



## AVAILABILITY

- Suite 270: 2,719 SF

## PROPERTY HIGHLIGHTS

- Building signage available
- Great visibility from Lottsford Road (12,050 ADT)
- Close proximity to Regional Medical Center
- Numerous amenities nearby including The Boulevard at the Capital Centre
- Short walk to the Metro Blue Line
- Accessible via I-495 (223,560 ADT), Landover Road (42,060 ADT) & Arena Drive (18,243)

**KENNETH FELLOWS**

kfellows@klnb.com | 301-222-0210

**ROBERT PUGH**

rpugh@klnb.com | 301-222-0211

**KEIRY MARTINEZ**

kmatinez@klnb.com | 703-334-5629

**klnb.com**



# MARKET

## 9475 LOTTSFORD ROAD

UPPER MARLBORO, MD 20774, PRINCE GEORGE'S COUNTY



KENNETH FELLOWS

kfellows@klnb.com | 301-222-0210

ROBERT PUGH

rpugh@klnb.com | 301-222-0211

KEIRY MARTINEZ

kmatinez@klnb.com | 703-334-5629

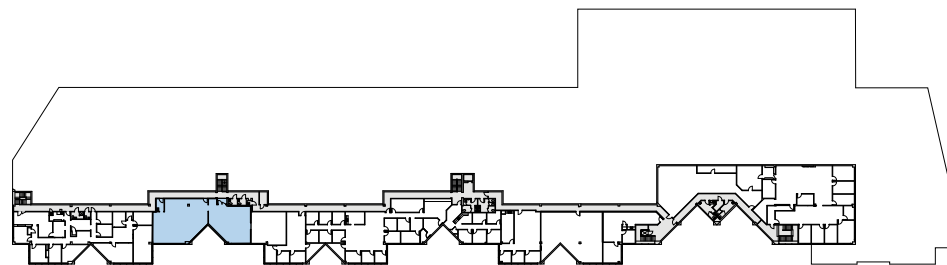
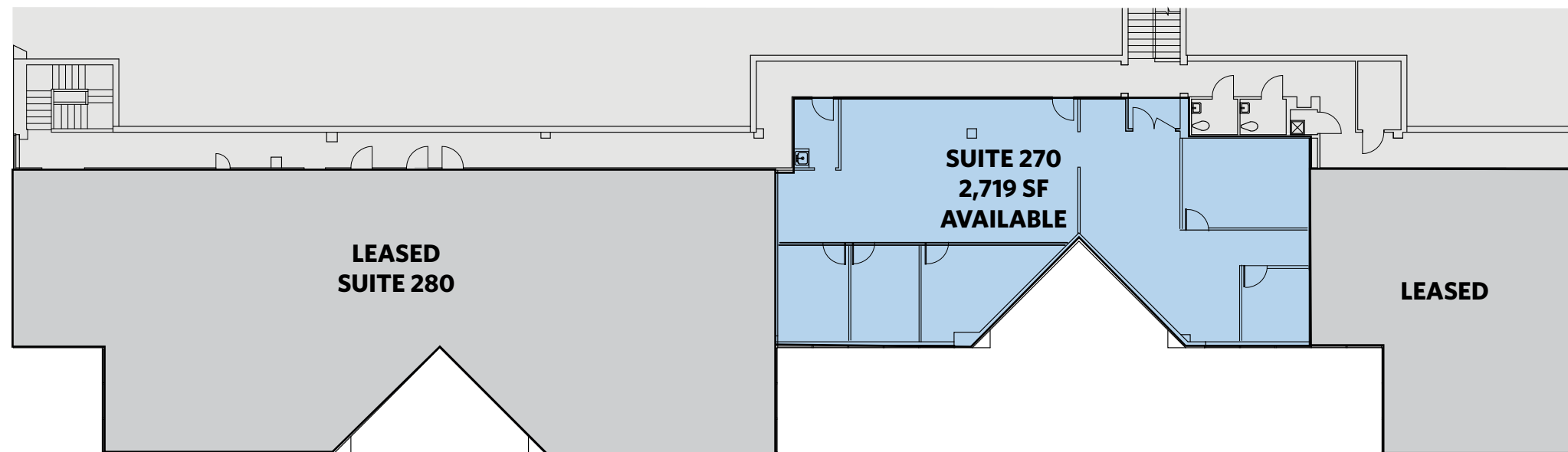
klnb



# FLOOR PLAN

## 9475 LOTTSFORD ROAD

UPPER MARLBORO, MD 20774, PRINCE GEORGE'S COUNTY



**KENNETH FELLOWS**

kfellows@klnb.com | 301-222-0210

**ROBERT PUGH**

rpugh@klnb.com | 301-222-0211

**KEIRY MARTINEZ**

kmatinez@klnb.com | 703-334-5629

**klnb**



# 9475 LOTTSFORD ROAD

UPPER MARLBORO, MD 20774, PRINCE GEORGE'S COUNTY

## FOR MORE INFORMATION, PLEASE CONTACT:

### KENNETH FELLOWS

kfellows@klnb.com

301-222-0210

### ROBERT PUGH

rpugh@klnb.com

301-222-0211

### KEIRY MARTINEZ

kmartinez@klnb.com

703-334-5629

2273 Research Blvd, Suite 150, Rockville, MD 20850

.....

## klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

**CLICK TO VIEW PROPERTY WEBSITE**

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.