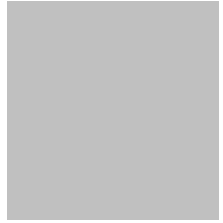


# For Sale or Lease Washington Plaza

8903 & 8905 Presidential Parkway



- Immediately adjacent to Andrews Air Force Base
- 12.2 Acre Campus setting
- Approximately 1 mile to Capital Beltway (I-95-495)
- Located on Pennsylvania Avenue (MD 4), approximately 12 miles from the White House

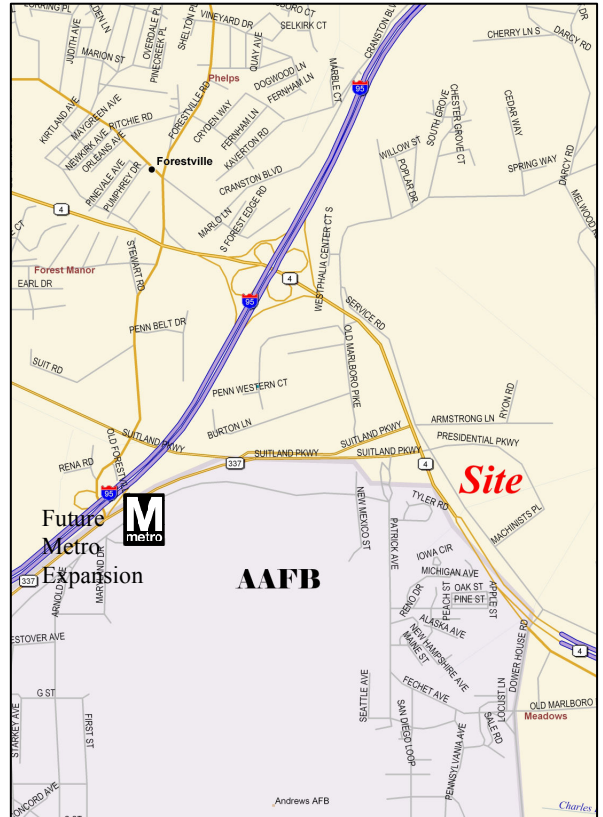
# NAMichael

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**Contact Information**

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# For Sale or Lease Washington Plaza

8903 & 8905 Presidential Parkway



- 212,000+ square feet of Class "A" Office Space
- Adjacent to Andrews Air Force Base, home of Air Force One
- Available immediately for sale or lease
- Security and LEED studies completed
- 12.2 Acre Campus setting
- Top quality finishes and materials
- Additional storage and underground parking
- Structured parking garage
- Approximately 1 mile to Capital Beltway (I-95-495)
- Approximately 12 miles to the White House

**Sale: \$35,000,000**

A fraction of the replacement cost.  
3% Broker co-op

**Lease: \$21 - \$24 psf**

Full Service  
based on TI's and Term  
4% Broker co-op

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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.