



OFFICE SPACE FOR LEASE

KEN FELLOWS
kfellows@kl**nb**.com | 301-222-0210

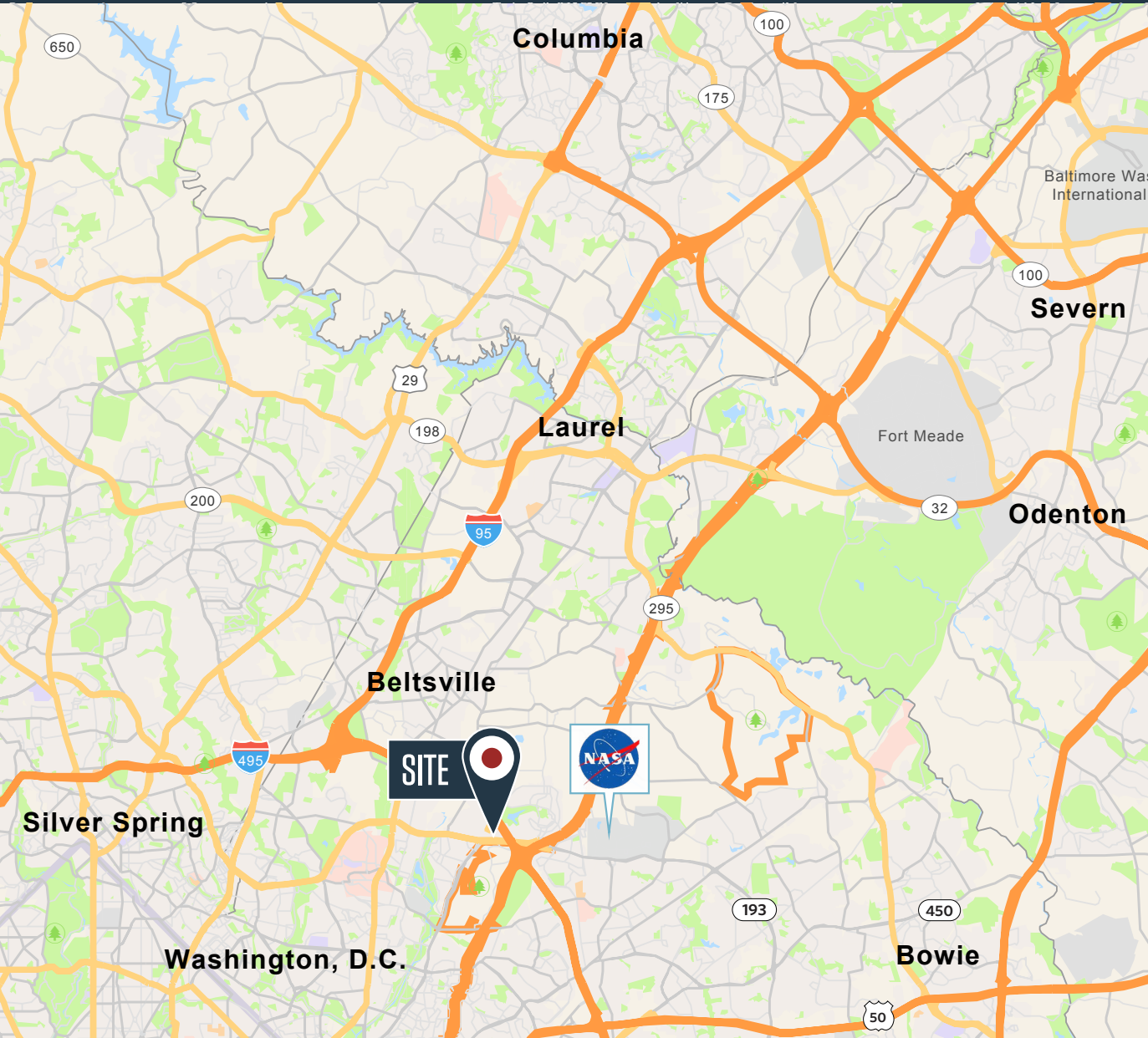
ROB PUGH
rpugh@kl**nb**.com | 301-222-0211

