



# COMMERCE CENTER I

7701 GREENBELT ROAD, GREENBELT, MD 20770, PRINCE GEORGE'S COUNTY



OFFICE SPACE FOR LEASE/SALE

**AARON CARROLL**

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**ABBY GLASSBERG**

aglassberg@klnb.com | 443-574-1433



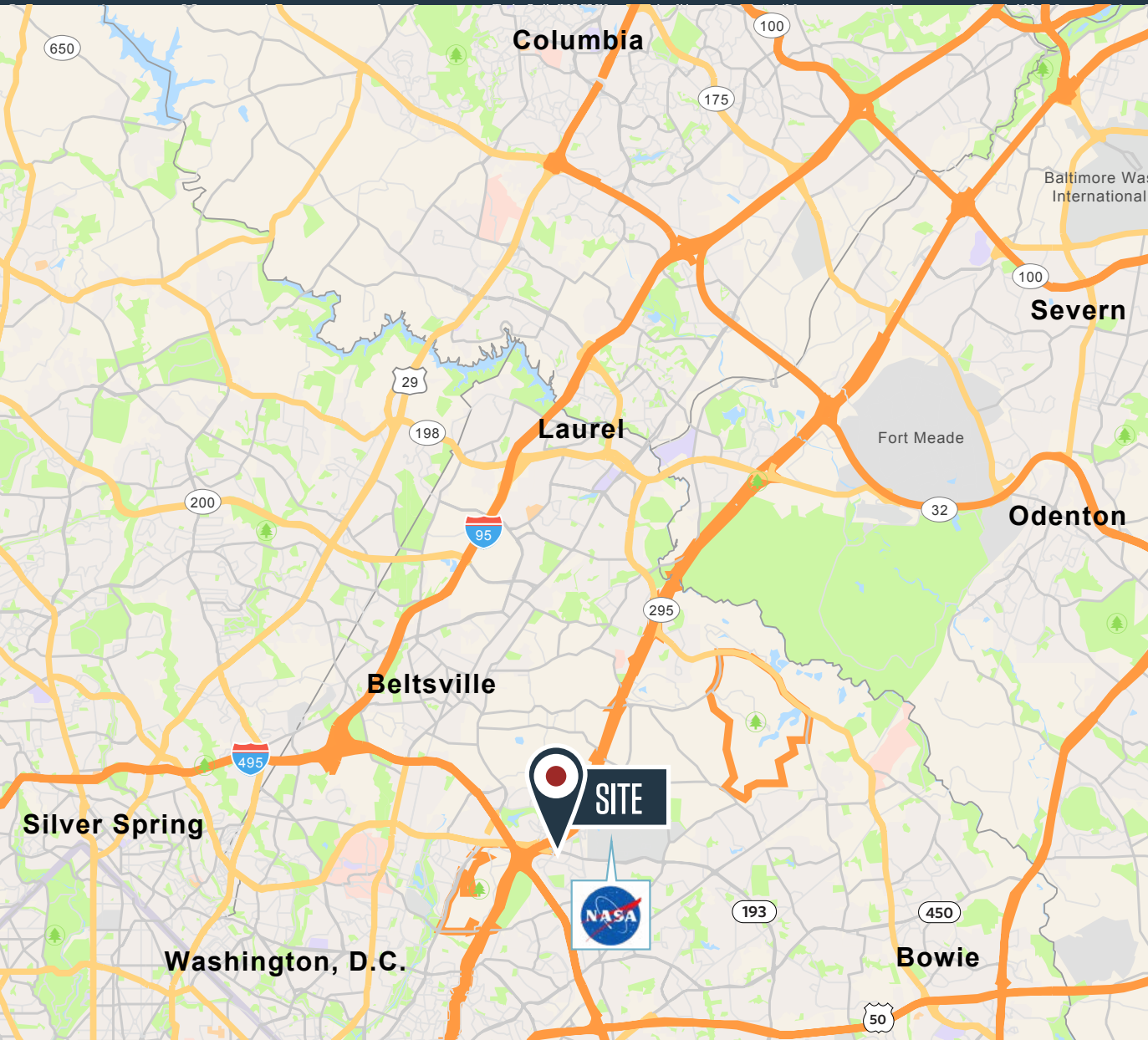
**klnb.com**



# LOCATION

## COMMERCE CENTER I

7701 GREENBELT ROAD, GREENBELT, MD, 20770, PRINCE GEORGE'S COUNTY



### AVAILABLE SPACE

- Ranging from ±1,244 SF to 88,459 SF

### BUILDING FEATURES

- **For Lease/Sale (great user purchase opportunity)**
- Class A, five-story office building
- Recently renovated
- Zoned C-O (Commercial Office)
- Abundant parking: 4/1,000 SF
- Truist Bank and East Pearl Bistro on first floor
- Verizon FIOS and Comcast available
- Immediate access to the Capital Beltway (I-495/I-95) and the Baltimore/Washington Parkway (Route 295)
- Near NASA Goddard Space Flight Center, University of Maryland, Greenbelt Metro and many amenities
- Rent: \$20.50/SF, FS

