



OFFICE SPACE FOR LEASE

AARON CARROLL

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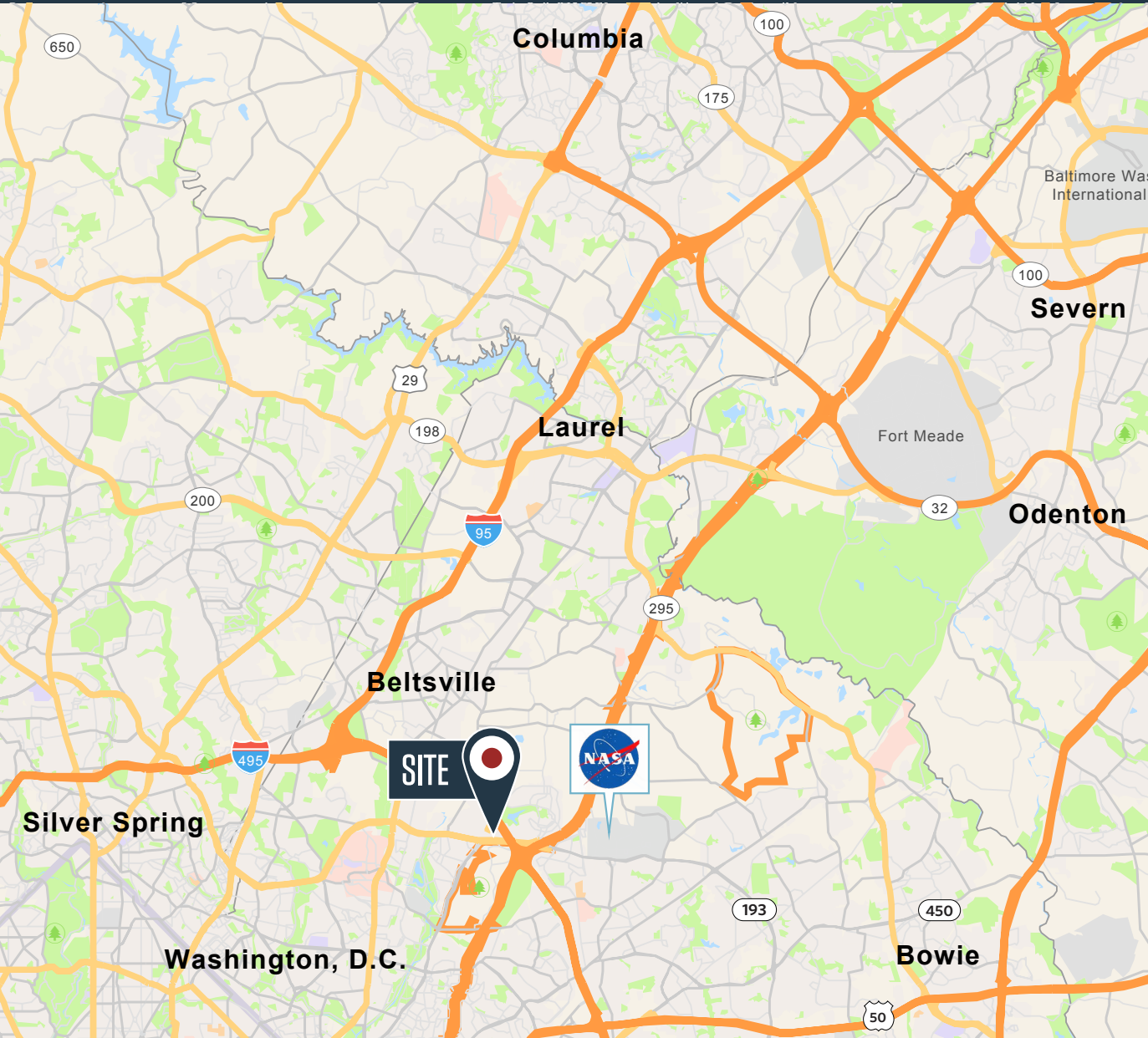
KEIRY MARTINEZ

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LOCATION

TRIANGLE CENTRE

6401 GOLDEN TRIANGLE DRIVE, GREENBELT, MD 20770, PRINCE GEORGE'S COUNTY



AVAILABLE SPACE

Suite 110:	2,100 SF
Suite 115:	3,686 SF
Suite 201:	3,900 SF
Suite 202:	3,500 SF
Suite 305:	4,101 SF

