



## METRO EXECUTIVE TERRACE

8400 CORPORATE DRIVE | LANDOVER, MD 20785



## METRO EXECUTIVE TERRACE



# OFFICE SPACE FOR LEASE

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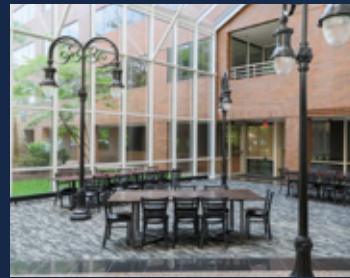
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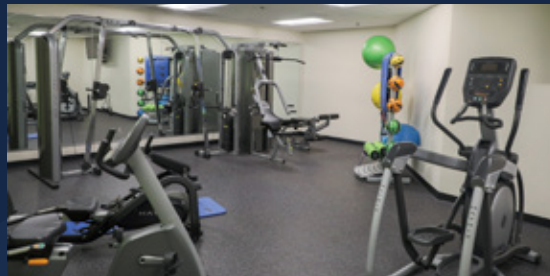
## Amenities Inside Out



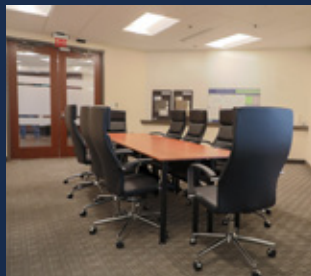
ATRIUM



FITNESS CENTER



CONFERENCE / AVENUE C



### Building Info

#### Address

8400 Corporate Drive  
Landover, MD 20785

#### Year Built

1985

#### Class

A

#### Site Area

7.13 acres

#### Total Building Size

149,170 SF

#### Number of Floors

5 stories

#### Parking

530 free Surface Spaces are available;  
Ratio of 3.20/1,000 SF  
Additional parking available

#### Amenities

Avenue C - Self-serving micro-market  
Fitness center - On-site, tenant-only  
Atrium - Available for lunch and events  
Shared Conference Facility  
Free Shuttle to New Carrollton Metro  
Station

#### Highlights

Local, well established ownership  
Spec suite available  
New common area finishes  
Monument & exterior signage opportunity  
Highly visible from Route-50

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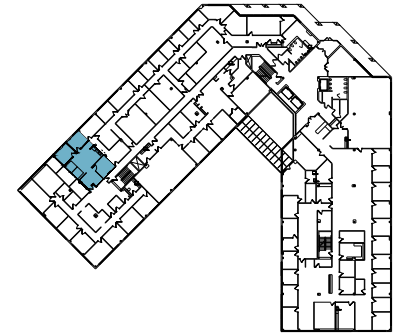
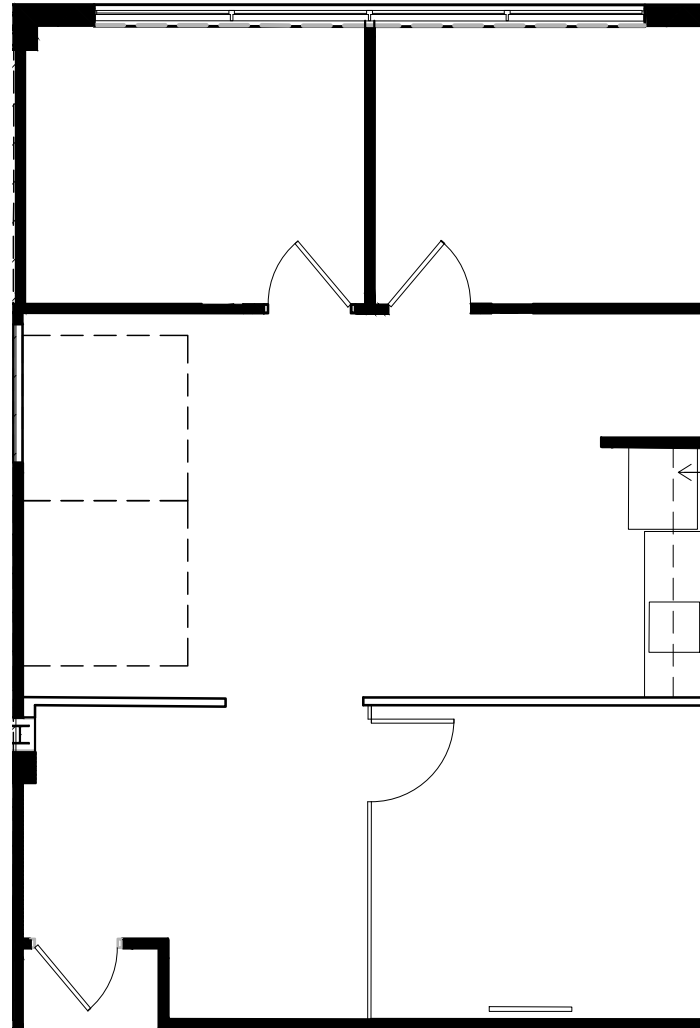
## METRO EXECUTIVE TERRACE