KEIRY MARTINEZ
kmartinez@kl**nb**.com | 703-334-5629

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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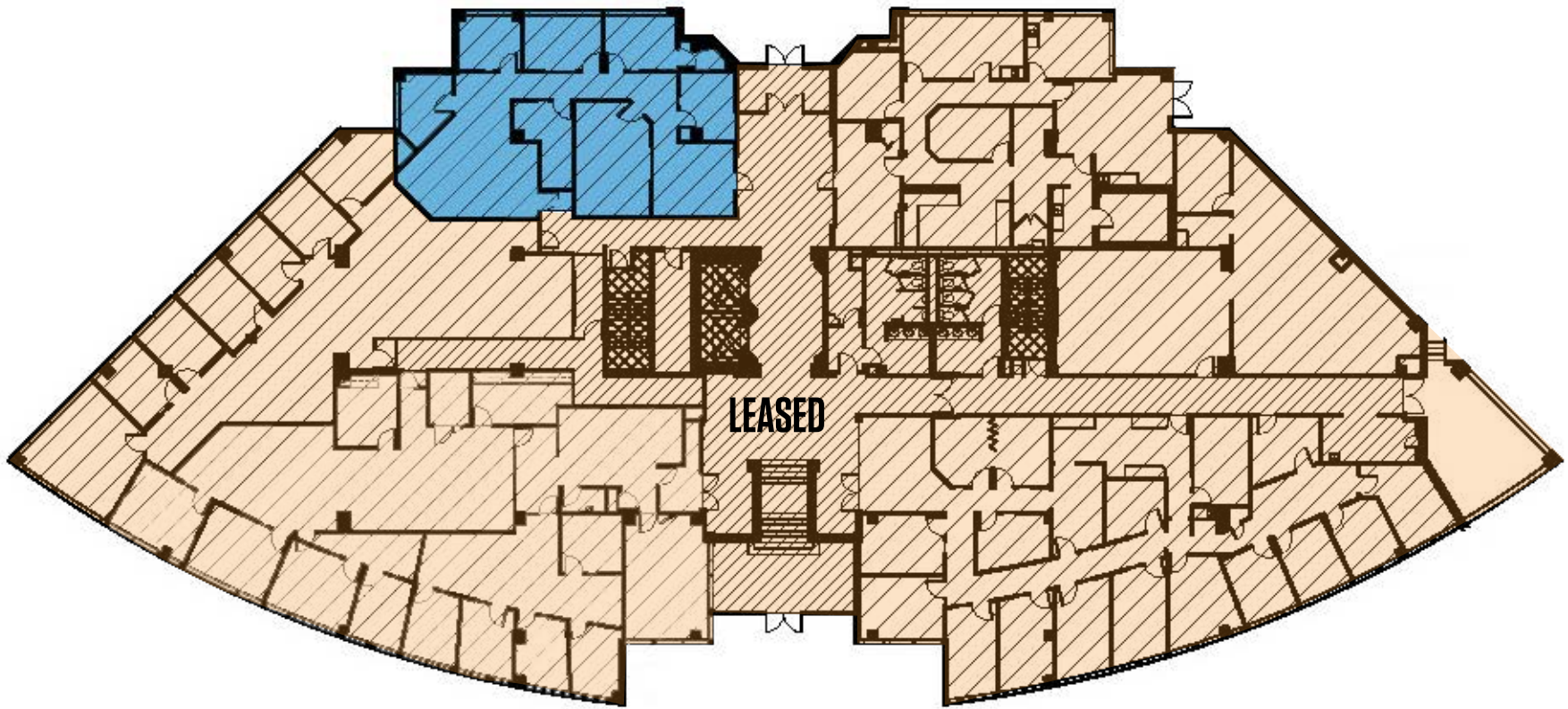


