

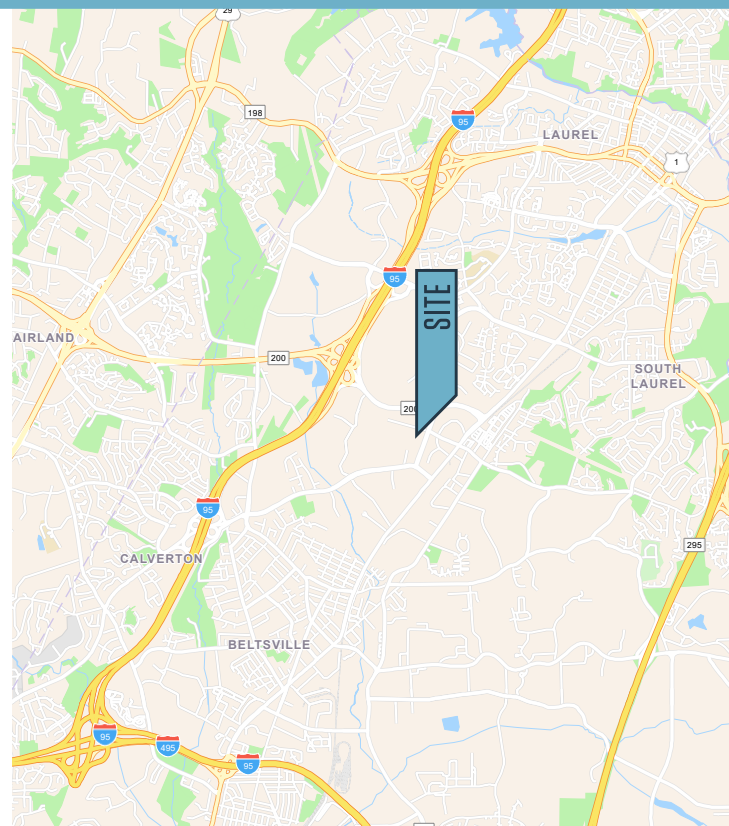


FOR LEASE

## PROPERTY HIGHLIGHTS:

### Suite Highlights

- 8,138 RSF immediately available
- Energy efficient HVAC
- Private suite entrance
- 24' ceiling height
- Loading dock
- Ample parking (2.8/1,000 parking ratio)
- Located 20 minutes from Maryland's Shady Grove Life Sciences Center, 9000 Virginia Manor Road has direct access to I-95 and is minutes to the Intercounty Connector (Route 200), which connects I-270 to I-95.



# 9000 VIRGINIA MANOR ROAD

Beltsville, MD 20705 | Prince George's County

## MARKET AERIAL



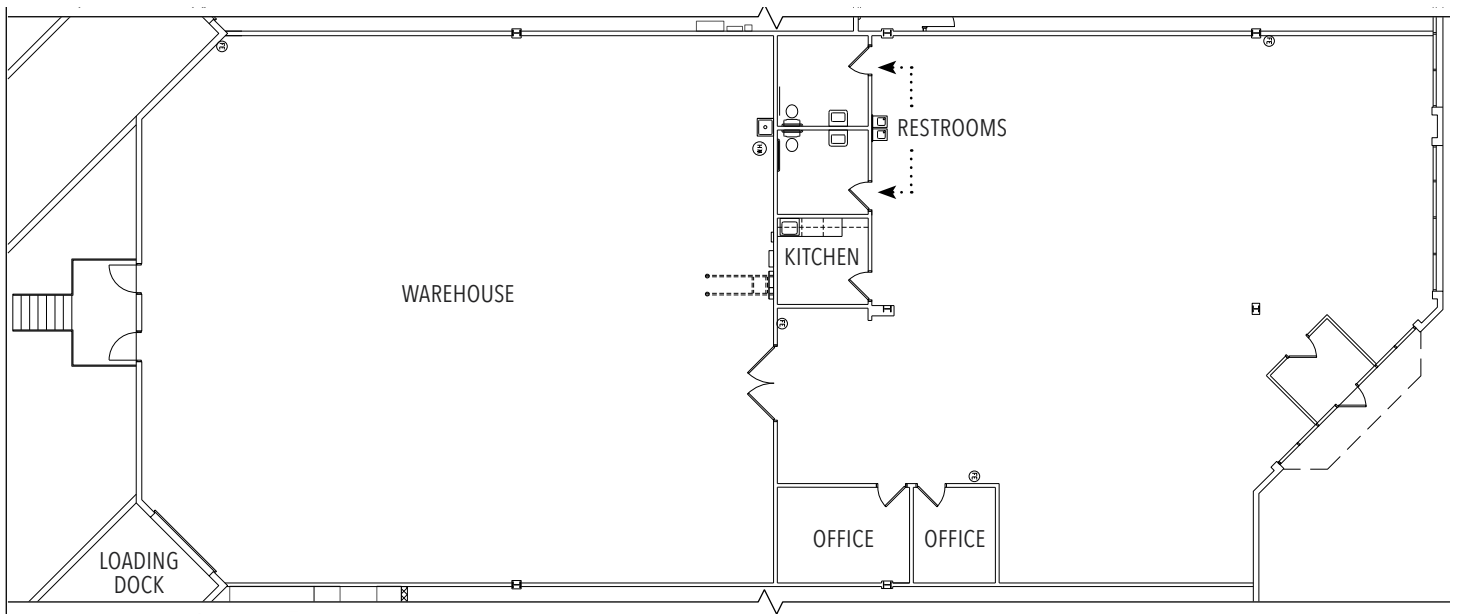
Kenneth Fellows  
kfellows@klnb.com  
301-222-0210

Robert Pugh  
rpugh@klnb.com  
301-222-0211

Keiry Martinez  
kmartinez@klnb.com  
703-334-5629

FLOOR PLAN

FIRST FLOOR  
8,138 SF



# 9000 VIRGINIA MANOR ROAD

Beltsville, MD 20705 | Prince George's County

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

**Kenneth Fellows**

[kfellows@klnb.com](mailto:kfellows@klnb.com)

301-222-0210

**Robert Pugh**

[rpugh@klnb.com](mailto:rpugh@klnb.com)

301-222-0211

**Keiry Martinez**

[kmartinez@klnb.com](mailto:kmartinez@klnb.com)

703-334-5629

2273 Research Blvd, Suite 150  
Rockville, MD 20850

[klnb.com](http://klnb.com)

 [facebook.com/KLNBCRE](https://facebook.com/KLNBCRE)

 [@KLNBCRE](https://twitter.com/KLNBCRE)

 [linkedin.com/company/klnb](https://linkedin.com/company/klnb)

 [instagram.com/klnbcre](https://instagram.com/klnbcre)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

**klnb**



ALEXANDRIA®