

CLASS A
OFFICE BUILDING
FOR LEASE

KINGDOM CARE CENTER

11700 Beltsville Drive, Beltsville, MD 20705





DESIGNED FOR MISSION-DRIVEN ORGANIZATIONS

The Kingdom Care Center, located at 11700 Beltsville Drive, is emerging as a healthcare-focused destination in the Beltsville-Calverton submarket. Recent leasing activity and strategic tenant placement have positioned the property to serve medical, healthcare, and community-based users seeking long-term stability, visibility, and access to an established patient base.

The building will be anchored by a nationally recognized healthcare provider opening a full-service primary care practice in April 2026. This addition will drive consistent daily traffic, strengthen the building's institutional profile, and create meaningful synergy for complementary healthcare users. The identity of the provider remains confidential at this time. The property is ideally suited for a wide range of medical and healthcare uses, including primary and specialty care, outpatient services, behavioral health, physical therapy, dental practices, diagnostic services, and nonprofit healthcare organizations. Flexible floor plates, elevator access, on-site parking, and professional common areas support efficient clinical layouts and patient-friendly operations.

Strategically located along Beltsville Drive with convenient access to Route 1, I-95, and the Baltimore-Washington Parkway, the building serves a broad Prince George's County population and benefits from improving medical office demand and limited comparable inventory. With an institutional-quality healthcare anchor and a clear leasing focus, 11700 Beltsville Drive offers tenants a rare opportunity to locate within a growing medical and professional office hub designed for long-term success.

Kingdom Care Center Mission

"The Kingdom Care Center is a regional hub dedicated to improving the quality of life for children, adults and families that live in the Prince George's, Montgomery and Howard County region. We accomplish our mission through a multi-sector approach of public-private partnerships to address disparities that exist in food security, education, employment, housing and health."

LOCATION & BUILDING DESCRIPTION

11700 Beltsville Drive is a well located Class A office building in Beltsville, Prince George's County, Maryland, offering tenants a strong blend of regional accessibility, everyday conveniences, and a growing amenity base that supports both productivity and quality of life. The property is positioned just off Interstate 95 with immediate access to the Capital Beltway, allowing efficient travel to Washington DC, Baltimore, and major employment centers throughout the Mid Atlantic region. This strategic location makes the building highly attractive to professional services firms, healthcare users, nonprofits, and government and private sector organizations.

A key differentiator of the property is its proximity to Calverton Shopping Center, located directly across Beltsville Drive and easily accessible on foot. The shopping center provides a concentration of daily necessity retail and dining options that enhance the tenant experience and reduce the need for off site travel during the workday. Retailers and services at or immediately adjacent to Calverton Shopping Center include CVS Pharmacy, offering prescriptions and convenience items, along with quick service restaurants such as McDonald's, Wendy's, Taco Bell, and Baskin-Robbins. These nearby options provide convenient breakfast, lunch, coffee, and dessert choices for employees, clients, and visitors. Additional service oriented businesses such as convenience stores, gas stations, and local retail shops further contribute to the walkable amenity base surrounding the building.

Beyond Calverton Shopping Center, the property benefits from close proximity to the Greenbelt, College Park, and Laurel areas, where tenants can access a broader mix of restaurants, fitness options, hotels, and shopping destinations. Larger retail destinations such as Beltway Plaza Mall are only a short drive away and offer additional dining, retail, and personal service options for employees before or after work. Nearby hotels and meeting venues also support visiting clients and regional staff.

From a building standpoint, 11700 Beltsville Drive delivers a professional and tenant focused environment. The six story office building has benefited from recent capital improvements, including upgraded common areas and modernized restrooms, creating a welcoming first impression. Flexible floor plates and suite configurations accommodate a wide range of tenant sizes, from smaller professional offices to larger organizations seeking full floor or multi suite layouts. Large window lines provide strong natural light throughout the building, while free surface parking, on site management, and 24 hour access enhance daily operations and convenience.

The property also offers signage opportunities and strong visibility along a major commuter corridor, reinforcing its appeal to organizations seeking both functionality and presence. Located within a designated HUBZone, the building may offer additional advantages for qualifying federal contractors and mission driven organizations.