FLOOR PLAN TRIANGLE CENTRE

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

1ST FLOOR PLAN

SUITE 110
2,100 SF AVAILABLE



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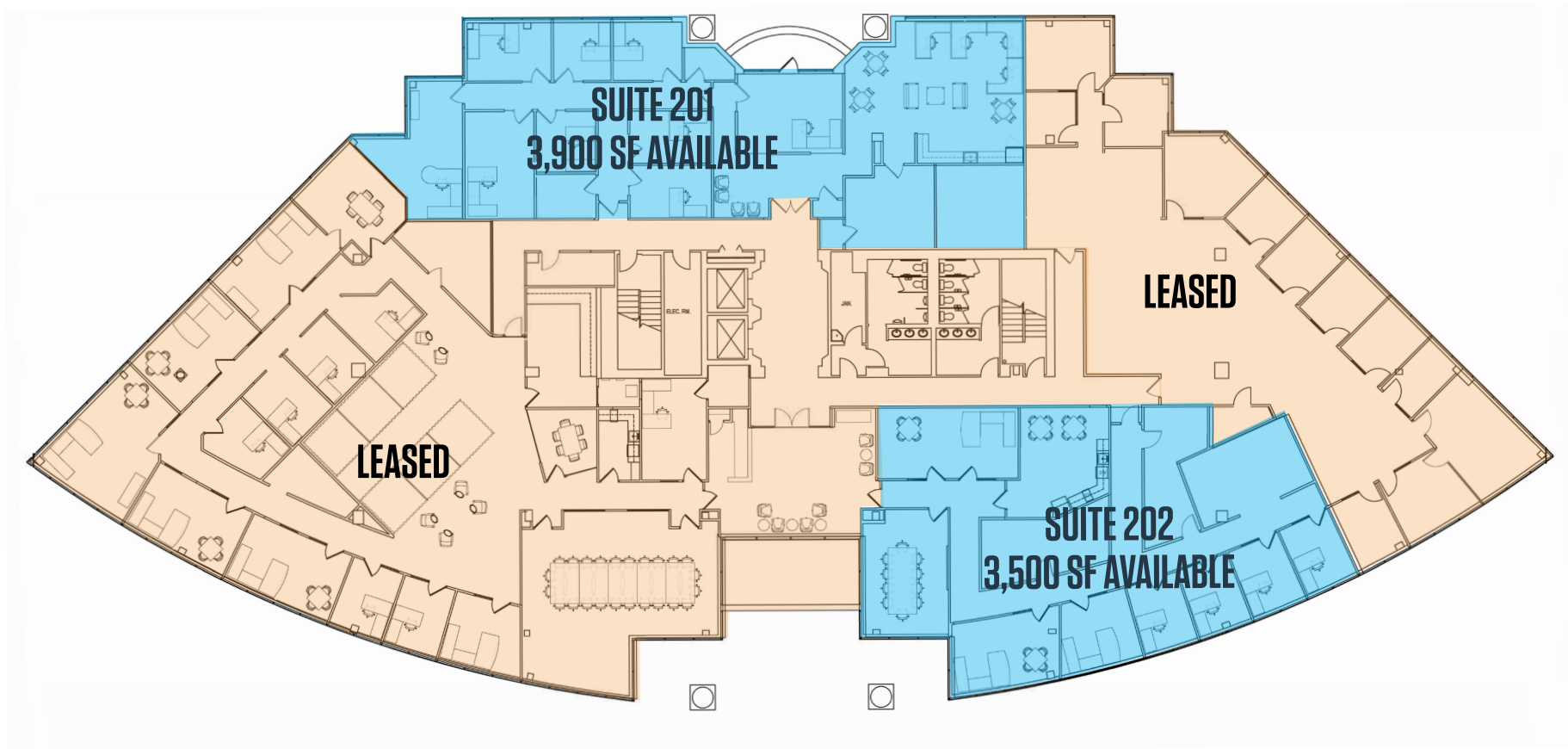
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2ND FLOOR PLAN