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### Second Floor

Suite 240 | 1,023 SF

Available 04/01/2026



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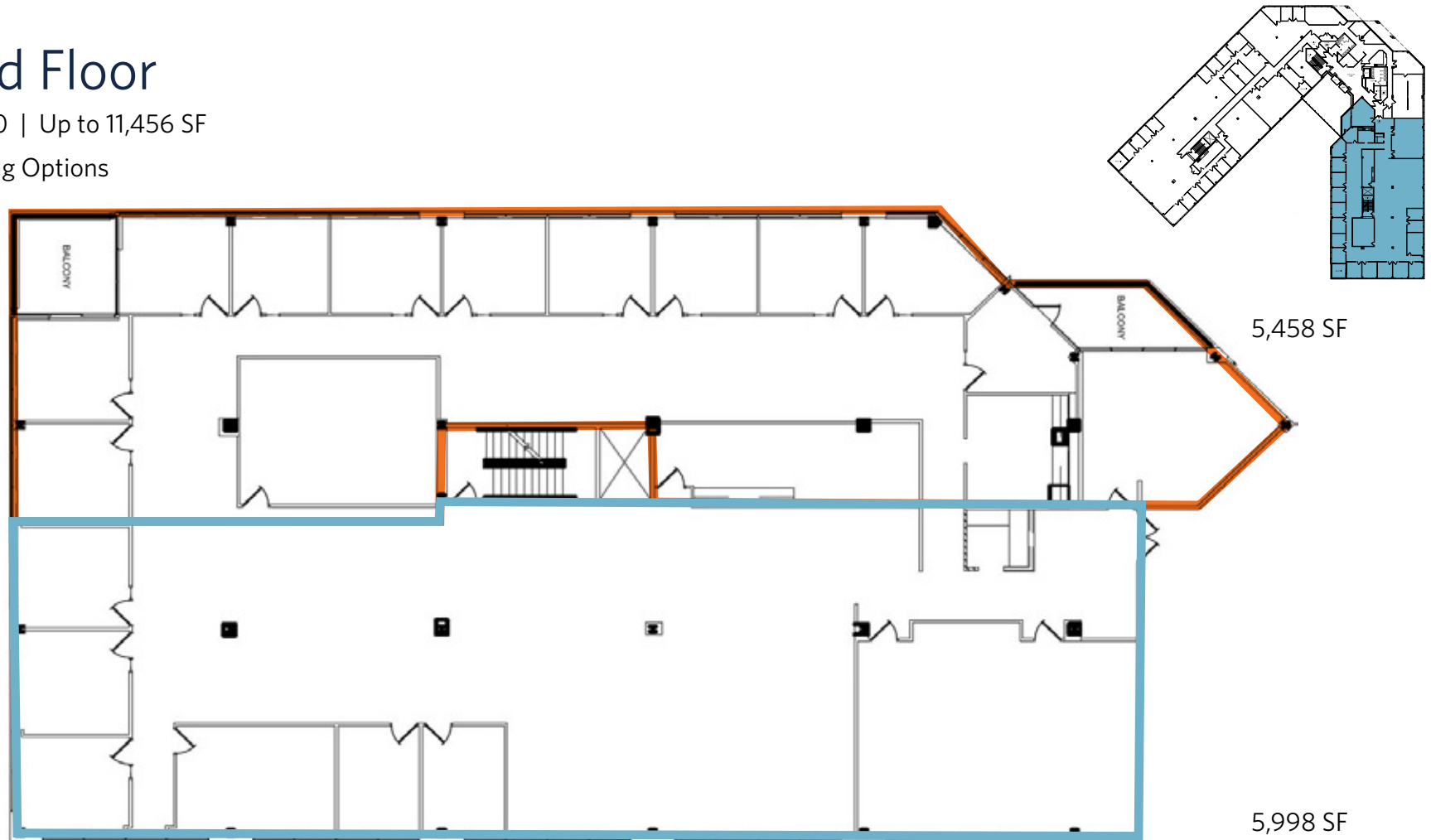
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### Third Floor

