

MARYLAND CORPORATE CENTER

7404 Executive Place, Lanham, MD 20706
Prince George's County

OFFICE SPACE FOR LEASE
AS SMALL AS 1,491 SF



AVAILABILITIES

- **Suite 102:** 1,945 RSF
- **Suite 103:** 1,491 RSF
- **Suite 225B:** 2,073 RSF
- **Suite 250:** 3,515 RSF
- **Suite 300:** 8,099 RSF

BUILDING FEATURES

- Lease Rate: \$18.95, Full Service
- 77,000 rentable square feet
- 5 stories
- 2.73 acres
- Zoned I-1
- 1 mile from NASA / Goddard Space Flight Center
- 3.5 parking spaces per 1,000 square feet
- Transportation to Greenbelt Metro & PG County bus service (TheBus)
- Easy access to Balto./Wash. Pkwy (MD Rt. 295) & Capital Beltway (I-495)
- On-site shared conference center

OWNED & MANAGED BY:



PLEASE CONTACT:

GOLDMAN PARTNERS GROUP

(410) 736 - 1026

info@goldmanpartnersgroup.com

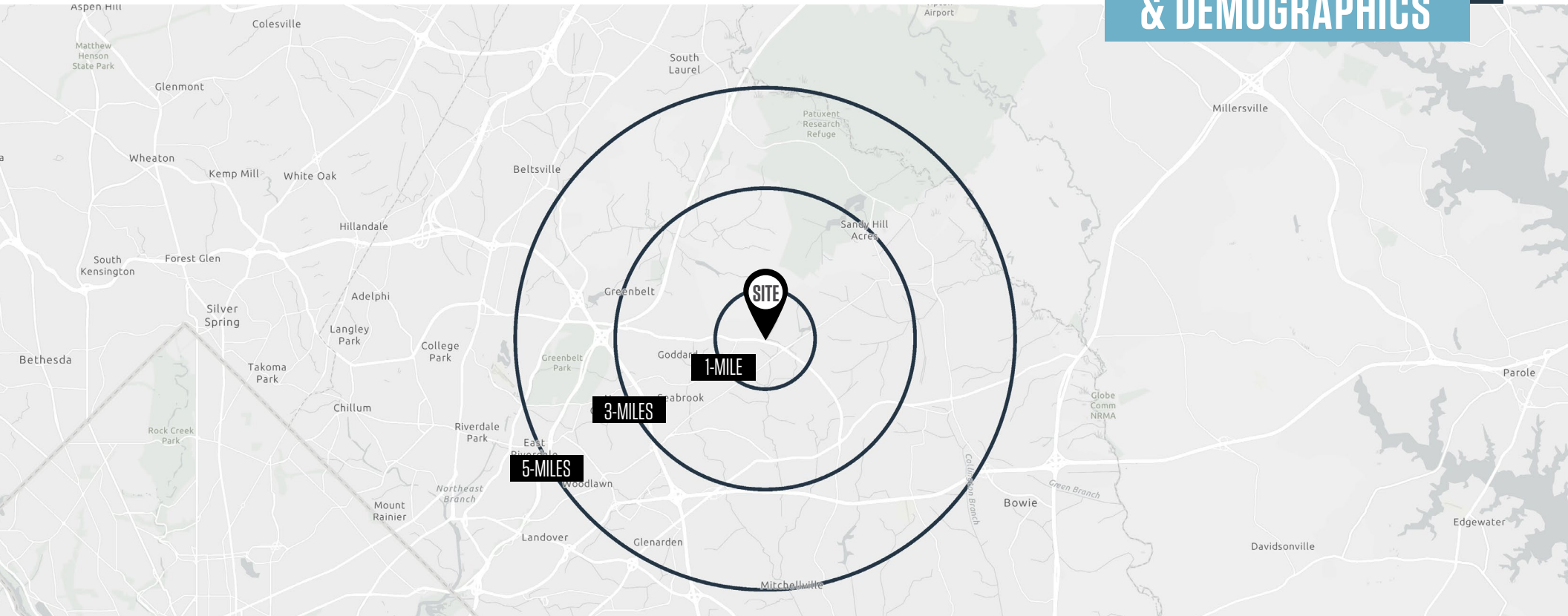
Call ■ Text ■ Email

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LOCATION

& DEMOGRAPHICS



TRAFFIC COUNTS | 2023

Greenbelt Road [MD-193]	26,562 ADT
Baltimore/Washington Pkwy [MD-295]	107,812 ADT
Lanham-Severn Road [MD 564]	17,774 ADT