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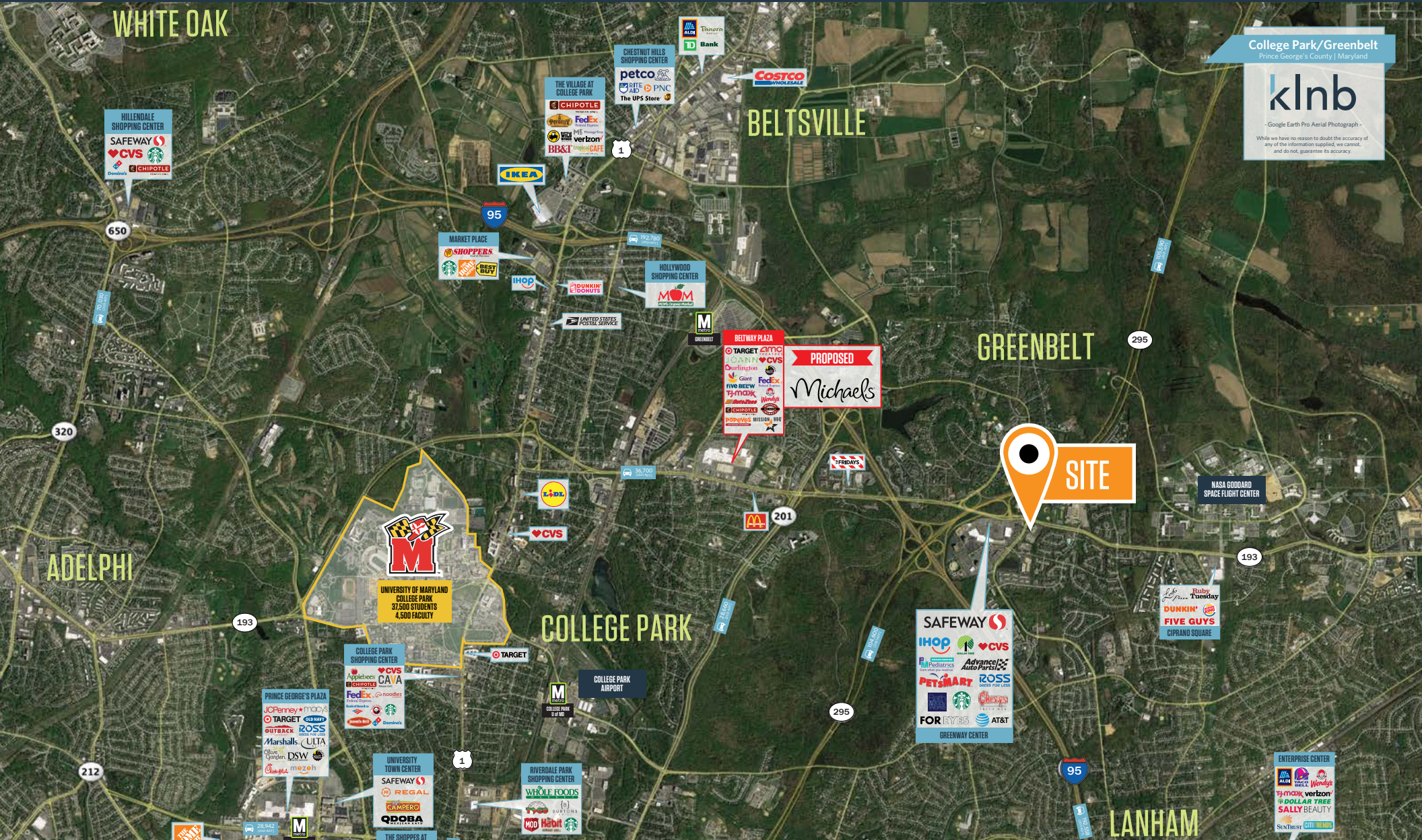




# AERIAL

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7701 GREENBELT ROAD, GREENBELT, MD, 20770, PRINCE GEORGE'S COUNTY



College Park/Greenbelt  
Prince George's County | Maryland

## klnb

- Google Earth Pro Aerial Photograph -  
While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