BUILDING FEATURES

- Lease Rate: \$20.50 FS
- 80,450 rentable square feet
- Four (4) stories
- Zoned CO (Commercial Office)
- Minutes from NASA / Goddard Space Flight Center
- Free covered parking available
- Transportation to Greenbelt Metro & PG County bus service (TheBus)
- Immediate access to Baltimore-Washington Parkway (MD Rt. 295) and Capital Beltway (I-495)
- Excellent visibility from Greenbelt Road (Route 193)

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FLOOR PLAN TRIANGLE CENTRE

6401 GOLDEN TRIANGLE DRIVE, GREENBELT, MD 20770, PRINCE GEORGE'S COUNTY

1ST FLOOR PLAN

SUITE 110
2,100 SF AVAILABLE



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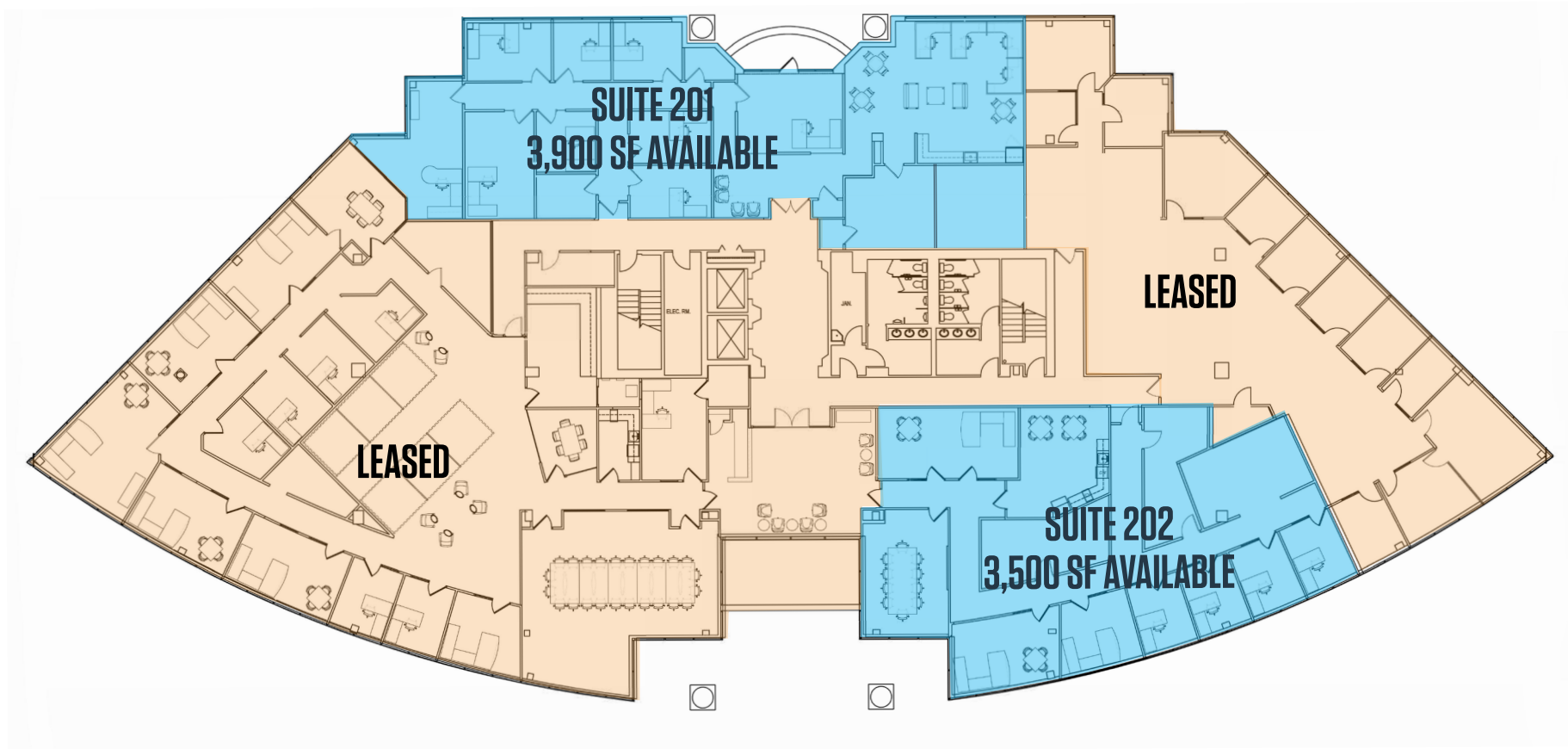
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FLOOR PLAN TRIANGLE CENTRE

