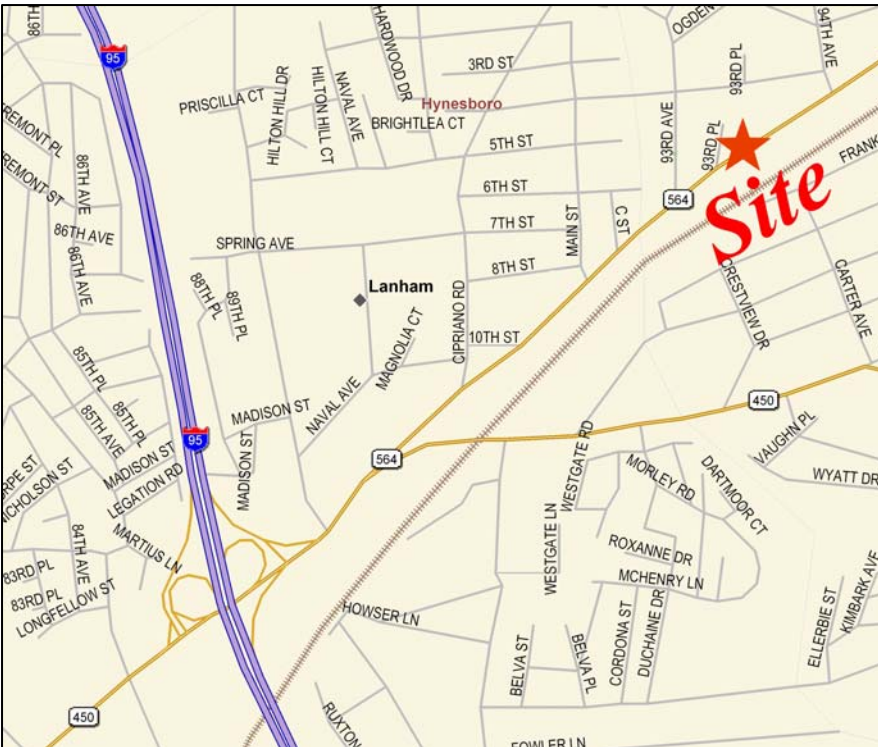


**For Lease**



**9344 Lanham Severn Road  
Lanham, MD**



**Building Specifications**

- 27,538 Square Foot Two Story Office Building
- From approximately 734 up to 4,500 Square Feet Available for Immediate Move-In
- Property Zoned C-O (Commercial Office)
- Parking Ratio 4/1,000
- Suburban Office Setting with Exposure and Direct Access From a Main Intersection on Lanham Severn Road
- Direct Access to Public Transportation
- Close Proximity to Retail
- Purchaser Would Enjoy Owning Their Own Building While Having Additional Rental Income and Sharing Operating Expenses
- **LEASE RATE: \$19.95 - \$20.95 per Square Foot, Full Service**

**2008 Claritas – Site Report Demographics (Est.)**

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>Population</b>	11,983	84,924	208,836
<b>Avg. Household Income</b>	\$74,477	\$67,656	\$63,342
<b>Family Households</b>	3,971	30,862	118,963