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# FLOOR PLAN

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## 2<sup>ND</sup> FLOOR PLAN



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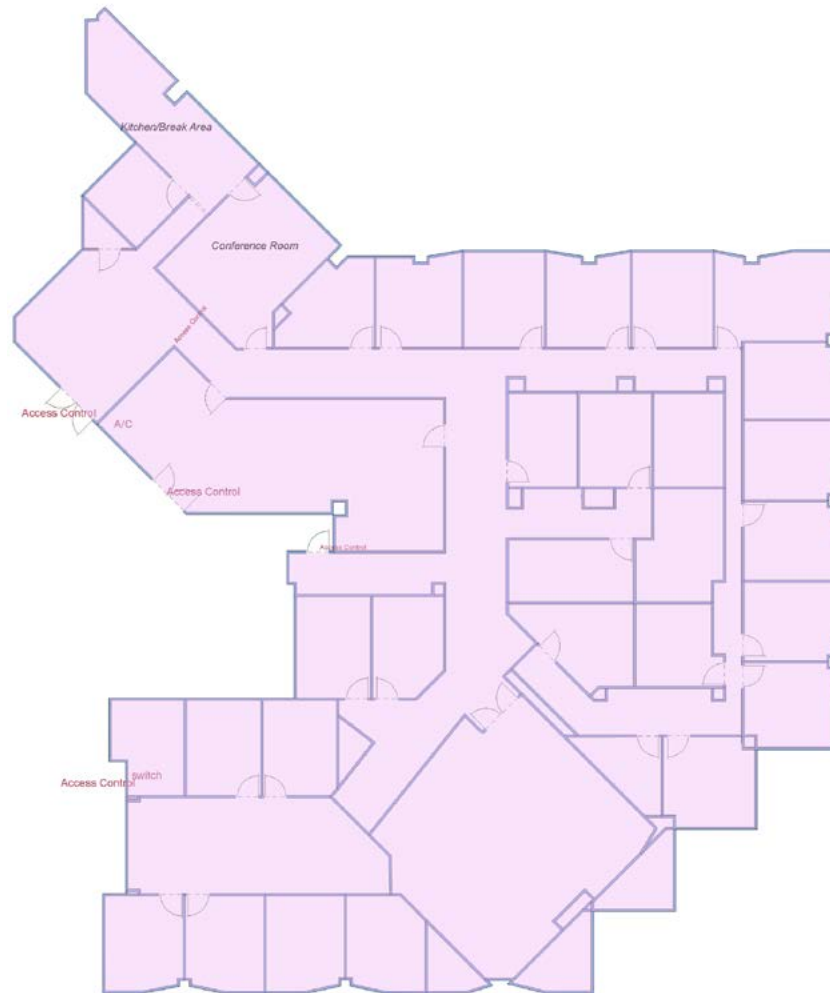
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# FLOOR PLAN | COMMERCE CENTER I

7701 GREENBELT ROAD, GREENBELT, MD, 20770, PRINCE GEORGE'S COUNTY

SUITE 340: 11,805 SF



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# FLOOR PLAN

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## 4<sup>TH</sup> FLOOR PLAN : FULL FLOOR AVAILABLE - 27,280 SF



