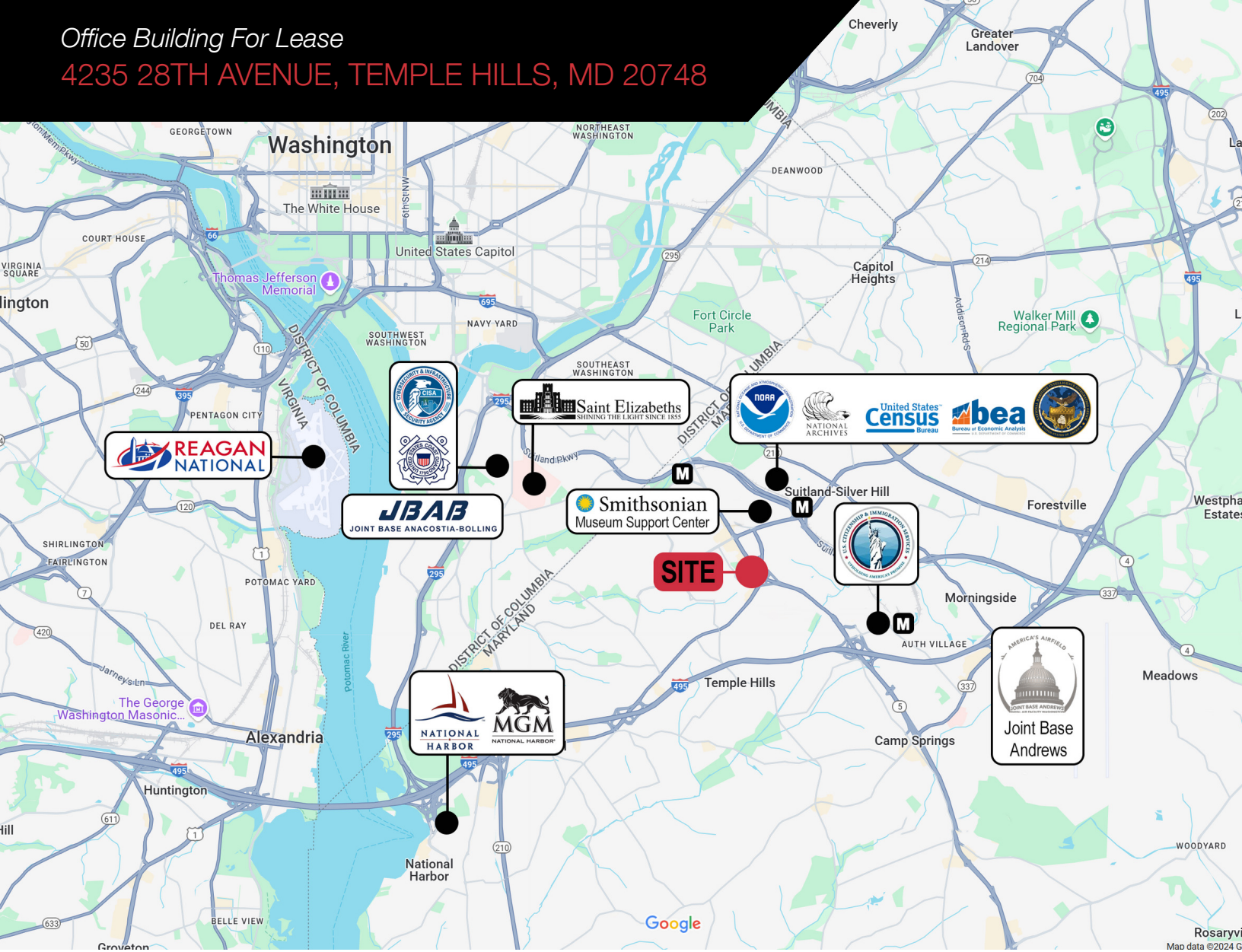
- Last remaining suite available - 6,000± SF on 6th floor
- Significant, excess fenced parking area available
- Full buildout or TI allowance available
- Excellent window line
- Full building security
- Available immediately
- Three Metro stations within two miles
- Close to numerous amenities, including shopping, grocery, restaurant and entertainment
- Quickly accessible to the Capital Beltway (I-495)