Suite 350 | Up to 11,456 SF

\* Demising Options



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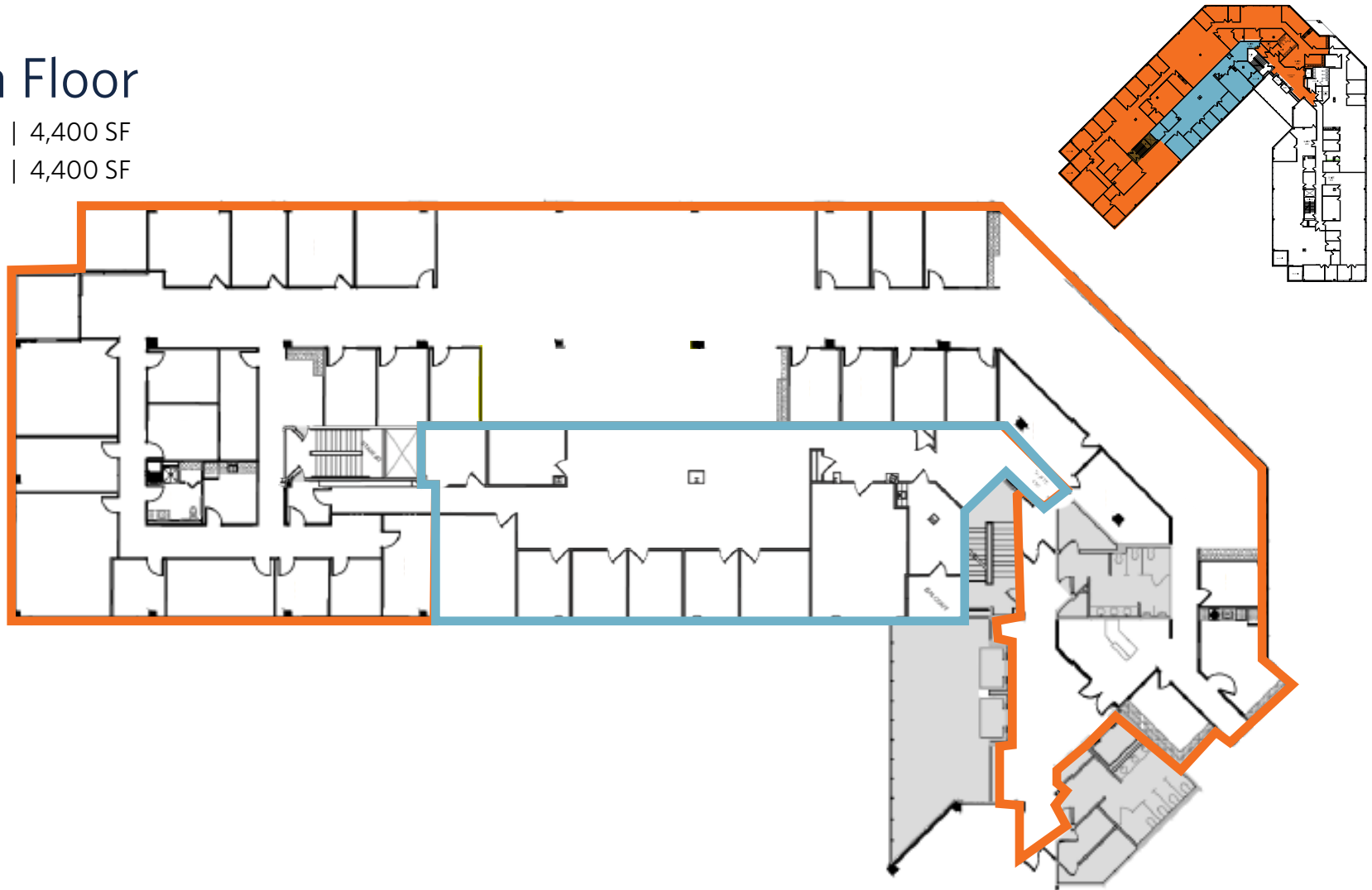
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## Fourth Floor

