



4000 GARDEN CITY DR
Hyattsville, MD 20785



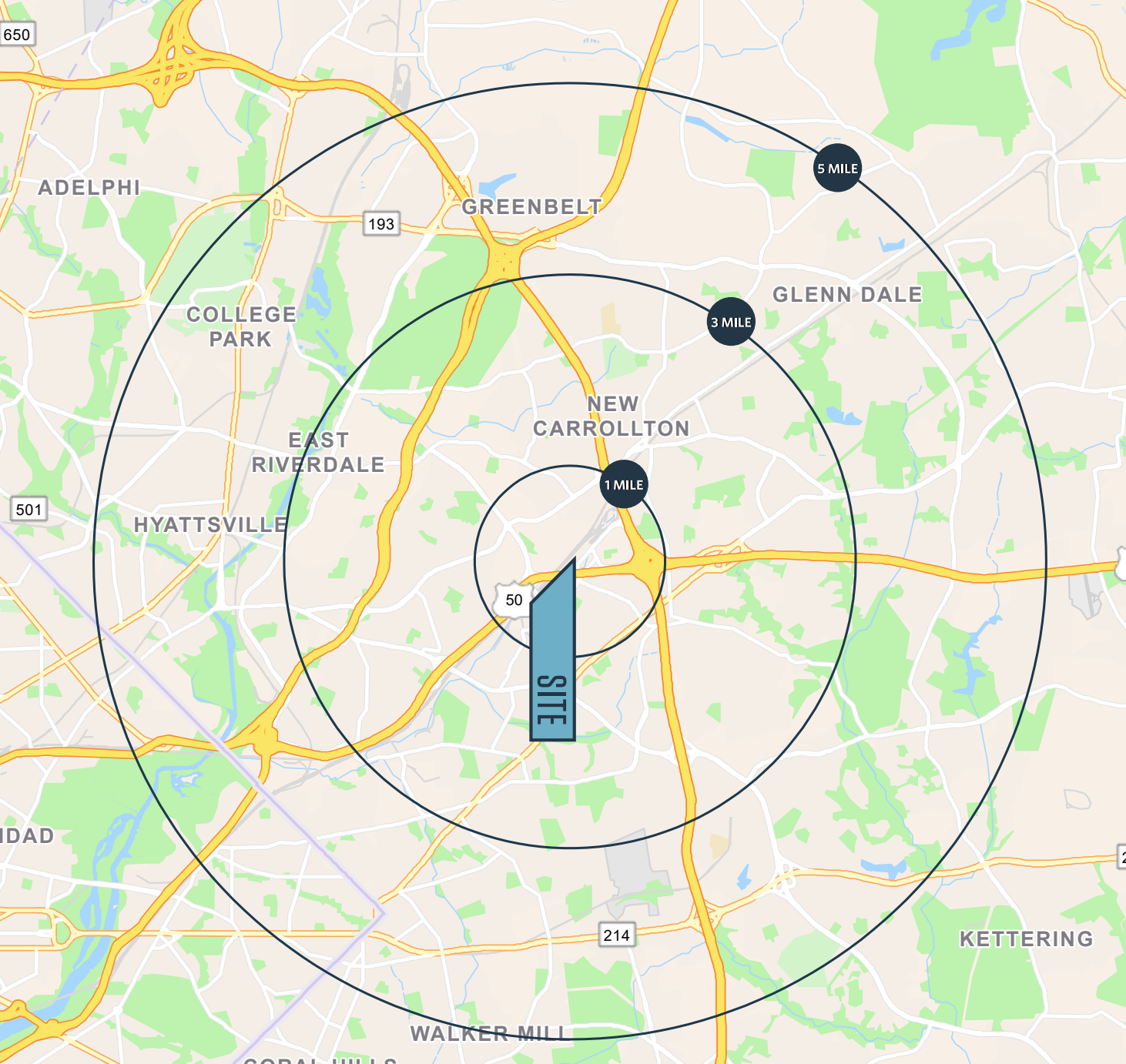
OFFICE SPACE FOR LEASE

KENNETH FELLOWS
kfellows@klnb.com
301-222-0210

ROBERT PUGH
rpugh@klnb.com
301-222-0211

KEIRY MARTINEZ
kmartinez@klnb.com
703-334-5629

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PROPERTY HIGHLIGHTS

Type:	Class A 5 Star Office
RBA:	215,528 SF
Stories:	8
Typical Floor:	26,941 SF
Year Built:	2019
Walk Score®:	Car-Dependent (36)
Transit Score®:	Minimal Transit (0)
Notes:	This Building is Wired Certified.
Amenities:	<ul style="list-style-type: none"> Conferencing Facility Metro/Subway Fitness Center Natural Light Food Service Nearby Restaurant at the Stella

DEMOGRAPHICS

1 mile	3 miles	5 miles
68,920	328,284	1,411,537
POPULATION		
\$85,620	\$93,590	\$106,675
AVERAGE HH INCOME		
\$545M	\$2.8B	\$14.4B
TOTAL CONSUMER SPENDING		

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NEW CARROLLTON

LANHAM

SITE

MARKET AERIAL



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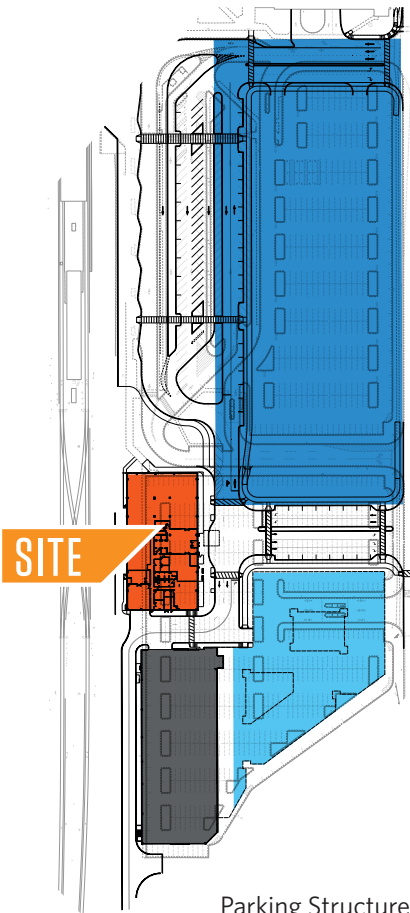
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NEW CARROLLTON METRO STATION



Parking Structure
810 Spaces | 7 Levels

The Stella - Multi-Family
281 Unit | 4,000 SF Retail Space

Future Development Phase



DEVELOPMENT PLANS

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■ 7,039 SF

■ 2,789 SF

FLOOR PLAN

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SPEC SUITES

SUITE 800
2,035 SF

SUITE 801
1,495 SF

SUITE 811
2,302 SF

SUITE 812
1,207 SF

SUITE 809
2,789 SF

HYPOTHETICAL LAYOUT

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AMENITIES

The logo for klnb, featuring the lowercase letters "klnb" in a bold, sans-serif font.



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