



BUILDING HIGHLIGHTS

This asset is a one-story office/flex building offers the flexibility for tenants to have office space with backend warehouse space with loading docks. All tenants within the park are able to make use of the complimentary BECO Fitness Center as well as the Conference Facilities. Convenient access to Route 50 and I-495 as well as shops and dining down the street, combine to make this an excellent opportunity for tenants.

Property Type: Class B Flex

Building Size: 42,554 RSF

- Features:
- Loading Docks
 - Tenant only fitness center
 - Complimentary conferencing facilities available
 - 24 hour roving security

- Accessibility:
- Minutes to Route 50, I-95/495, I-295 and New Carrollton Metro station
 - Directly along Metro bus route
 - Down the street from Vista Gardens Marketplace which includes Starbucks, Chipotle, Ledos, Panera, Buffalo Wild Wings and many other dining options

LOCATION



UNPARALLELED AMENITIES



BECO FITNESS
Tenant-only fitness facilities



BECO CONFERENCE CENTER
Complimentary conference facilities



THE LIVING ROOM
Informal meeting spaces



BECO AUTOCARE
On-site auto care



BECO TICKETS
Discounted sports tickets



LEASING INFORMATION

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