■ Suite 450 | 4,400 SF

■ Suite 450 | 4,400 SF



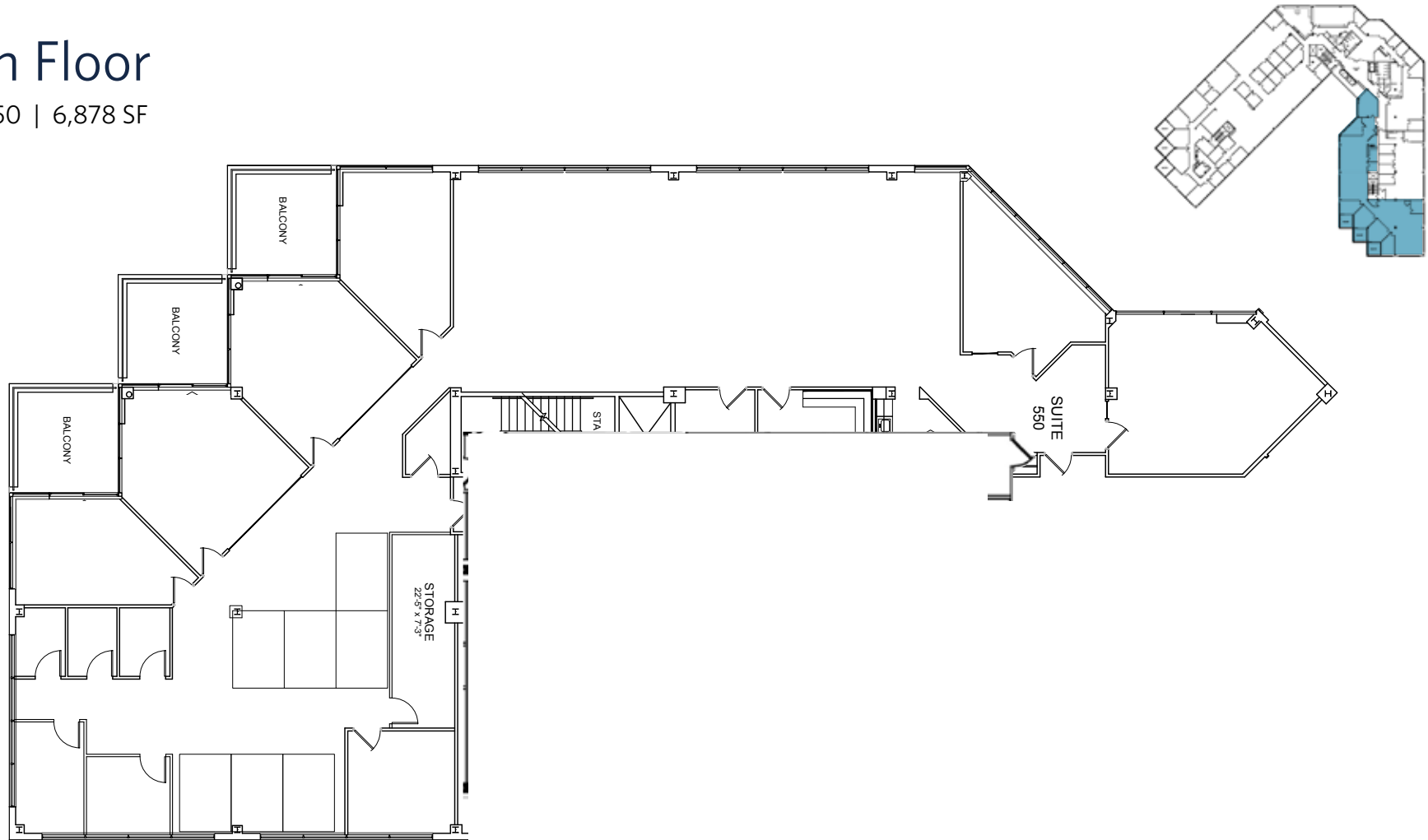


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### Fifth Floor

Suite 550 | 6,878 SF



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VISIT PROPERTY WEBSITE



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