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DEMOGRAPHICS



POPULATION

1 Mile 14,725
2 Miles 58,980
3 Miles 164,239



HOUSEHOLDS

6,385
24,804
67,536

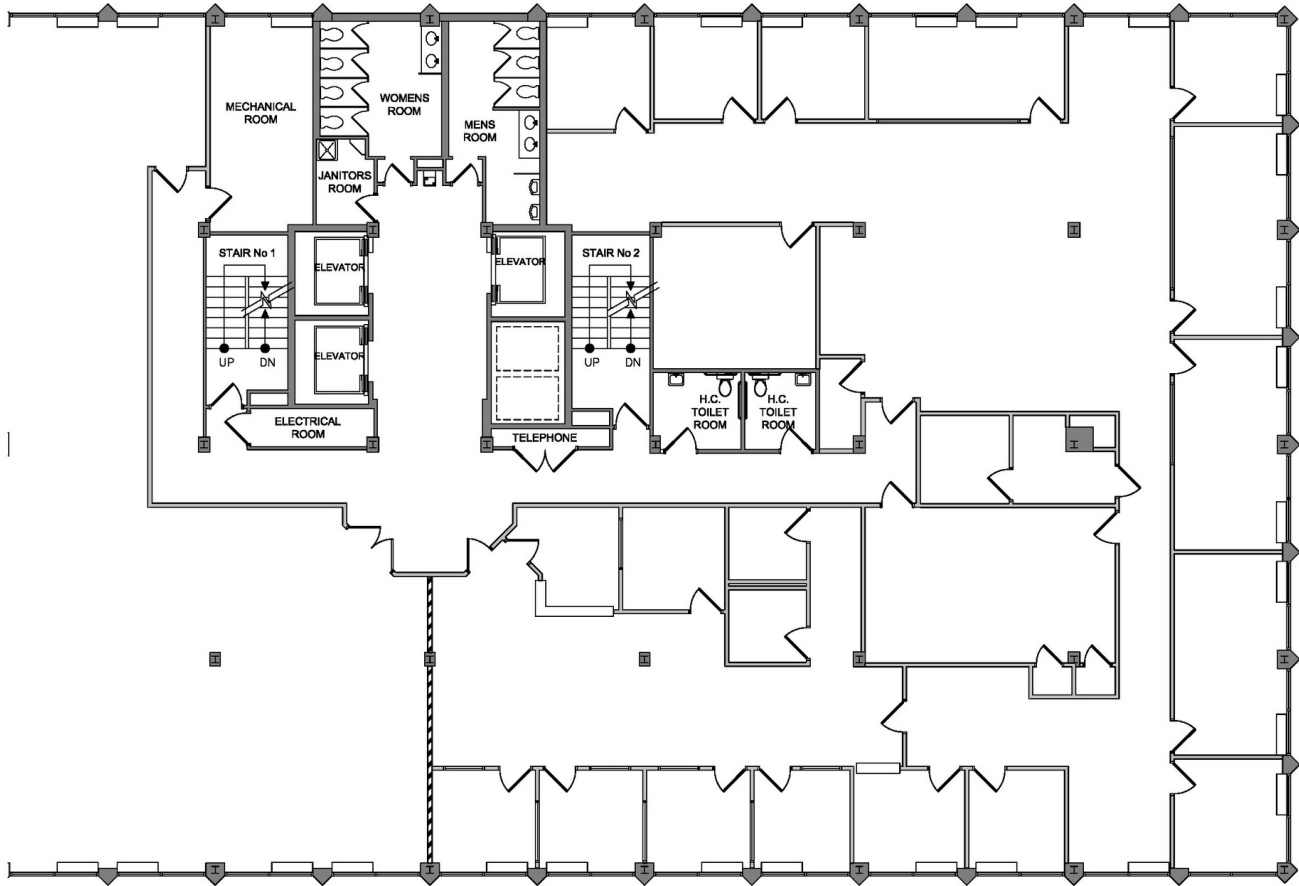


AVG. HOUSEHOLD INCOME

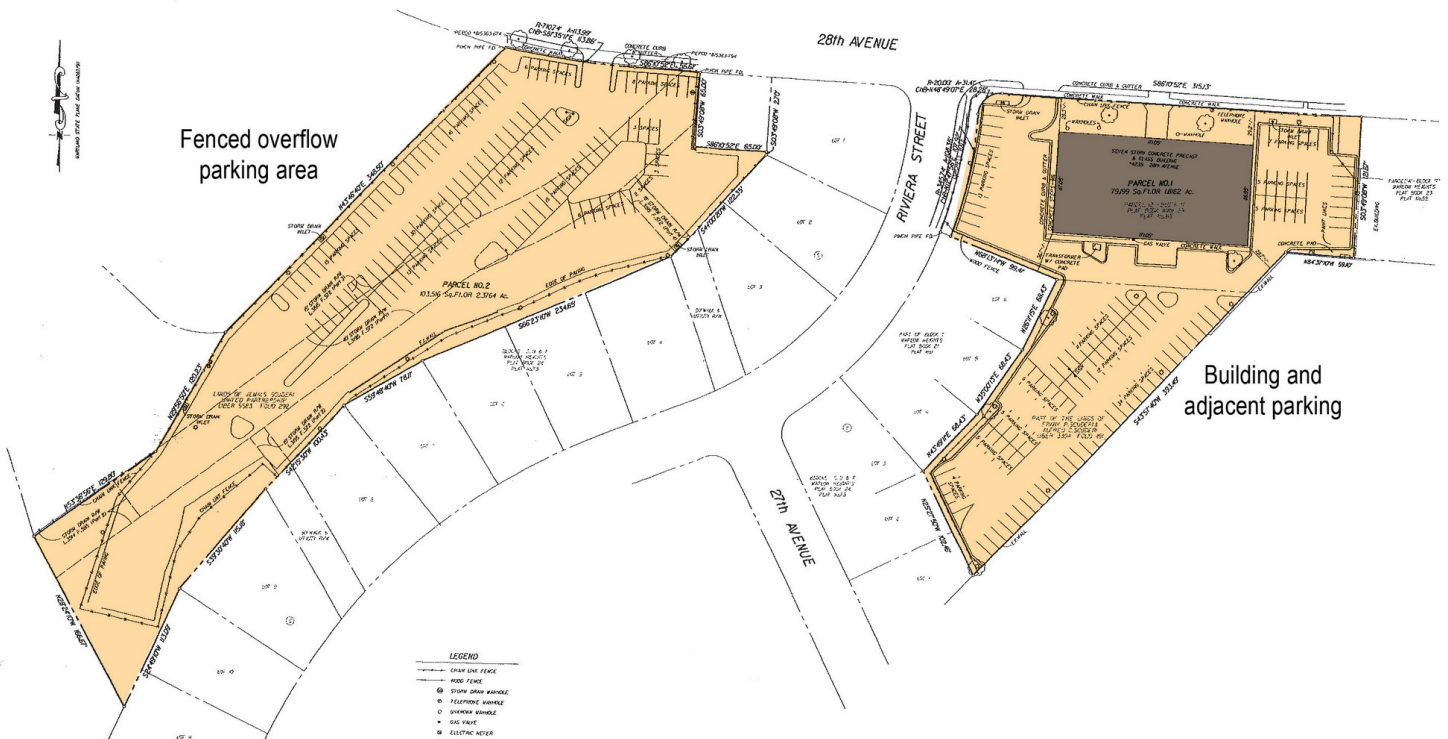
\$87,555
\$88,359
\$86,822

Demographics data derived from AlphaMap





The Scuderi Building
6th Floor As-Built



Fenced overflow
parking area

Building and
adjacent parking

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