

November 2017



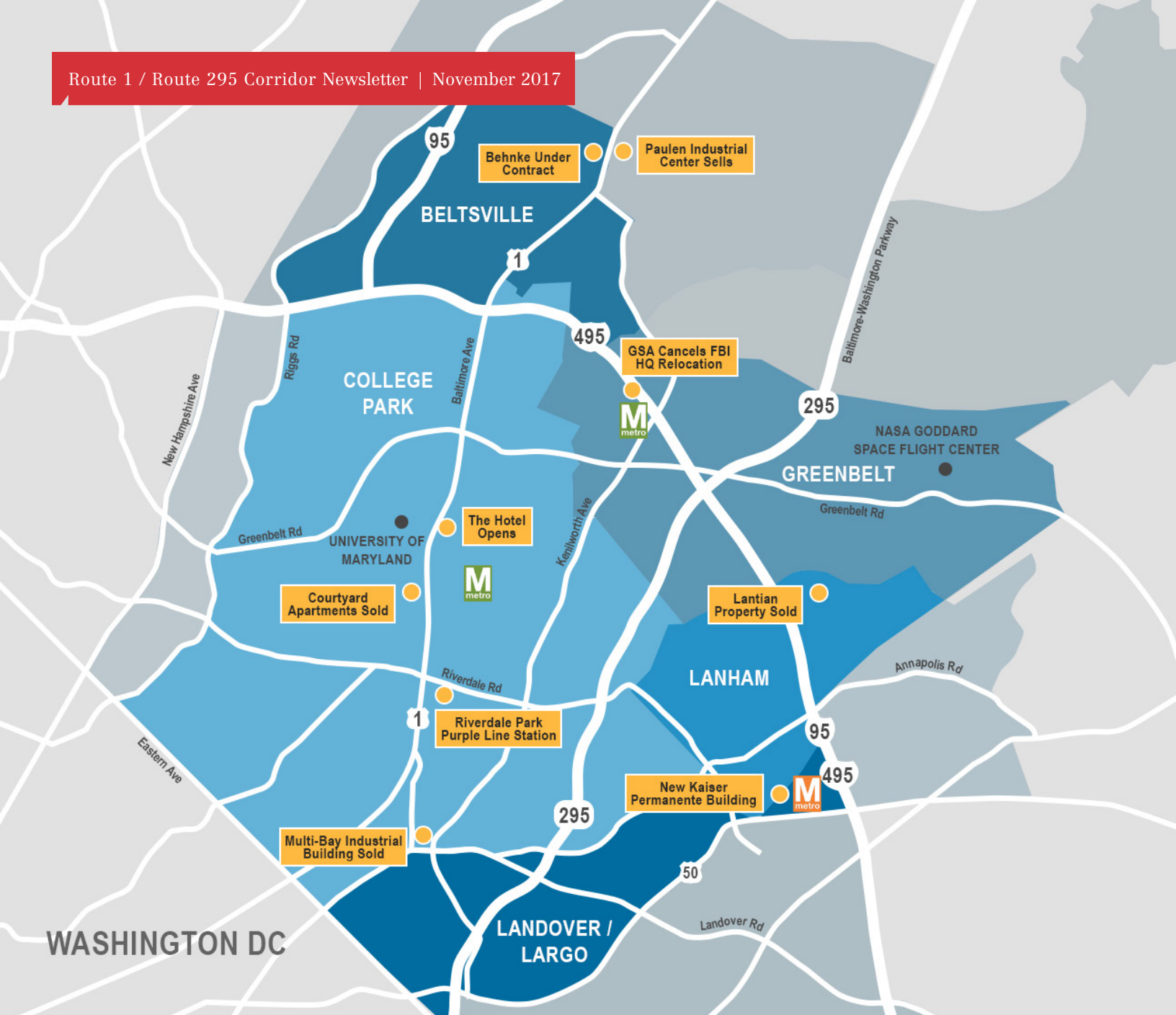
The Hotel Opens in College Park

Southern Management's long-awaited development facing the main gate of the University of Maryland at College Park opened in September. The Hotel features nearly 300 rooms and 29 suites, with retail and dining options on the ground floor and a large parking garage in the rear. NAI Michael provided development consulting services for the project.

The Hotel is the latest in a string of major developments on Route 1 near the university's main campus, and will be followed by successive openings of student housing, mixed use development, and more hotels within a mile of campus on Route 1. The University of Maryland is transferring ownership of 10 more nearby properties to its own Terrapin Development Company for future development.

