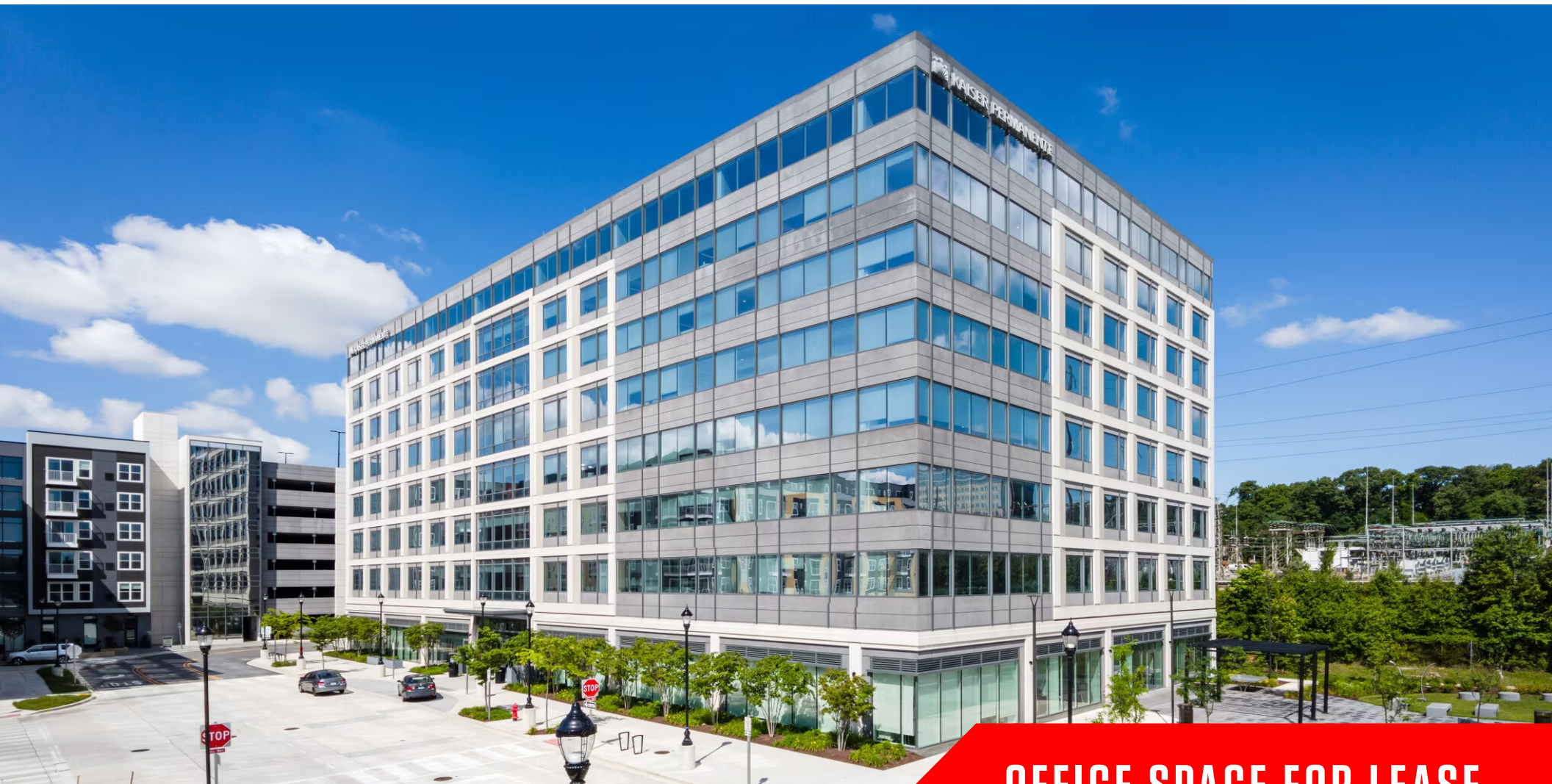


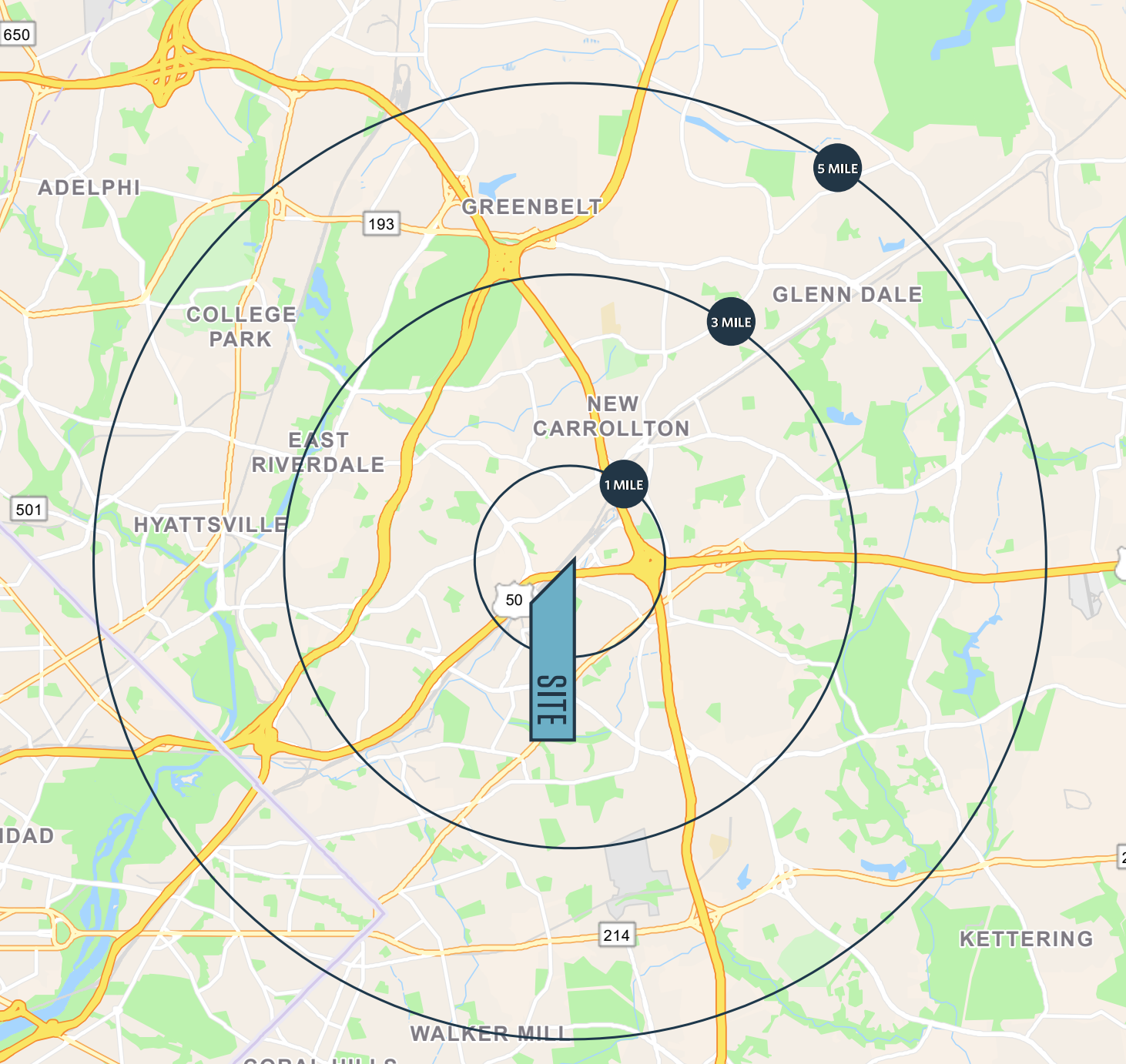


4000 GARDEN CITY DR
Hyattsville, MD 20785



OFFICE SPACE FOR LEASE

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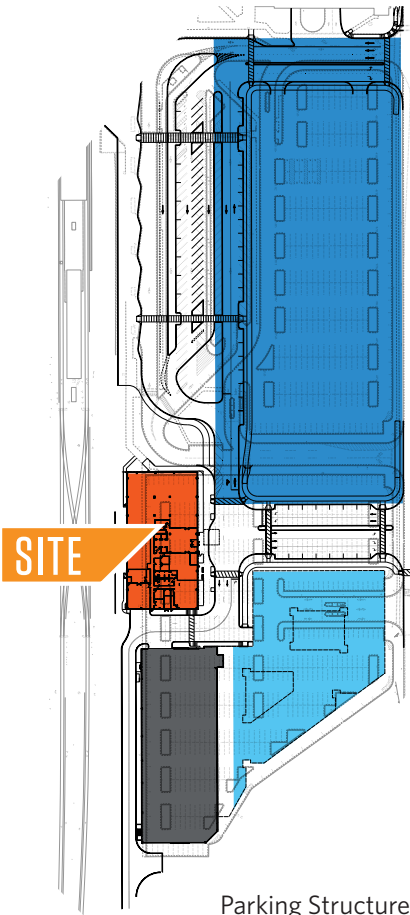
PROPERTY HIGHLIGHTS

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		

NEW CARROLLTON METRO STATION



Parking Structure
810 Spaces | 7 Levels

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

Margaux



DEVELOPMENT PLANS

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NEW CARROLLTON

LANHAM

Giant

SHOPPERS K&C FASHION SUPERSTORE
LOWE'S
Bojangles
T Mobile
TRUIST

FOODWAY
CHIPOTLE
COZI FURNITURE

Four Points Sheraton
IHOP

STAPLES

TD Bank CVS

VCR VALUE CITY FURNITURE
Advance Auto Parts
New Grand

37,230 (2021 ADT)

204,570 (2021 ADT)

138,793 (2021 ADT)

CVS AutoZone
Lido Pizza
7-Eleven

17,392 (2021 ADT)

TJ-maxx
DOLLAR TREE
CITI TRENDS
DOLLAR GENERAL
Advance Auto Parts

Phenix SALON SUITES
RED LOBSTER
Budget
ZIPS DRY CLEANERS
FlynnO'Hara UNIFORMS
BURGER KING
RED WING SHOES
DOLLAR TREE

Wawa
McDonald's

TARGET
SHOPPERS
Office DEPOT
Panera BREAD

Chick-fil-A
BUFFALO WILD WINGS
Starbucks

VOCELLI PIZZA

SITE

MARKET AERIAL

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■ 5,544 SF

FLOOR PLAN

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AMENITIES

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