

# M P

ONE METRO PLAZA  
8100 PROFESSIONAL PLACE

TWO METRO PLAZA  
8200 PROFESSIONAL PLACE

TWO METRO PLAZA | EAST  
8240 PROFESSIONAL PLACE

M E T R O P L A Z A



METRO EAST BUSINESS COMM | LANDOVER, MD 20785

KENNETH FELLOWS  
KFELLOWS@EDGECRE.COM  
301.222.0210

ROBERT E. PUGH  
RPUGH@EDGECRE.COM  
301.222.0211





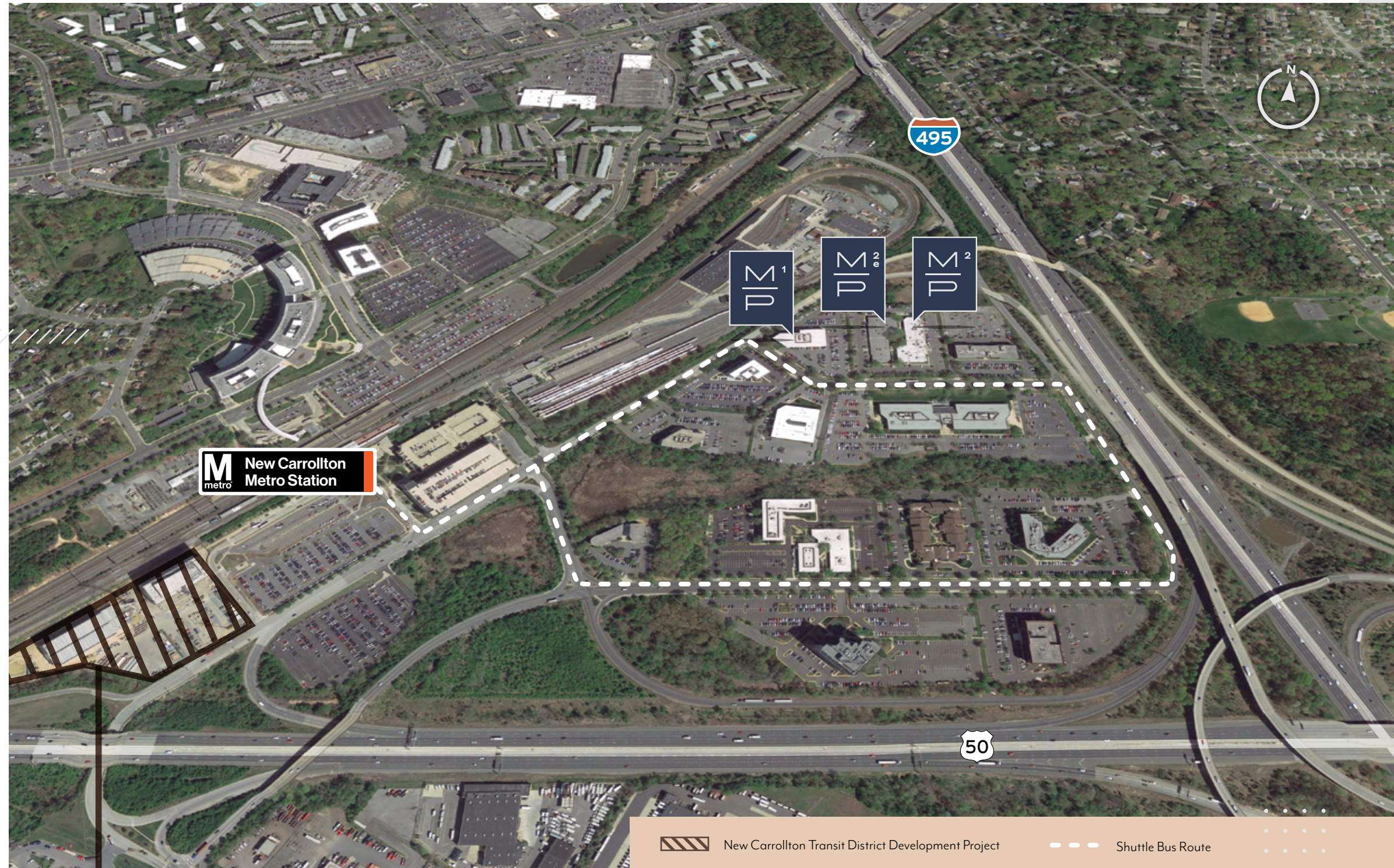
## CAN'T BEAT THIS ACCESS!

Strategically located at the junction of I-95/495 and US Route 50 with direct ramp access from both highways, Metro Plaza provides unsurpassed ease of access for visitors and employees.

Direct access ramps into and out of the park and excellent visibility from 495.

Within walking distance to the New Carrollton Metro Station with service by MetroRail, Amtrak and MARC providing commuter access for the greater Metropolitan DC, the greater Baltimore area and beyond.

30 Minutes to Baltimore Washington International (BWI) and Reagan National (DCA) Airports.



## PLUS,

### THE NEW CARROLLTON METRO REDEVELOPMENT

will transform over 40 acres of surface parking lots into a 2.5MM SF mixed-use TOD. Ultimately, the site will be home to 1,500 residential units, 1.1MM SF office, 150,000 SF retail, and a 200-key hotel.