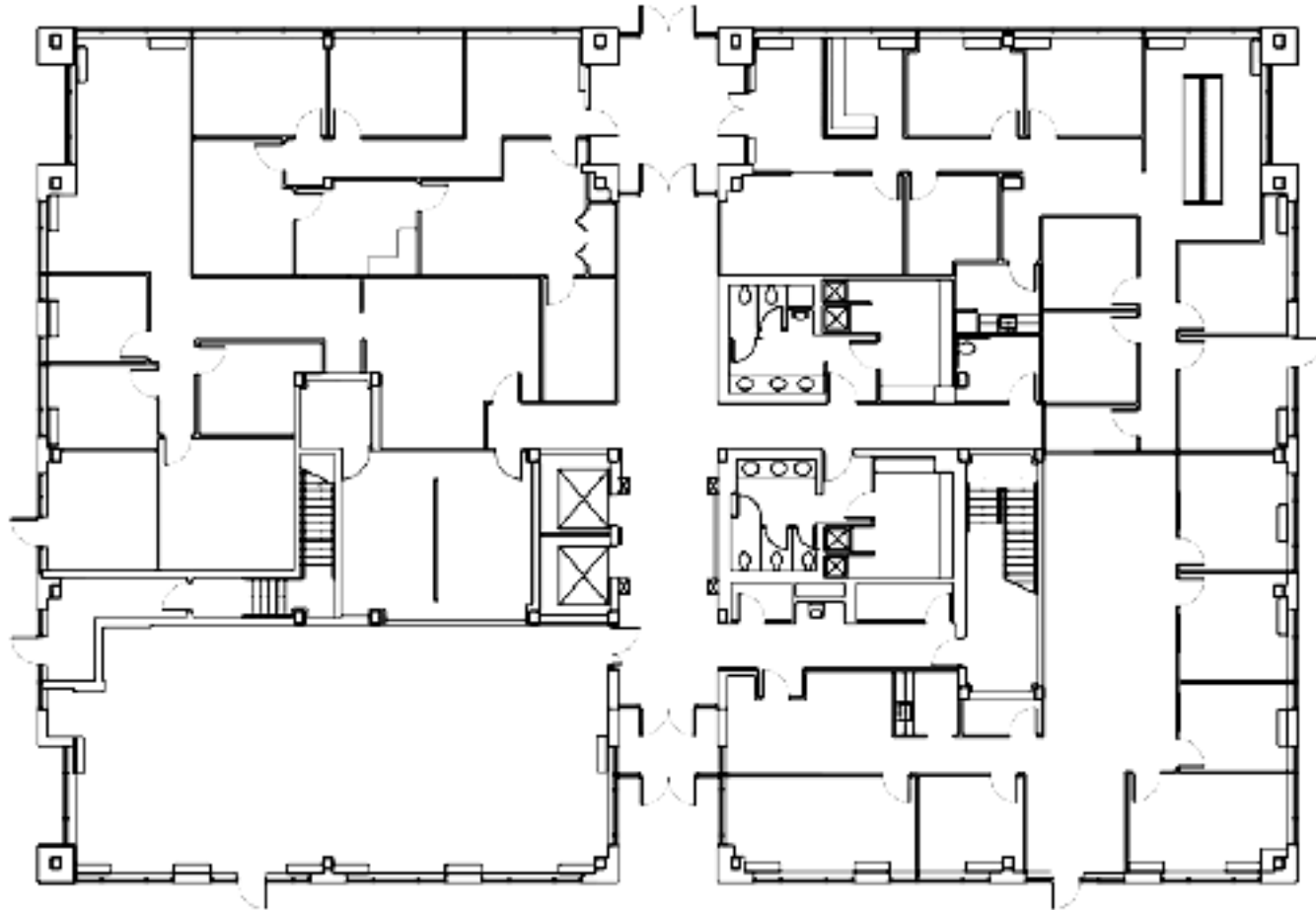
	1-MILE	3-MILES	5-MILES	1-MILE	3-MILES	5-MILES	
Population	8,720	68,199	190,040	Households	2,965	22,898	62,504
Daytime Population	4,306	32,213	90,397	Average Household Income	\$126,102	\$131,997	\$136,275



