



# FOR SALE

## 50,000 SF HEADQUARTERS BUILDING

**4201 MITCHELLVILLE RD**

BOWIE, MD 20716



### AVAILABILITY:

- » Full Floor Headquarter Presence
- » Floors 2-5 Loosely Vacant
- » First Floor Medical Tenanted

### PHYSICALS:

- » Attractive brick construction
- » Some bathrooms in individual tenant spaces
- » Ample parking

### LOCATION:

- » Visibility and signage to 65,000 trips on MD 301
- » Labor force: Major road accessibility
- » Full amenity base within walking distance



<b>Lot Size:</b>	2.2 Acres ±
<b>Building Size:</b>	48,970 sf ±
<b>Stories:</b>	5
<b>Year Built:</b>	1997
<b>Parking:</b>	(3.7/1,000sf) Assuming parking space lease is intact
<b>Zoning:</b>	<b>C-M (Commercial: Miscellaneous)</b> Prince George's County, MD  Varied commercial uses, including office and highway oriented uses, which may be disruptive to the compactness and homogeneity of retail shopping centers.



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SIGN AND RETURN TO:



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