### NEIGHBORHOOD AMENITIES

- |                        |                           |                         |                       |
|------------------------|---------------------------|-------------------------|-----------------------|
| Starbucks              | IHOP                      | Staples                 | Courtyard by Marriott |
| Dunkin'                | RedLobster                | CVS                     | Metro Points Hotel    |
| Taco Bell              | McDonald's                | Shoppers                | Best Western          |
| KFC                    | Just Jerk                 | Giant Food              | Days Inn by Wyndham   |
| Papa John's Pizza      | Pizza Hut                 | 7-Eleven                | Red Roof Inn          |
| Chipotle Mexican Grill | Burger King               | Lowe's Home Improvement |                       |
| Wingstop               | Popeyes Louisiana Kitchen | T.J. Maxx               |                       |





## ASSET INFO

## AVAILABILITY & FLOOR PLAN



ONE METRO PLAZA



TWO METRO PLAZA



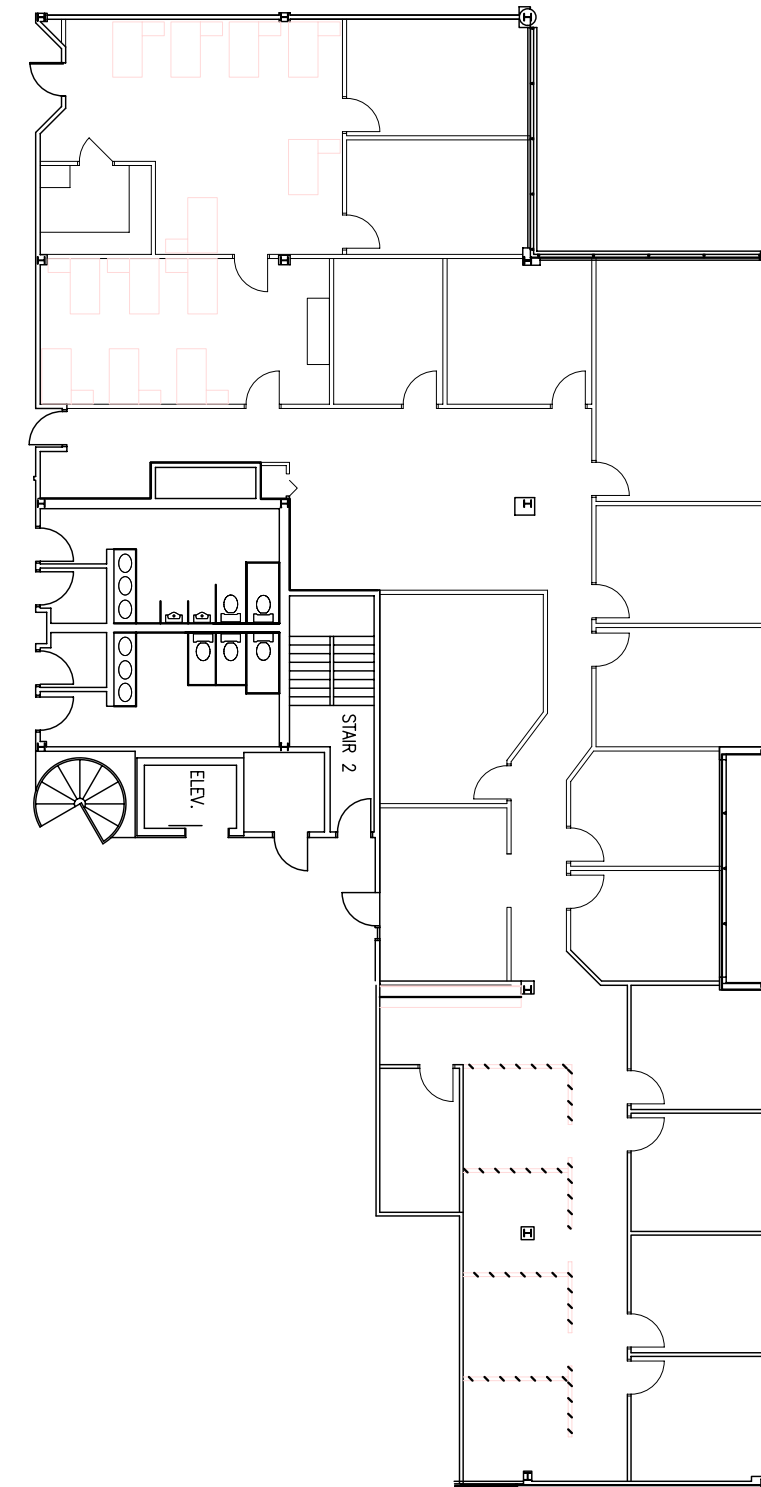
TWO METRO PLAZA | EAST



|                        |  |  |  |
|------------------------|--|--|--|
| ADDRESS                | 8100 Professional PI                         | 8200 Professional PI                         | 8240 Professional PI                         |
| YEAR BUILT / RENOVATED | 1979 / 2002                                  | 1979 / 2001                                  | 1979 / 2001                                  |
| SITE AREA              | 2.94 acres                                   | 2.26 acres                                   | 2.25 acres                                   |
| TOTAL BUILDING SIZE    | 57,841 SF                                    | 28,601 SF                                    | 28,415 SF                                    |
| NUMBER OF FLOORS       | 3 stories                                    | 1 story                                      |  |
| PARKING                | 260 Surface Spaces<br>Ratio of 3.00/1,000 SF | 125 Surface Spaces<br>Ratio of 4.00/1,000 SF | 245 Surface Spaces<br>Ratio of 4.33/1,000 SF |