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

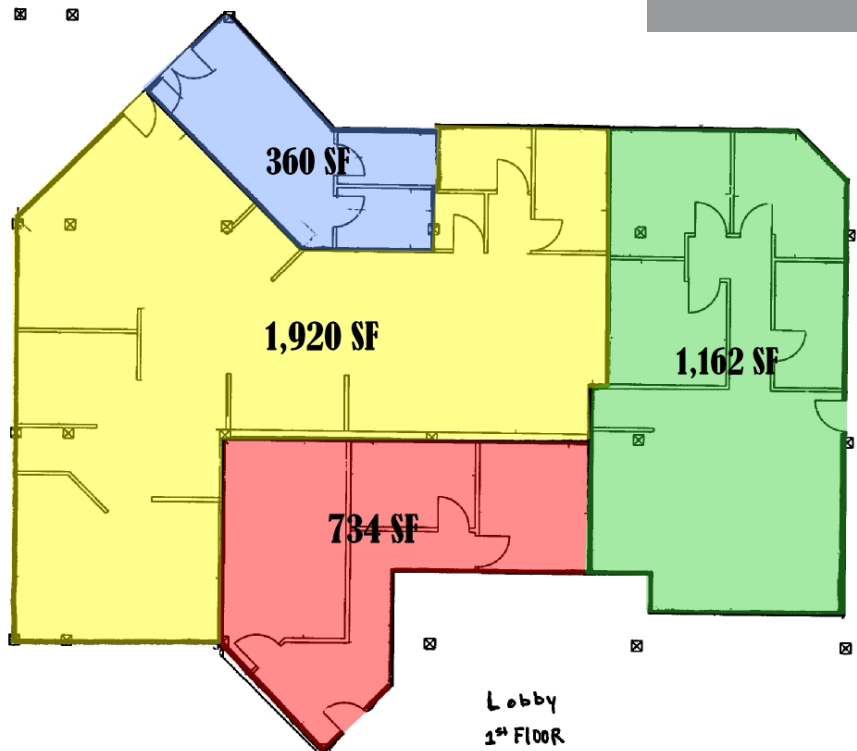
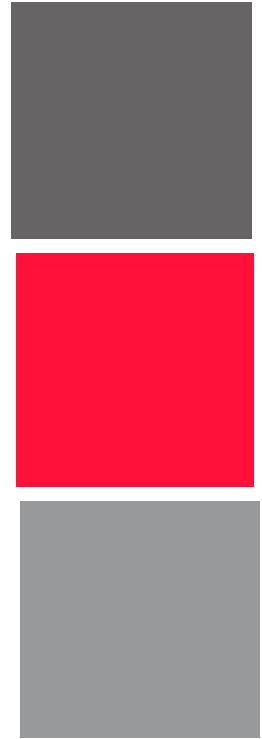
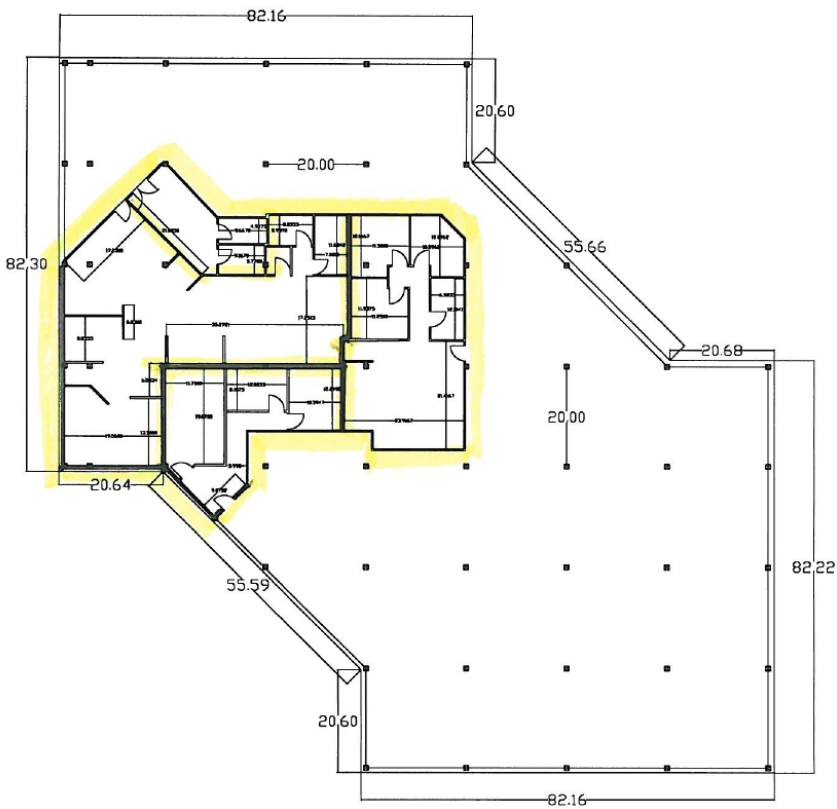
**Contact Information**

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