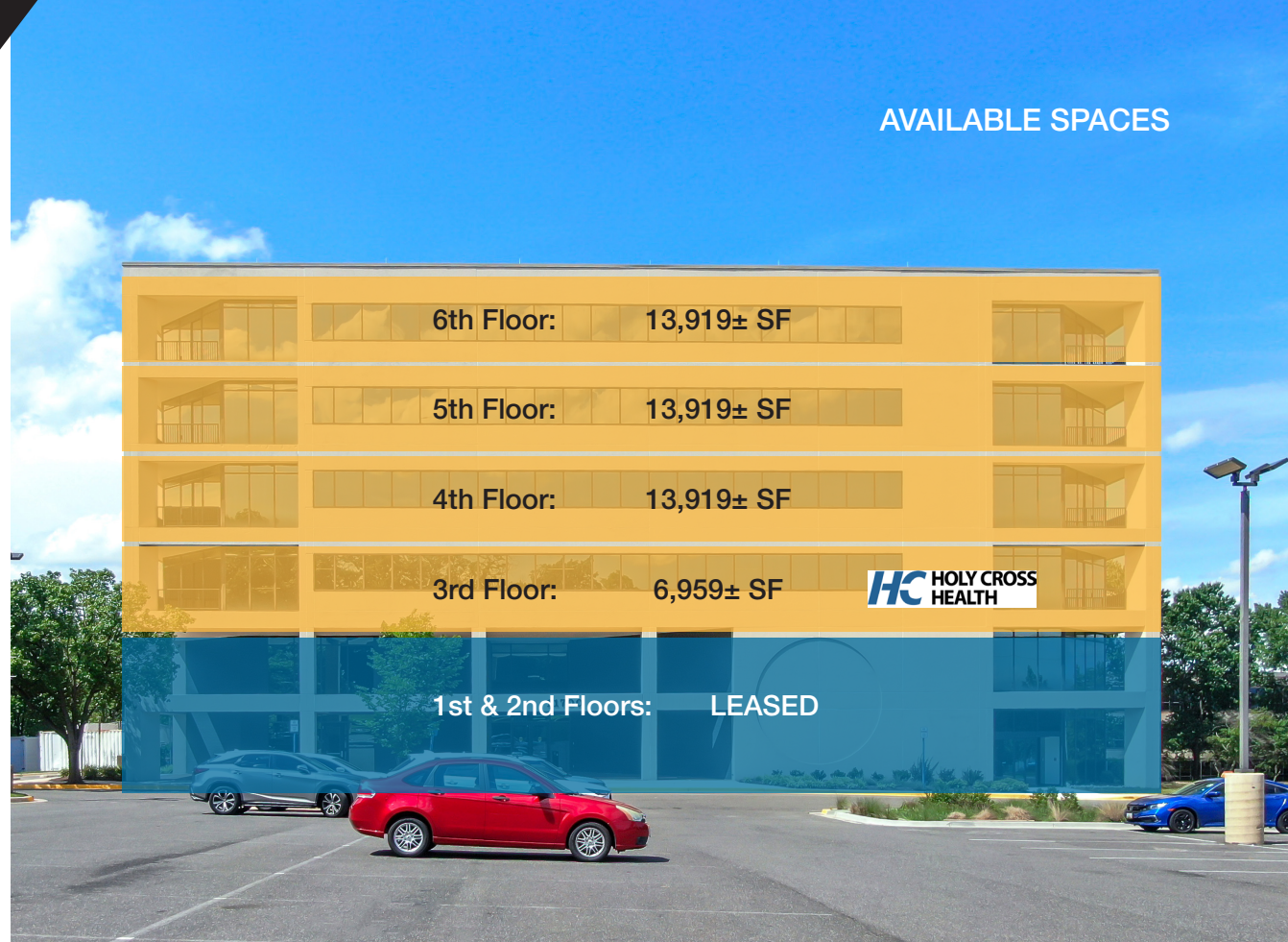
Overall, 11700 Beltsville Drive stands out as a well positioned office asset that combines highway access, walkable retail and dining amenities, and a modernized office environment, making it a compelling option in the Beltsville and greater Prince George's County office market.

Whether you're seeking a strategic location to amplify your mission or a flexible space to grow your impact, this building delivers.

