



4000 GARDEN CITY DR
Hyattsville, MD 20785



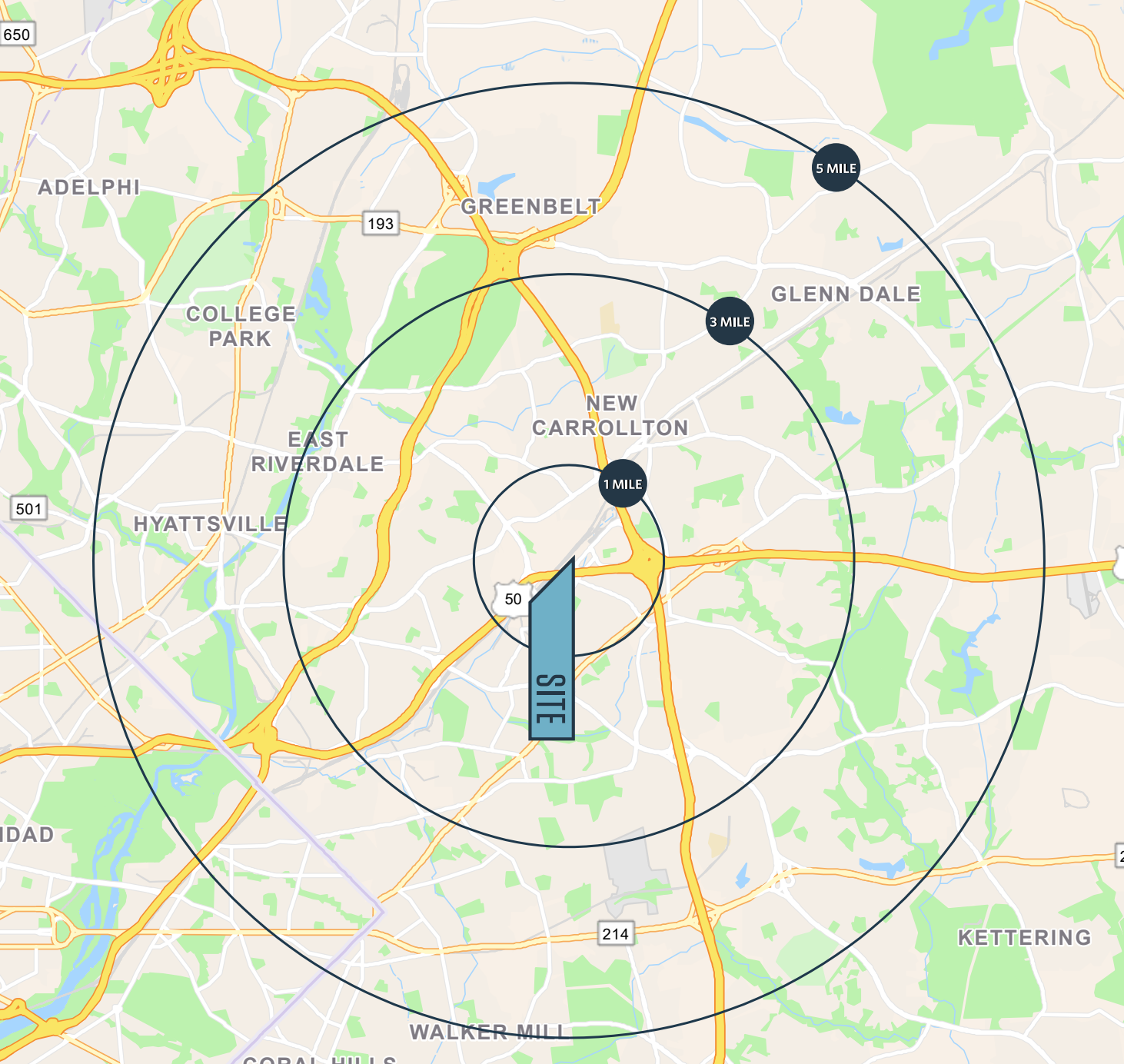
OFFICE SPACE FOR LEASE

KENNETH FELLOWS
kfellows@klnb.com
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ROBERT PUGH
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301-222-0211

KEIRY MARTINEZ
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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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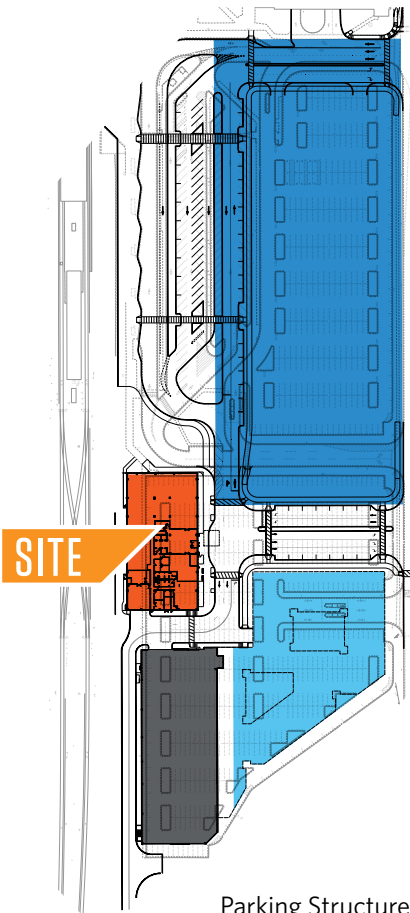
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NEW CARROLLTON METRO STATION



Parking Structure
810 Spaces | 7 Levels

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

Margaux



DEVELOPMENT PLANS

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NEW CARROLLTON

LANHAM



SITE

MARKET AERIAL

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■ 5,544 SF

FLOOR PLAN

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