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CONSTRUCTION PIPELINE

Construction on Purple Line Commences

WMATA's Purple Line, a major transit project aimed at connecting Montgomery and Prince George's Counties, is finally under construction. Despite political, economic, and legal challenges, the \$5.6 billion project is fully underway and slated for opening in 2022. The University of Maryland main campus, Riverdale Park at Route 410, and New Carrollton Metro station will be among its 21 stations. **NAI Michael** has worked with various companies involved in the Purple Line's construction, including Purple Line Transit Constructors, a firm handling the engineering and construction of the new line.

Kaiser Permanente Building Under Construction

Clark Construction has begun work on the new Kaiser Permanente building immediately adjacent to the New Carrollton Metro station. Kaiser's offices will be located on land that was previously a Metro parking lot on the south side of the tracks, at the intersection of Route 50 and Garden City Drive. North of the tracks, the 310,000 SF office building at 7900 Harkins Road just sold for \$82 million. The seller, Cohen Equities, bought the Metro-oriented building vacant for \$20 million just two years ago. After leasing the building in its entirety to 2U Inc., they saw their opportunity and sold to Kawa Capital Management.

GREENBELT

GSA Cancels Current Search for FBI Headquarters

This July, after numerous reassessments and delays, the federal government indefinitely delayed its search for a new FBI headquarters campus. While the need for a new facility remains, the GSA halted its process citing budgetary restrictions. The Greenbelt Metro had been one of three 'finalists' for the FBI site. While Greenbelt might become a candidate again if the GSA restarts its search, county officials are also touting the site as a possibility in Amazon's national search for a second headquarters.

BELTSVILLE



Behnke Nursery Under Contract

K Hovnanian has the property under contract and plans to develop townhouses on the site. Approval for their plans is still pending. If approved, it would be the only residential development facing Route 1 between Camden College Park and Konterra in Laurel.



Paulen Industrial Park Sells

Near Behnke's, a three-building section of the Paulen Industrial Center recently closed for \$10 million. **NAI Michael** brokered the deal for the 100,000 SF property. The buildings are under a lease to a government contractor, Orbital ATK.

HYATTSVILLE



Courtyard Apartments Sell in Hyattsville

A 94-unit apartment complex traded in Hyattsville recently. It sold at a reported 6% cap rate for \$10.3 million, indicating an operating income of \$625,000. Multifamily buildings have been relatively rare sales in recent years as developers and investors see the value of apartments in an aggressive rental market. The units are 36 years old and more than a block from fronting Route 1.

Hyattsville Multibay Property Sells

A 37,000 SF multibay industrial property on 46th Avenue in Hyattsville sold in July at less than \$70 per square foot (\$2.5 million). Similar industrial properties with I-1 zoning and multiple truck docks have been in great demand recently. At this price the new owners should be able to recoup their investment easily.

LANHAM



Washington Bible College/Lantian Property Sold

Lantian, a developer backed by investors from China, has sold its large campus in Lanham, formerly the Washington Bible College for \$16.5 million. China-based education provider EACT is the buyer. In a sign that local values are rising rapidly, Lantian purchased the campus for \$11.6 million in a sale brokered by **NAI Michael** in 2015.



FOR SALE

8911 60th Avenue
Greenbelt, MD

- 100% leased
- 6,000± SF office building
- \$1,150,000



FOR LEASE

4221 Forbes Boulevard
Lanham, MD

- 2,000 up to 20,000 SF available
- Lease rate includes expenses (*full service*)



UNDER CONTRACT

5802 Baltimore Avenue
Hyattsville, MD

- 3,900 SF retail
- Under contract for \$875,000



Contact Jim today to find out how he can help you!

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Jim has been with NAI Michael since 2013, representing a variety of business owners and investors in major transactions in Maryland, DC, and Virginia. His portfolio of work contains industrial, office, and retail properties with sales and leasing transactions grossing over \$67 million. Jim is a native of Prince George's County, MD and received his Master's Degree in Real Estate Development from the University of Maryland, College Park.

About NAI Michael

NAI Michael is one of the largest full-service, privately owned commercial real estate firms serving the Washington DC metropolitan area, as well as internationally through our NAI Global affiliation. We provide brokerage, property management, and development consulting services for our clients, who range from independent business owners to international corporations.



Brokerage | Property Management | Development Consulting

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All statistics are sourced from sources deemed reliable; however we make no representation as to its accuracy or completeness.