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2ND FLOOR PLAN



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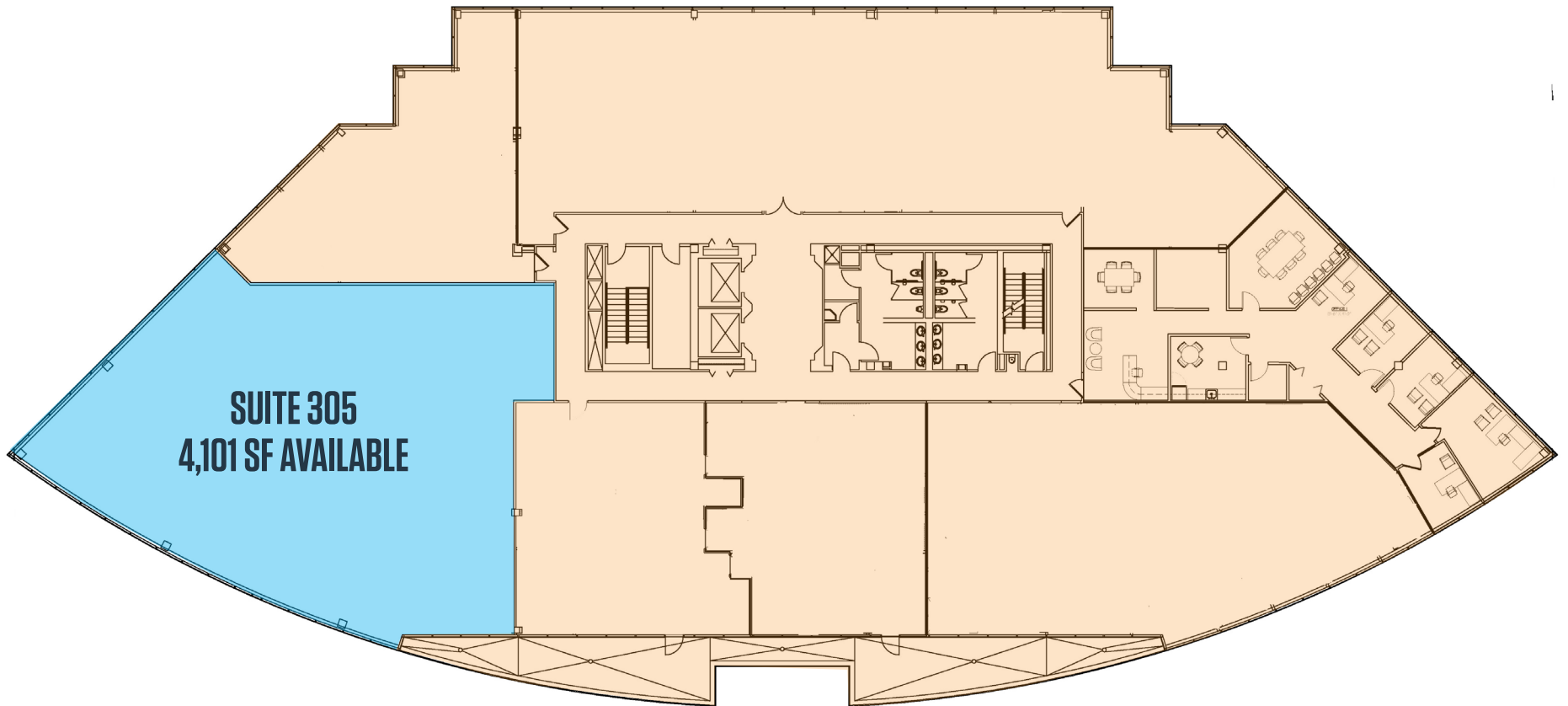
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3RD FLOOR PLAN



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PHOTOS

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