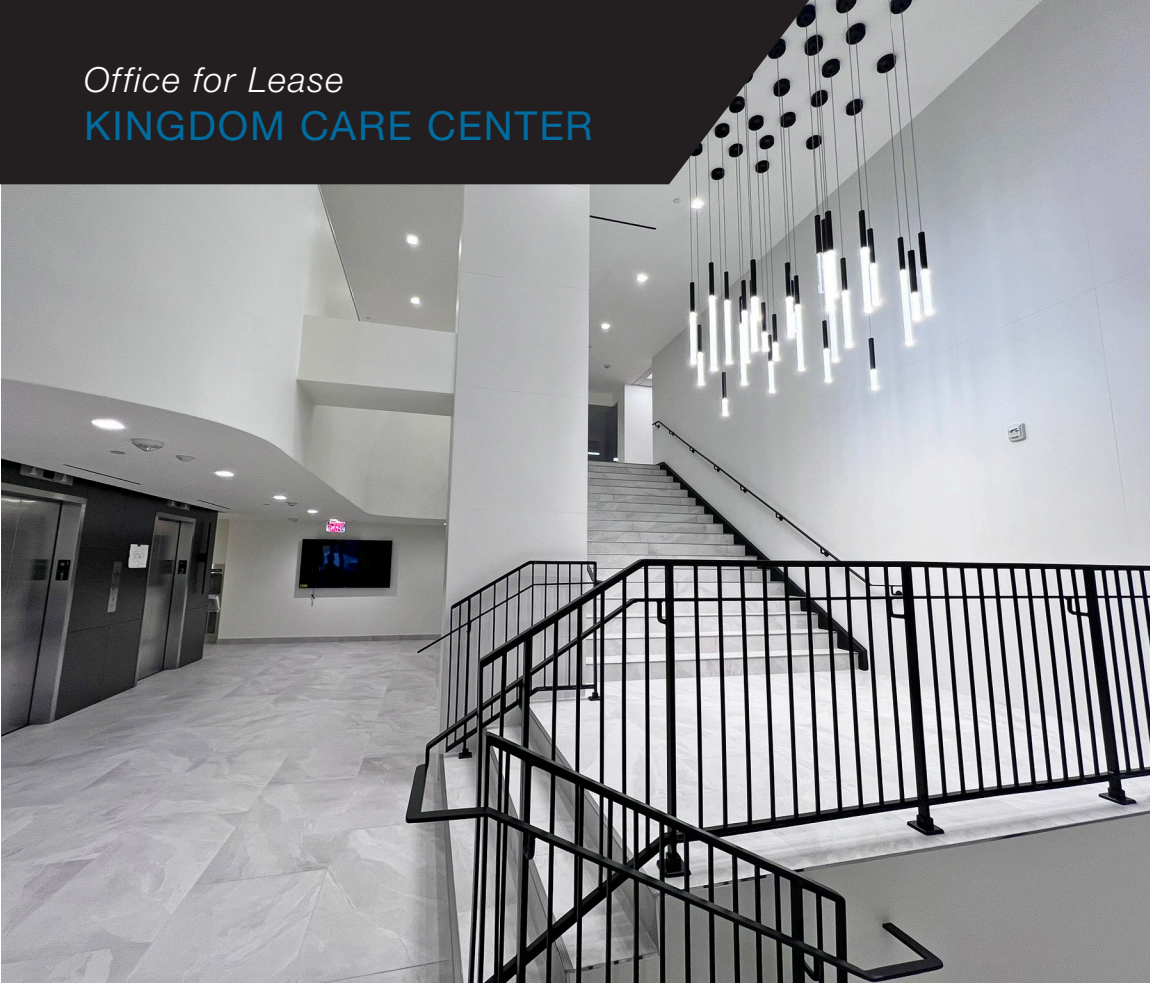
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AVAILABLE SPACES

- Size:** 95,983± SF gross area
48,717± SF available for lease
- Suites:** Ranging from 1,000± SF to 14,000± SF
- Anchor Tenant:** Holy Cross Health Partners - 3rd floor anchor
- Zoning:** CGO (Commercial General Office)
- Parking:** 358 free surface spaces
- Windows:** Panoramic lines
- Signage:** Available for full floor tenants
- Features & Upgrades:**
- Business center
 - Grocery store
 - Meeting areas
 - Modern lobby and common areas
- Lease Rate:** \$22/SF, NNN



