

MARYLAND TRADE CENTER

7474 & 7500 Greenway Center Drive | Greenbelt | MD | 20770

From 705 SF
Up to 13,934 SF
Available

Cambridge
Business
Solutions
Cambridge
Property Group LLC

The background of the page is a repeating isometric pattern of cubes, creating a three-dimensional effect. The cubes are rendered in a light gray color with black outlines, and they are arranged in a staggered grid.

MARYLAND TRADE CENTER

7474 & 7500 Greenway Center

GREENBELT'S PREMIER BUSINESS PARK



MARYLAND
TRADE
CENTER I

MARYLAND
TRADE
CENTER II

PROPERTY HIGHLIGHTS

MARYLAND TRADE CENTER I
7500 Greenway Center Drive



16-Stories | 191,536 SF

Two office towers totaling 351,410 square feet ideally situated in one of Prince George's County's most prominent Class A multi-tenant office parks.

With move-in ready office/medical suites and a new spec suite available, tenants are in good company among top medical practices and government contractors.

Strategically positioned just 1.5 miles from Doctors Community Hospital, 2 miles from NASA Goddard Space Flight Center, and 3 miles from the National Security Administration (NSA) at Fort Meade.

Boasting convenient commuter connectivity, the property is optimally located at the confluence of the Capital Beltway and the Baltimore-Washington Parkway with immediate access to I-95 and I-495. It is just 3 miles from Greenbelt Metro (orange line), 5 miles from New Carrollton Metro (green line), and 15 miles to BWI Airport.

MARYLAND TRADE CENTER II
7674 Greenway Center Drive



12-Stories | 158,464 SF

Tenants enjoy property amenities such as a fitness center with showers and lockers, a conference center, and a convenient on-site café (The Perfect Pita).

Abundant parking with a combined total of 1,249 spaces are available with a generous parking ratio of 3.65 per 1,000 sf.

Tenants are at ease with an on-site building engineer to ensure proper facility maintenance along with on-site security for secure lobby access.

Tenants indulge in over 200,000 SF of retail and restaurant amenities all within walking distance of the property along with an on-site lodging options.



WALKABLE AMENITIES

- › Maryland Trade Center is adjacent to Greenway Shopping Center with 200,000+ square feet of walkable retail which consists of approximately 30+ stores for tenants to enjoy right at their doorstep.
- › Tenants indulge in a plethora of food and beverage options including Starbucks, Safeway, Chevy's, Subway, Wendy's, and IHOP.



STRATEGIC LOCATION

3 MILES TO
FORT MEADE



2 MILES TO
NASA GODDARD
FLIGHT CENTER

1.5 MILES TO
DOCTOR'S
COMMUNITY
HOSPITAL



10 MILES TO
DOWNTOWN
WASHINGTON, DC

MARYLAND
TRADE
CENTER I

MARYLAND
TRADE
CENTER II



BALT-WASH PARKWAY

GREENBELT ROAD

HANOVER PARKWAY

CAPITAL BELTWAY



EXCEPTIONAL ACCESS

CONVENIENT COMMUTER CONNECTIVITY

- Located at the intersection of the Capital Beltway (I-495) and Baltimore-Washington Parkway (I-295).
- Immediate access to I-95 and Greenbelt Road (I-193).



- Maryland Trade Center I parking ratio: 4.11 per 1,000 sf (755 total)
- Maryland Trade Center II parking ratio: 3.32 per 1,000 sf (694 total)



- 15 miles to BWI Airport.
- 16 miles to Reagan National Airport.

BALTIMORE WASHINGTON INTERNATIONAL AIRPORT

DULLES INTERNATIONAL AIRPORT

HEALTH & WELLNESS



COLLABORATIVE EXPERIENCE



MOVE-IN READY SUITE

MTC II • SUITE 910 • 6,152 SF



SCAN / CLICK
FOR VIRTUAL
TOUR

I-295 PARKWAY

I-495 BELTWAY

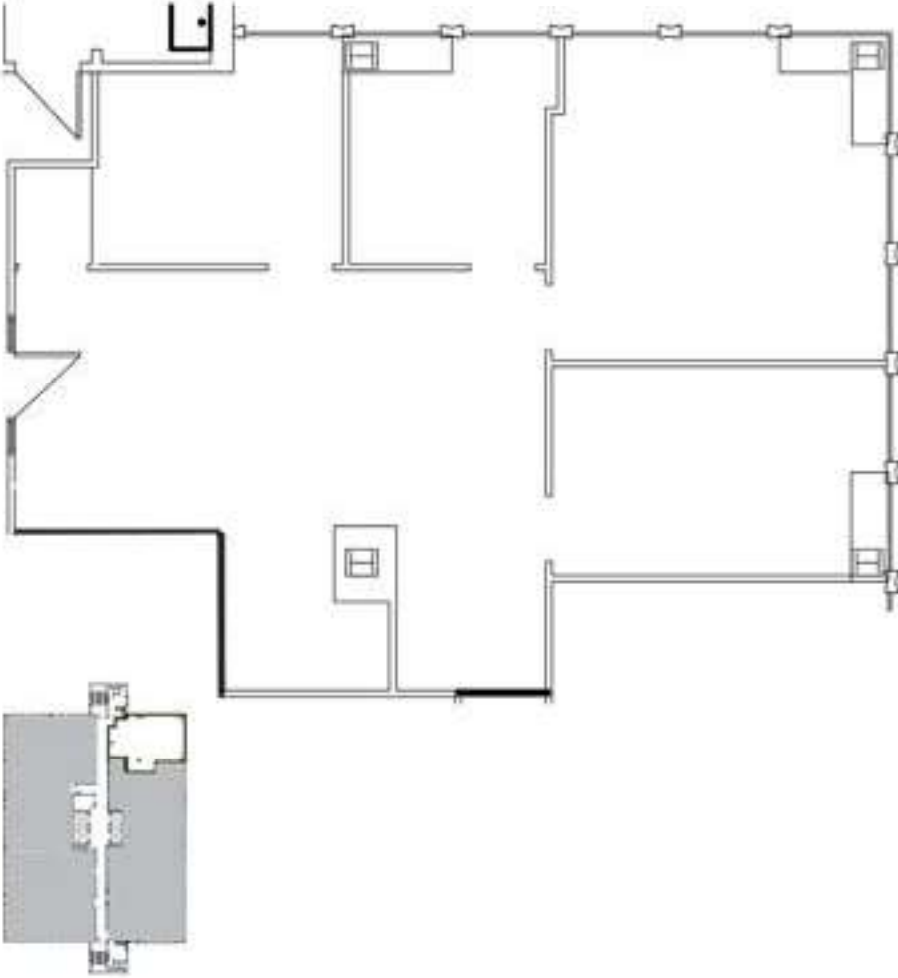


NEW SPEC SUITE

MTC 1 • SUITE 505 • 1,222 SF



SCAN / CLICK
FOR VIRTUAL
TOUR



GREENWAY CENTER



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SCAN / CLICK
FOR PROPERTY
WEBSITE

MARYLAND TRADE CENTER ONE

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