### AMENITIES

Atrium | Fitness Center | Food Service  
Property Manager on Site | Shuttle Bus to New Carrollton Metro Station



SUITE 204/211 1,066 - 5,494 SF (Will Divide)



Fitness Center on Two Metro Plaza | East



Free Shuttle Bus to New Carrollton Metro Station

DM

M<sup>2</sup>  
D

TWO METRO PLAZA

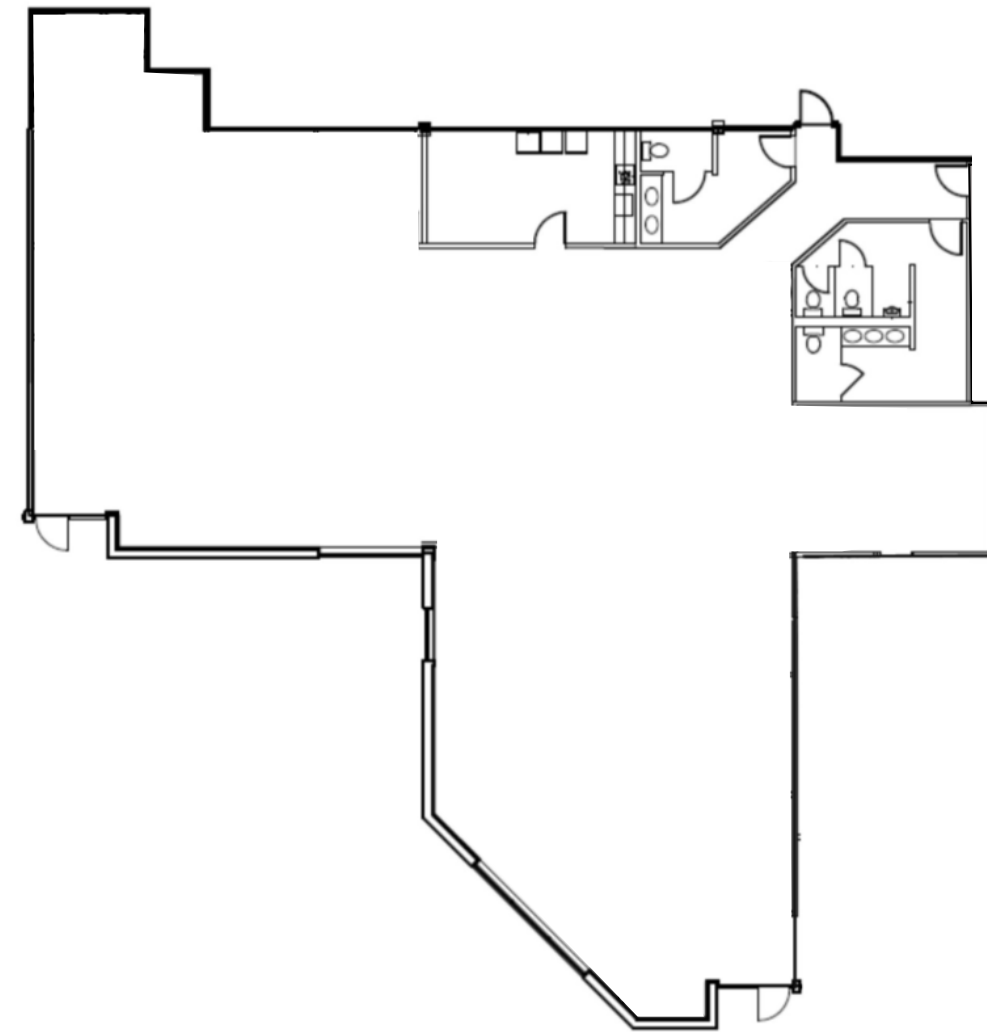
SUITE 109 4,271 SF



M<sup>2</sup>  
D

TWO METRO PLAZA | EAST

SUITE 200 4,887 SF





**MARYLAND (HQ)**

2273 Research Blvd | Suite 150  
Rockville, MD 20850  
301.222.0200

**VIRGINIA**

7900 Westpark Dr | Suite A340  
McLean, VA 22102  
703.334.5600

**WASHINGTON, D.C.**

1828 L St, NW | Suite 260  
Washington, DC 20036  
202.587.9600

**PENNSYLVANIA**

235 Fort Pitt Blvd  
Pittsburgh, PA 15222  
412.894.1818

[WWW.EDGECRE.COM](http://WWW.EDGECRE.COM)