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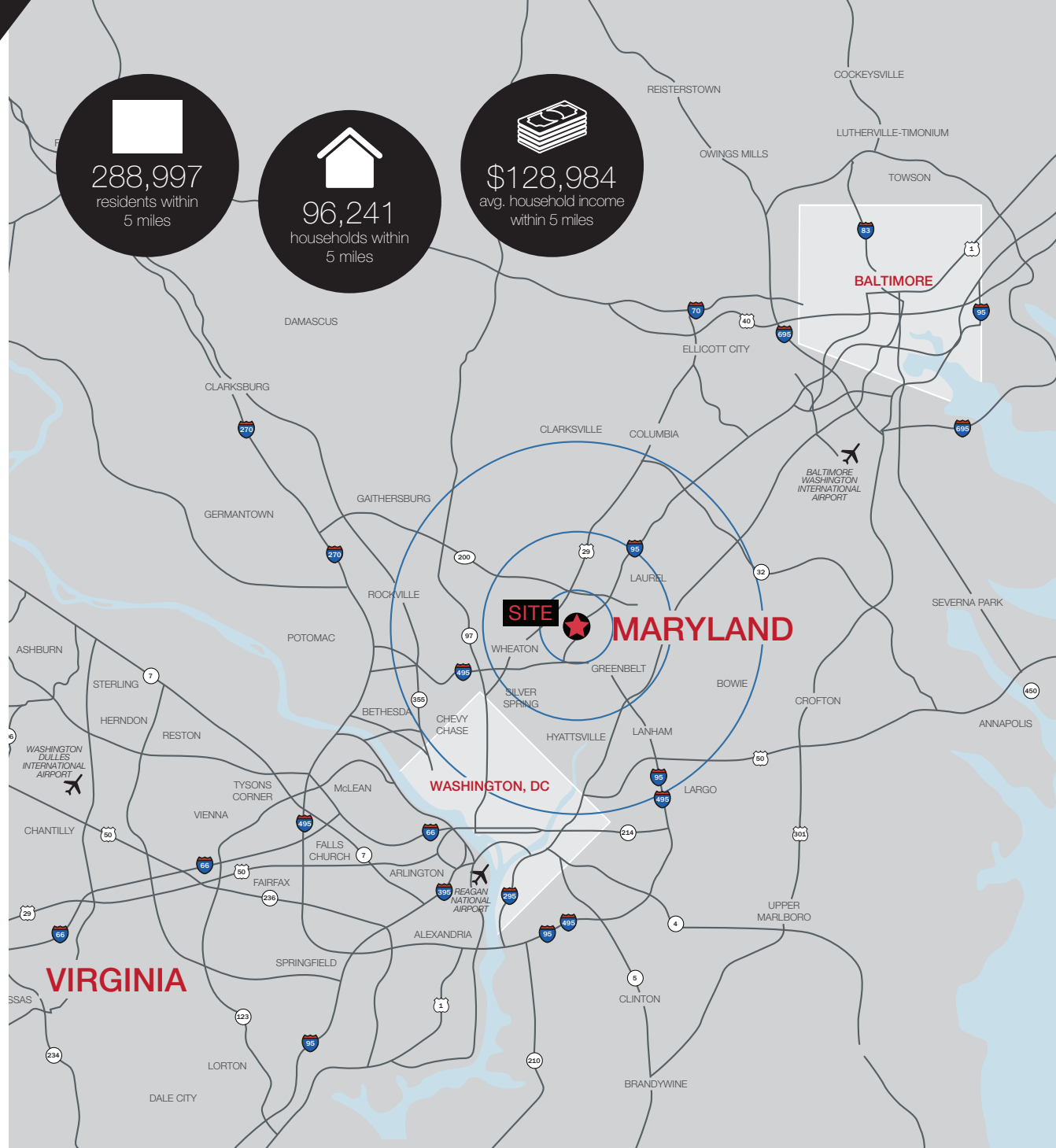
LOCATION OVERVIEW

- Located in HUBZone
- Situated along I-95, with quick access to the Capital Beltway (I-495) and the Intercounty Connector (Route 200)
- Just off I-95, which has an average daily traffic count of 187,000+ vehicles (MD SHA)
- Near many amenities, such as restaurants, retail, hotels, and banks
- Close to bus routes, with service to Metro Stations
- Convenient to NASA, NSA and other federal agencies
- Close to Kinder Care Learning Center

DEMOGRAPHICS

	2 miles	5 miles	10 miles
Population	46,493	288,997	1,264,219
Households	16,467	96,241	455,164
Avg. HH Income	\$124,612	\$128,984	\$146,527

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For more information, contact:



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