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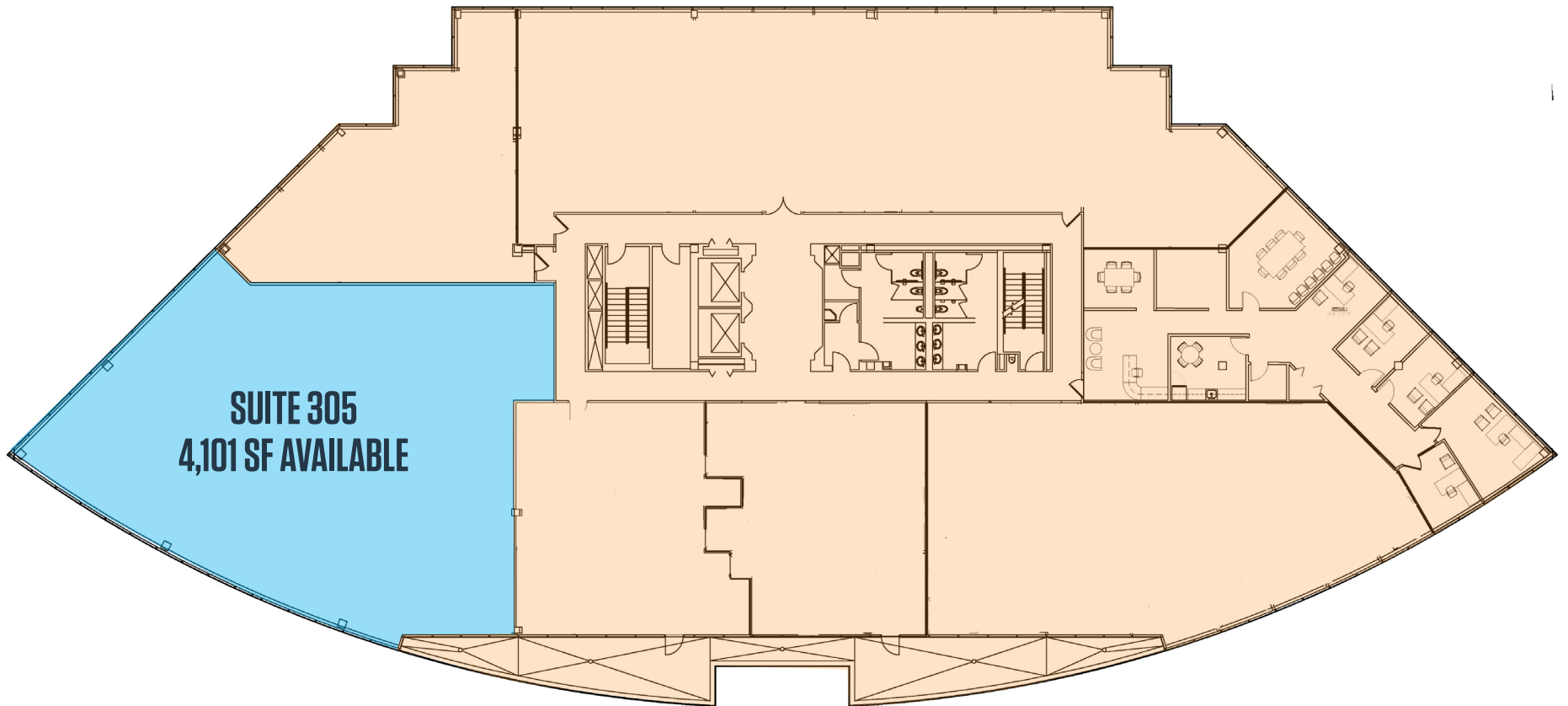
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3RD FLOOR PLAN



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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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1130 Connecticut Ave, NW, Suite 600, Washington, DC 20036

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klnb.com



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