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FIRST FLOOR PLAN

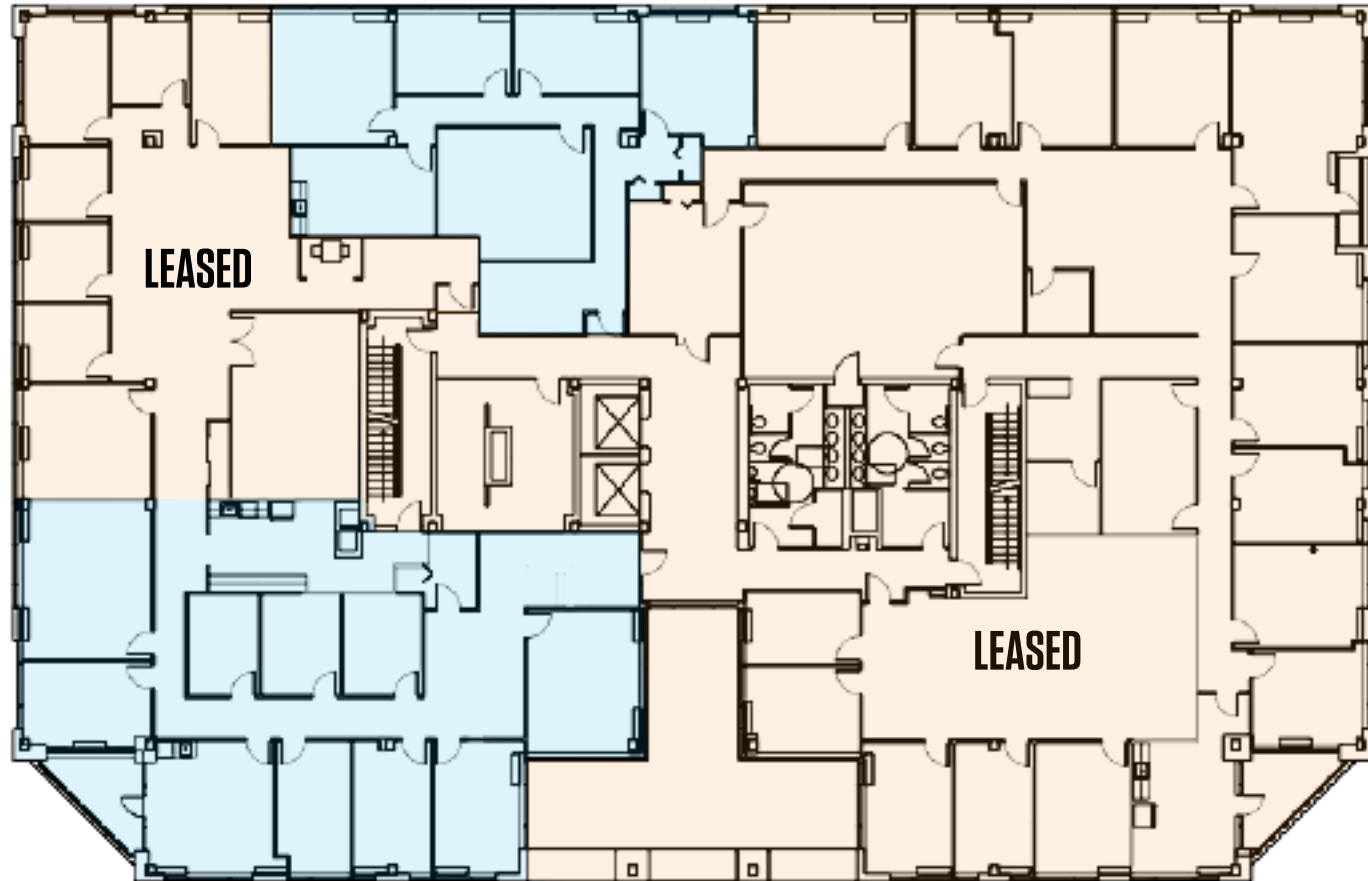


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SECOND FLOOR PLAN

SUITE 225B
2,073 SF AVAILABLE

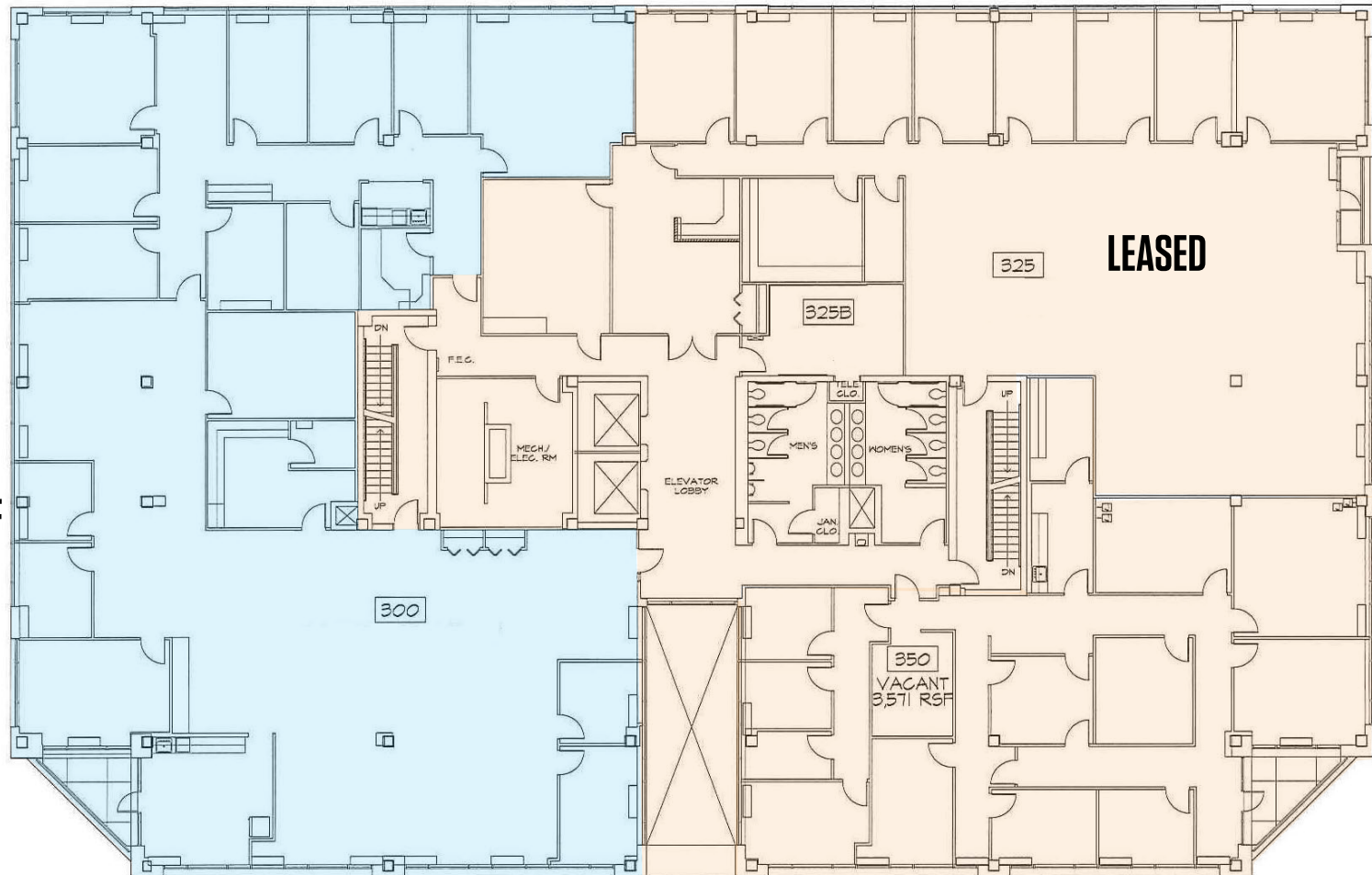


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THIRD FLOOR PLAN

SUITE 300
2,500 SF - 8,099 SF
AVAILABLE



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PHOTOS



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For More Information, Please Contact:

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Please call, text, or email

THE FALLSTAFF GROUP, INC.



GOLDMAN PARTNERS GROUP