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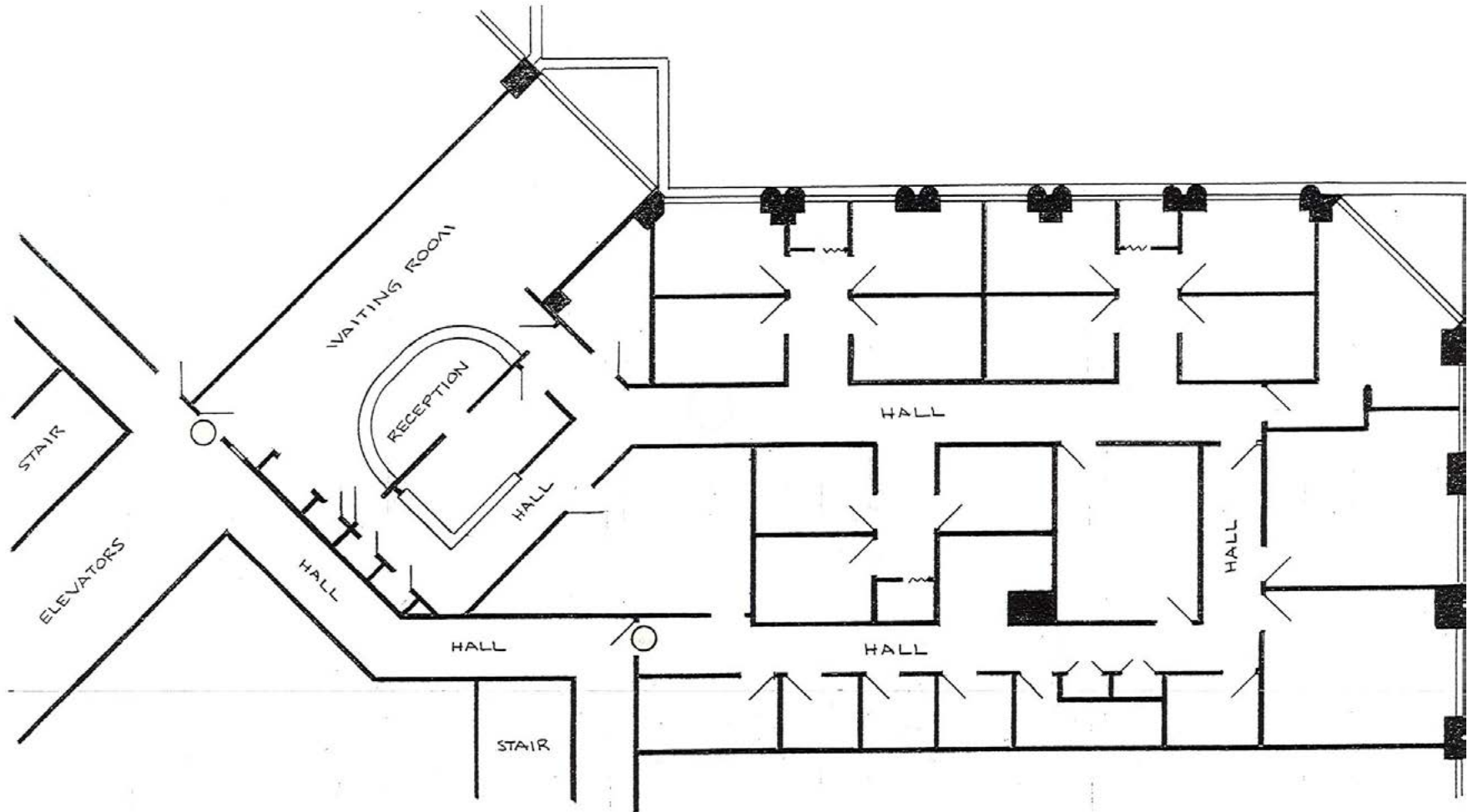


# FLOOR PLAN

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## SUITE 504 : 5,010 SF (BUILT OUT AS MEDICAL)



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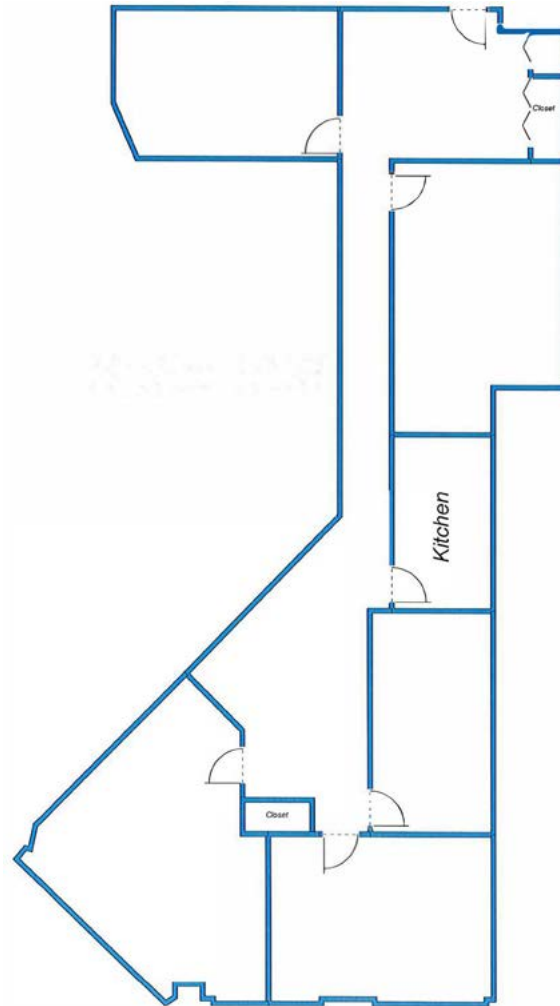
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# FLOOR PLAN | COMMERCE CENTER I

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SUITE 506 : 1,877 SF



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# PHOTOS

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## FOR MORE INFORMATION, PLEASE CONTACT:

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